

FOR LEASE
1396 Windmill Lane,
Ottawa, ON
Industrial Space

Highlights:

- Possibility to Lease :
 - 5,800 SF;
 - 13,000 SF with showroom (+ 1,250 SF mezzanine with offices, locker room & kitchen) or
 - entire building composed of 18,800 SF (+1,250 SF mezzanine with offices, locker room & kitchen)
- Up to 6 garage doors (5 of them 12x14)
- 18 to 20 ft Clear Ceiling Height
- Ground-Floor lobby & offices
- Secured yard that can accommodate 300 cars +
- 400 Amps / 600 Volts (also a 600 Volts Compressor)
- Easy Access & adjacent to the 417 & direct view of Innes Rd

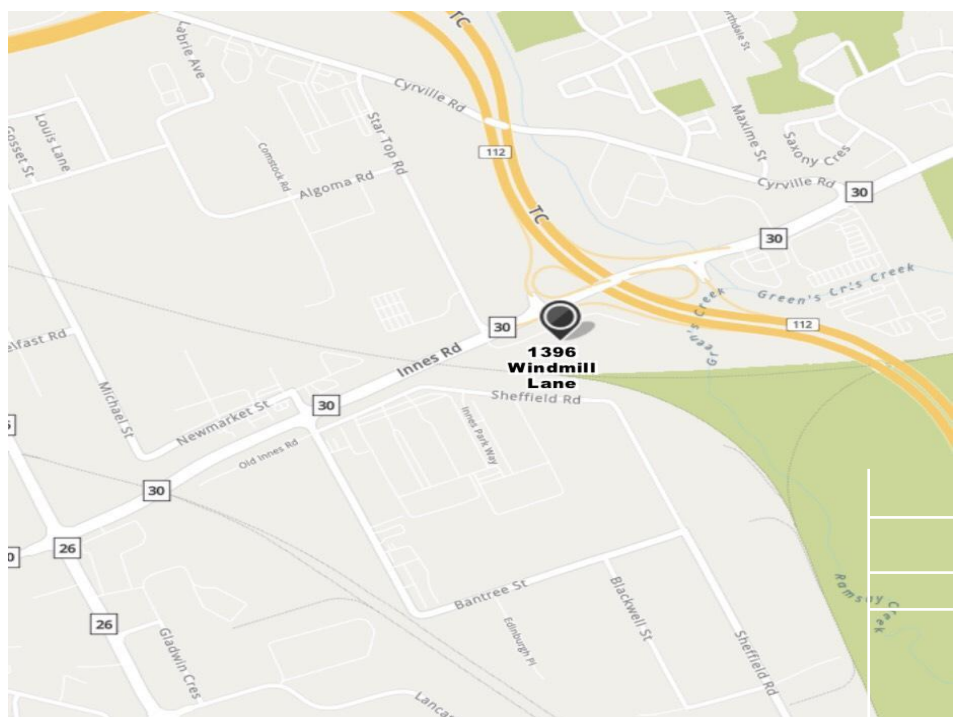
For all inquiries please contact :

(Brokers Protected)

Denis Shank, Broker of Record

(613) 601-1353

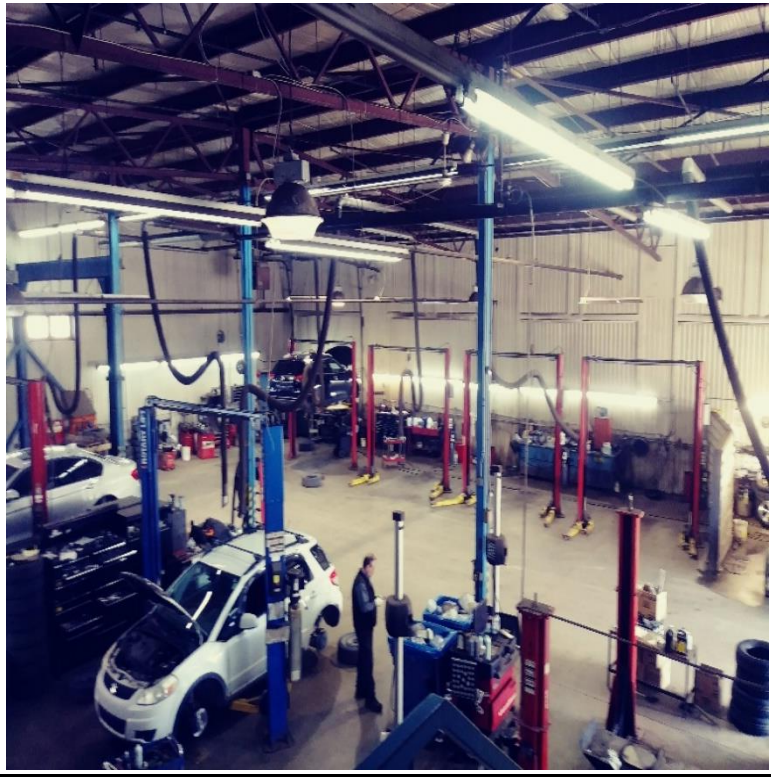
dshank@capworthrealty.com

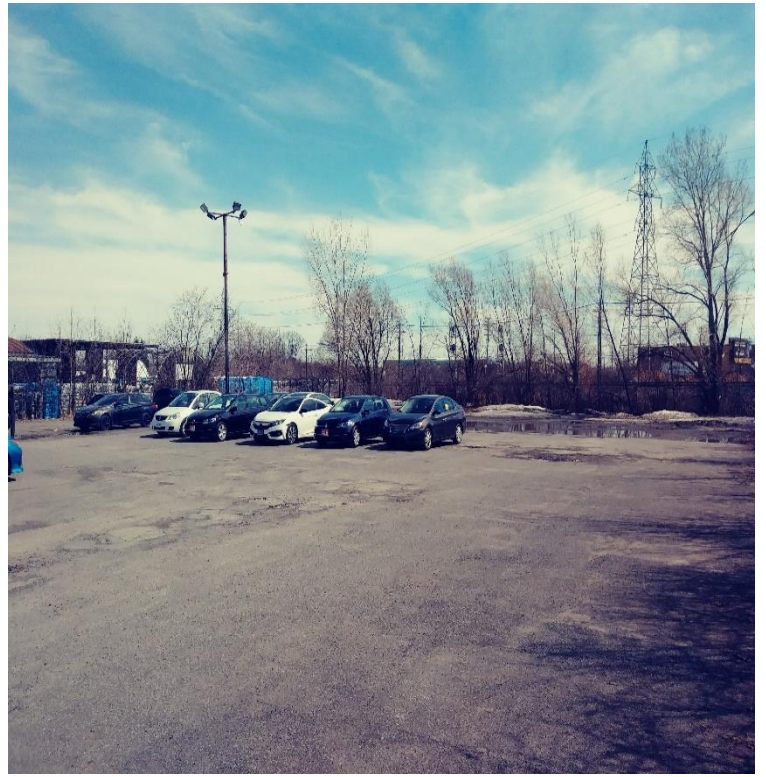


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Zoning: IL2 H(14), Light Industrial Sub-Zone









**Possibility to Lease:
5,800 SF; 13,000 SF or the entire
building composed of 18,800 SF**

Asking Basic Rent: \$12.50 PSF
(First 5 years)

Additional Rent: \$5.52 PSF
(2021 Estimate)

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