



For Lease: Industrial Building

100 Central Avenue West
Brockville, ON

Lennard: Imagine the *Possibilities*.

lennard.com

100 Central Avenue, West

Over 130,000 SF available for lease in Brockville, ON.



Size
134,514 SF



Loading
8 Dock doors



Availability
Immediate



Net Rent
\$6.75 PSF

Operating Costs &
Taxes
\$2.95 PSF
(2025)



Listing Agent
Ian Shackell*
Partner

D. 613.963.2633
C. 613.761.0177
ishackell@lennard.com

Matt Shackell*
Vice President
D. 613.963.2636
C. 613.612.8812
mshackell@lennard.com

*Sales Representative

Property Highlights

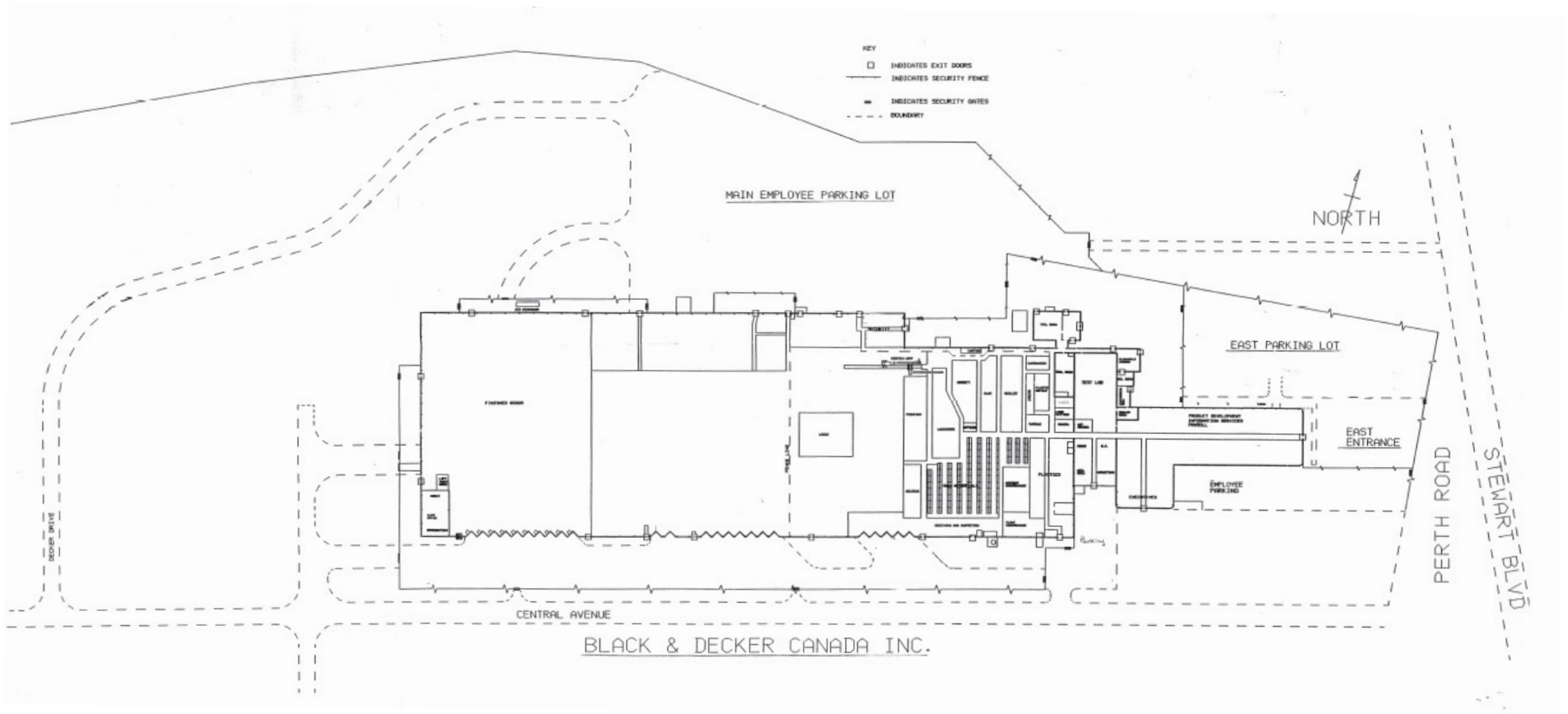
- 134,541 SF of warehouse distribution space directly off of HWY 401 at Central Avenue in Brockville Ontario.
- 8 dock level loading doors, for warehousing, manufacturing and distribution.
- Affordable 401 corridor rent and low taxes and operating costs, only \$2.18 psf for 2024 plus heat/hydro.
- Office space adjacent to warehouse areas.
- Most affordable warehousing in Eastern Ontario.
- Ample on-site parking for trucks and trailers.
- Space can be subdivided to minimum of 60,000 sf

Lennard:

lennard.com

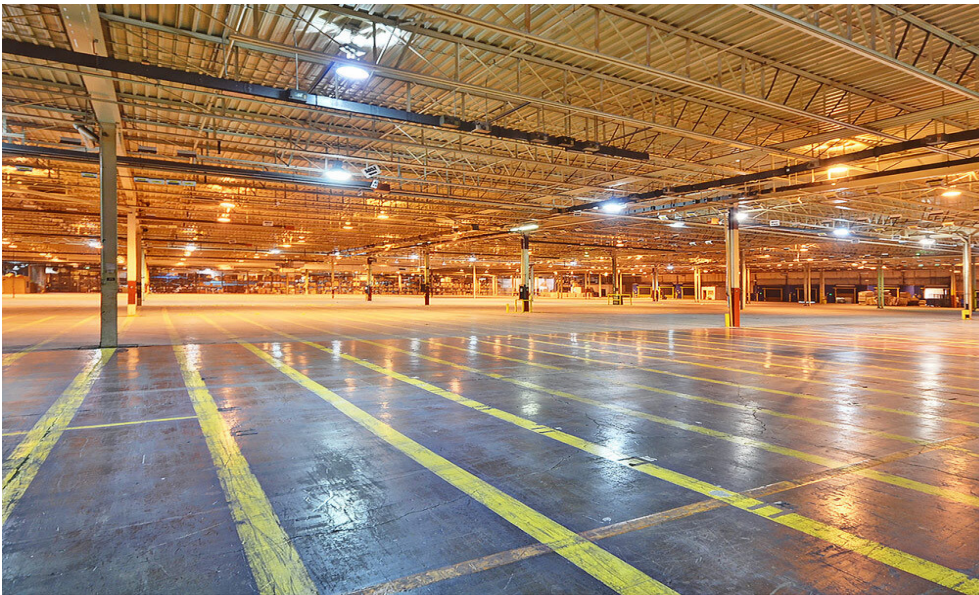
100 Central Avenue, West

Site Plan



100 Central Avenue, West

Photos

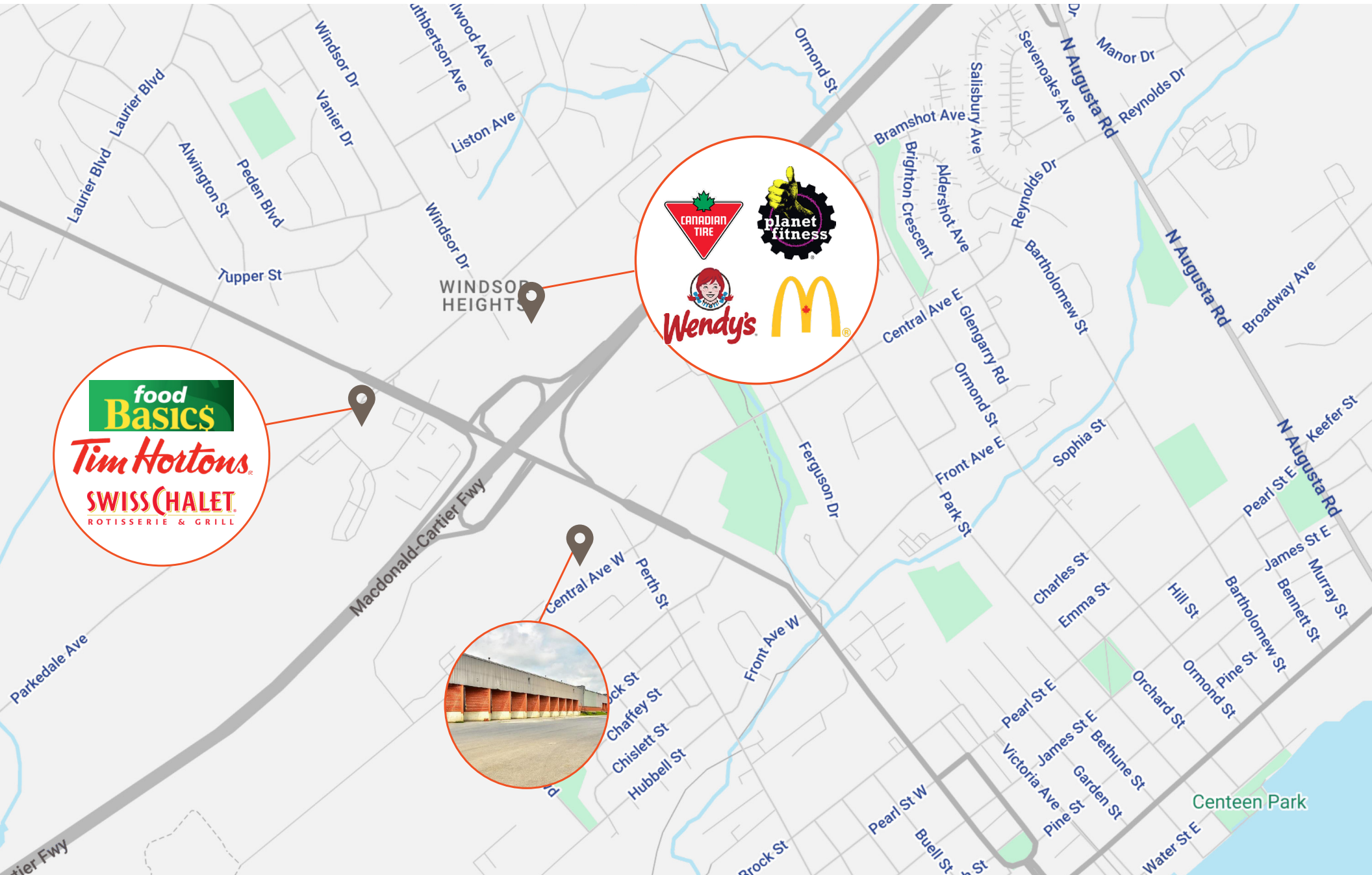


Lennard:

lennard.com

100 Central Avenue, West

Location Map



Lennard:

Ian Shackell*, Partner

D. 613.963.2633

C. 613.761.0177

ishackell@lennard.com

Matt Shackell*, Vice President

D. 613.963.2636

C. 613.612.8812

mshackell@lennard.com

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

lennard.com

*Sales Representative

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.