



For Lease: Industrial / Office

1165 Kenaston Street, Ottawa, ON

53,788 SF - Unit 1 office / production / warehouse space

29,599 SF - Unit 2 warehouse space

Units are contiguous and can be leased together or separately

Lennard:

Here is where your business will *grow*.

lennard.com

1165 Kenaston Street - Unit 1

53,788 SF of office / production / warehouse space for lease in Ottawa Ontario.



Unit 1: Total
53,788 SF



Clear Height
28'



Shipping
2 Dock Doors
1 Drive-In Door



Net Rent
\$14.00 PSF
TMI
\$7.00 PSF



Availability
3 Months Notice



Listing Agents
Ian Shackell*
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Matt Shackell*
Vice President
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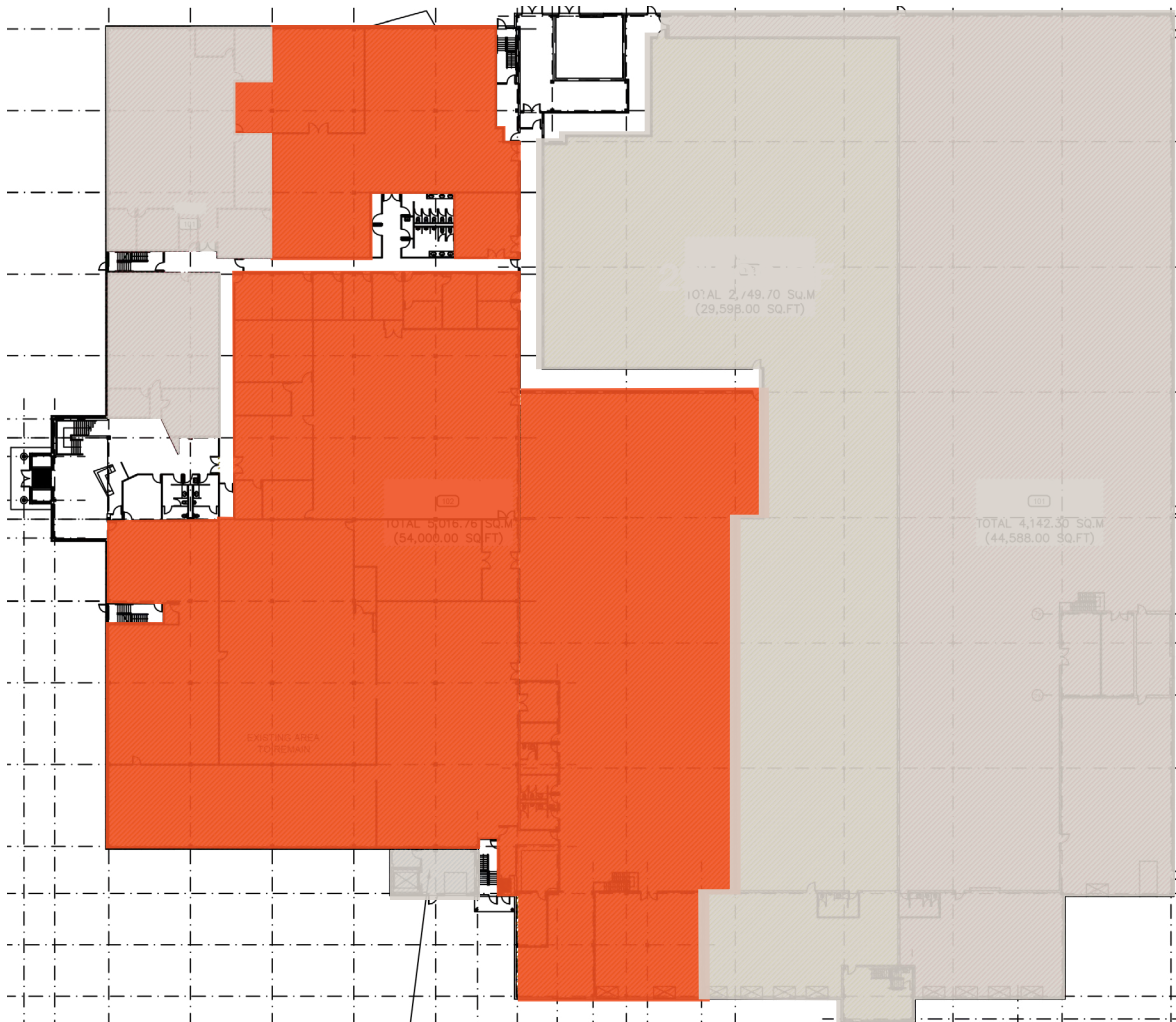
*Sales Representative

Key Features:

- 32,923 sf of office / showroom - lower ceiling production space
- 20,865 sf of warehouse space
- Ample onsite parking available for staff and visitors
- Ideal for light manufacturing, processing, lab, or distribution space
- Growing defense industry would benefit from flexibility of space
- Fully air conditioned throughout
- Efficient layout suitable for small teams, with flexibility for desks or meeting setups.
- Multi-purpose space that can be used for staff breaks or meetings, with kitchenette.

1165 Kenaston Street - Unit 1

53,788 SF of office / production / warehouse space for lease in Ottawa Ontario.



1165 Kenaston Street - Unit 2

29,599 SF of office warehouse space for lease in Ottawa Ontario.



Unit 2
29,599 SF



Clear Height
28'



Shipping
4 Dock Doors



Net Rent
\$14.00 PSF

TMI

\$7.00 PSF



Availability
Immediately



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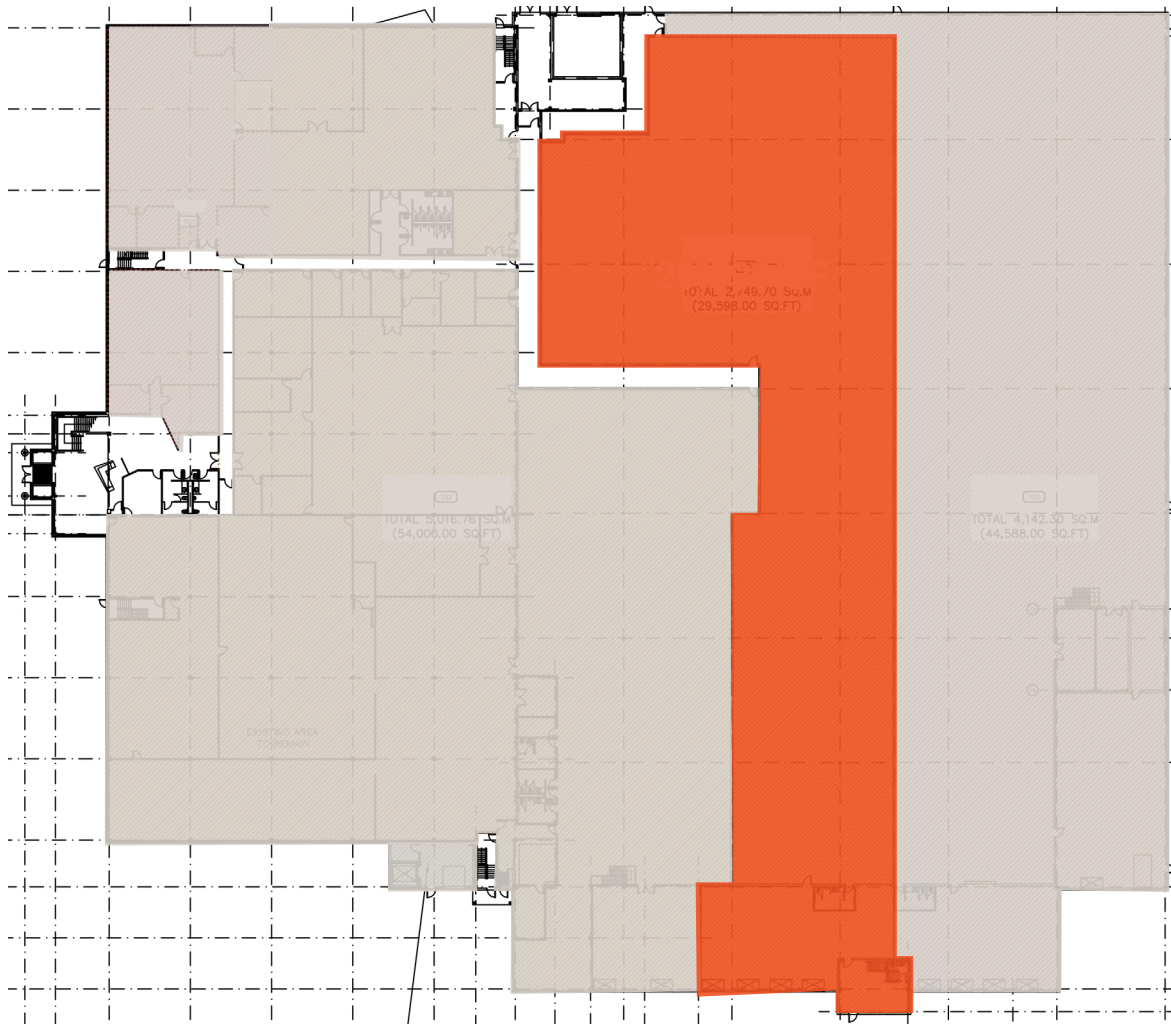
*Sales Representative

Key Features:

- Small shipping and receiving office, adjacent to loading doors
- Ample on site parking available for staff and visitors.
- Easily accessible via Highway 417 and major routes in Central Ottawa

1165 Kenaston Street - Unit 2

29,599 SF of office warehouse space for lease in Ottawa Ontario.



1165 Kenaston Street - Unit 2

29,599 SF of office warehouse space for lease in Ottawa Ontario.



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