



For Lease: Industrial

116 Willowlea Road, Ottawa ON

Up to 32,772 SF industrial building in Ottawa's west end.

Lennard:

Here is where your business will *grow*.

lennard.com

116 Willowlea Road, Ottawa ON



Size

Unit 2: 4,790 SF
Unit 3: 13,997 SF
Unit 4: 13,985 SF

Total: 32,772 SF



Zoning

IL -Industrial and
Logistics Zone



Loading

6 dock level loading doors,
4 with levelers



Net Rent

\$17.50 PSF

Additional Rent

\$5.75 PSF (approx.)



Available:

Immediate



Listing Agents

Ian Shackell*

Partner

613.963.2633

ishackell@lennard.com

Matt Shackell*

Vice President

613.963.2636

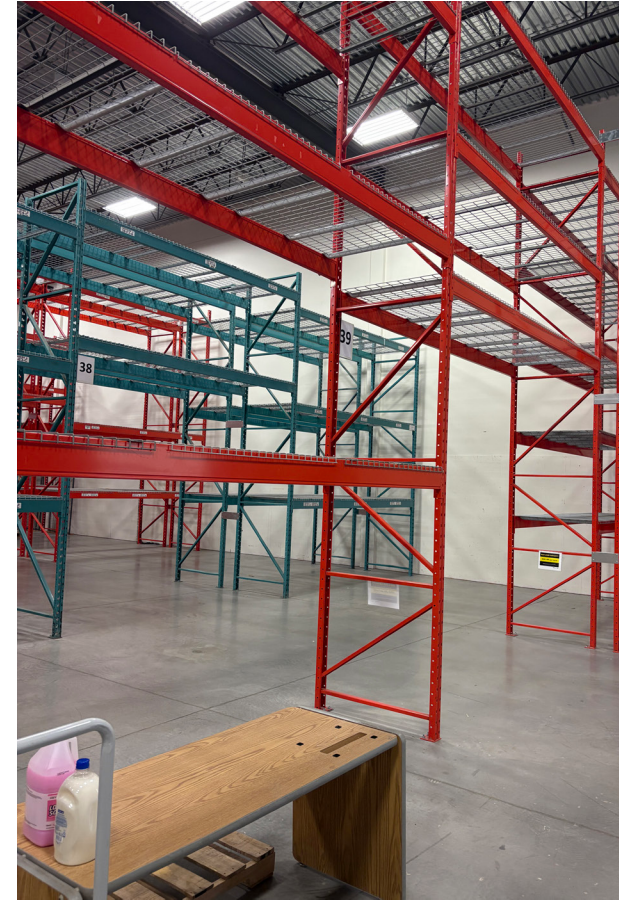
mshackell@lennard.com

*Sales Representative

Property Highlights:

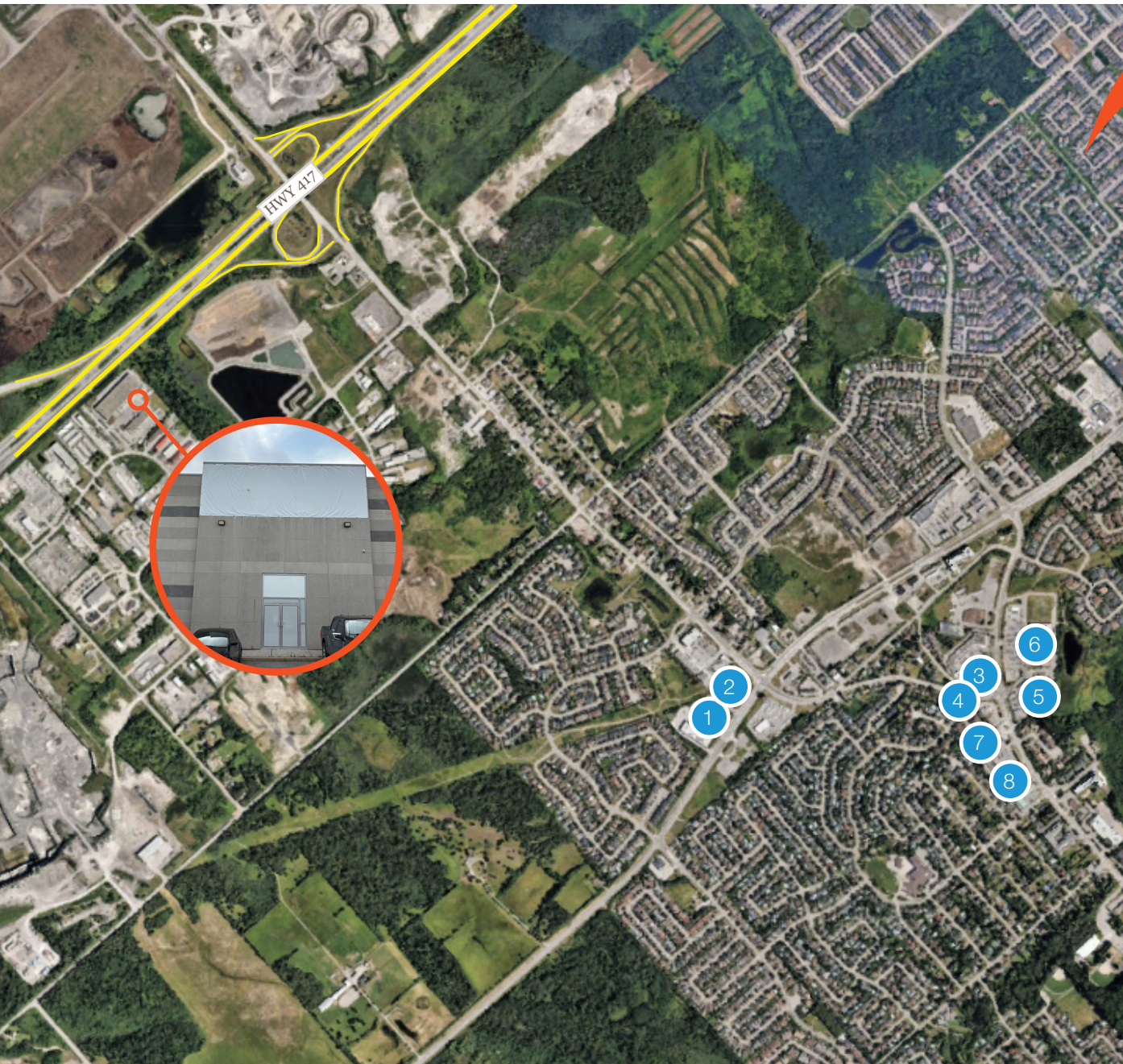
- Ample natural light from high bay windows
- 26 ft clear height
- 3 phase, 120/208, 600-volt electrical service
- Pylon and Building signage available with Highway 417 exposure, seasonally
- Rare a/c in warehouse
- Small lunchroom and office in one bay with washroom, another bay 1 washroom

116 Willowlea Road, Ottawa ON





116 Willowlea Road, Ottawa ON



Amenities Map

Amenities

- 1 Farm Boy
- 2 The Barley Mow Stittsville
- 3 McDonalds
- 4 TD Bank
- 5 Scotiabank
Subway
Little Casears
Bell
Tim Hortons
Quesade
- 6 Brown's Your Independent Grocer
- 7 Domino's Pizza
- 8 Dollarama



Matt Shackell*

Vice President

613.963.2636

mshackell@lennard.com

Ian Shackell*

Partner

613.963.2633

ishackell@lennard.com

Lennard:

420-333 Preston Street, Ottawa

613.963.2640

lennard.com

*Sales Representative **Broker

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.