



For Lease

#1 & #12-2415 Stevenage Drive

Opportunity to lease an industrial unit in Hawthorne-Stevenage Industrial Park

Lennard: Imagine the *Possibilities*.



#1 & #12-2415 Stevenage Drive



Available Space

Unit 1: 2,245 SF

Unit 12: 2,440 SF

Total: 4,485 SF



Net Rent

\$16.50 PSF

Additional Rent

\$8.02 PSF (approx.)



Availability

Immediate



Zoning

IH



Shipping

2 Grade Level



Clear Height

18'



Listing Agent

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Property Highlights

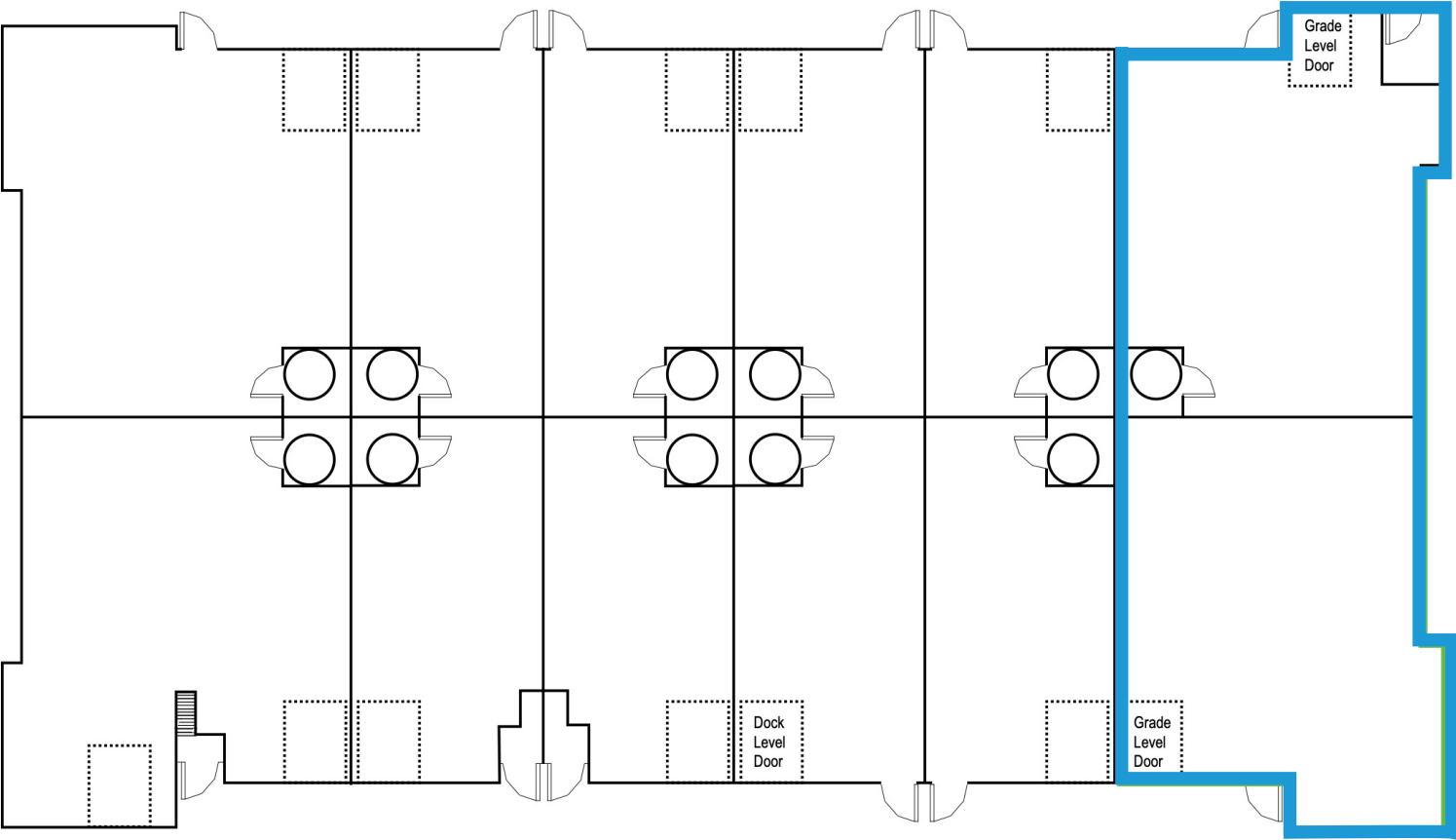
- Approximately 1,000 SF of mezzanine space is also available
- Located within the Hunt Club and Walkley submarket, an established industrial neighbourhood within Ottawa's east end.
- The property is a multi-tenant industrial and commercial building.
- Close proximity to Highway 417 and other important local arterials.
- The property offers convenient access to a variety of tenant amenities such as Subway, A&W Canada, Boston Pizza, Tim Horton's and McDonald's.

Lennard:

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Floor Plan



Lennard:



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Photos

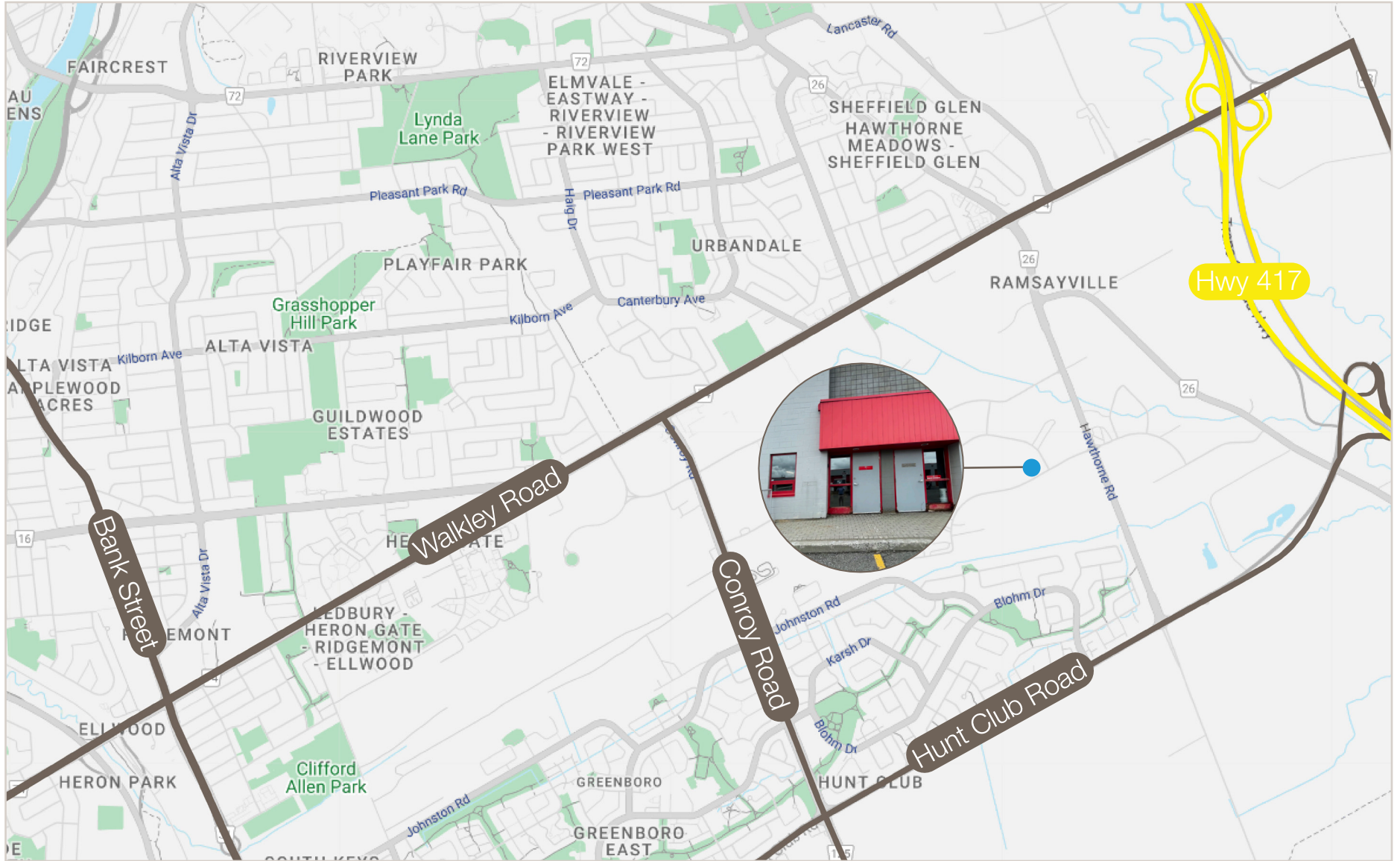


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Location Map



Lennard:



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.