

# Nice Showroom & Warehouse Space

Asking Price:

**\$8.25**  
PSF NET

**FOR SUB-LEASE** | 1250-1260 Old Innes Road, Unit 603, Ottawa | ON

## Sheffield Industrial Park

Located just off of Sheffield Road with great access to the Queensway, Hwy #417 and Walkley Road. 3,697 sq.ft. of space at the front of the industrial complex, this unit consists of approximately 60% bright showroom space (including 2 offices and a small lunchroom area) and 40% warehouse space with a clear ceiling height of approximately 13'.

- Surface parking available
- A shared, 1/2 height loading dock at the rear
- Estimated 2020 Operating Costs are \$6.76 / sq.ft. plus separately metered heat & electricity
- Net Rent is \$8.25 / sq.ft.
- Lease expiry date is September 30, 2021
- Zoning is IH[268] – Heavy Industrial Zone
- Available in 90 days

Contact Us:



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