



Here is where your
business will *grow*.



For Lease: Industrial

123 Clement Street

12,500 SF of industrial space available in Vars, ON.

Lennard:

123 Clement Street

12,500 SF of Industrial space available located in building B with approximately 3 acres in Vars, Ontario.

Building B



Available Space

12,500 SF (Approximately)

Building Information

Approx. 3 acres for trailer and equipment parking

Warehouse Space

Shared dock loading and grade-level loading. Newly insulated common area bathroom shared by other tenant.

Clear Height

22'



Loading Doors

2 Truck Level Doors

1 Large Drive-in Door



Zoning

MP2 - Industrial Park Zone (unserved)



Availability

Immediate

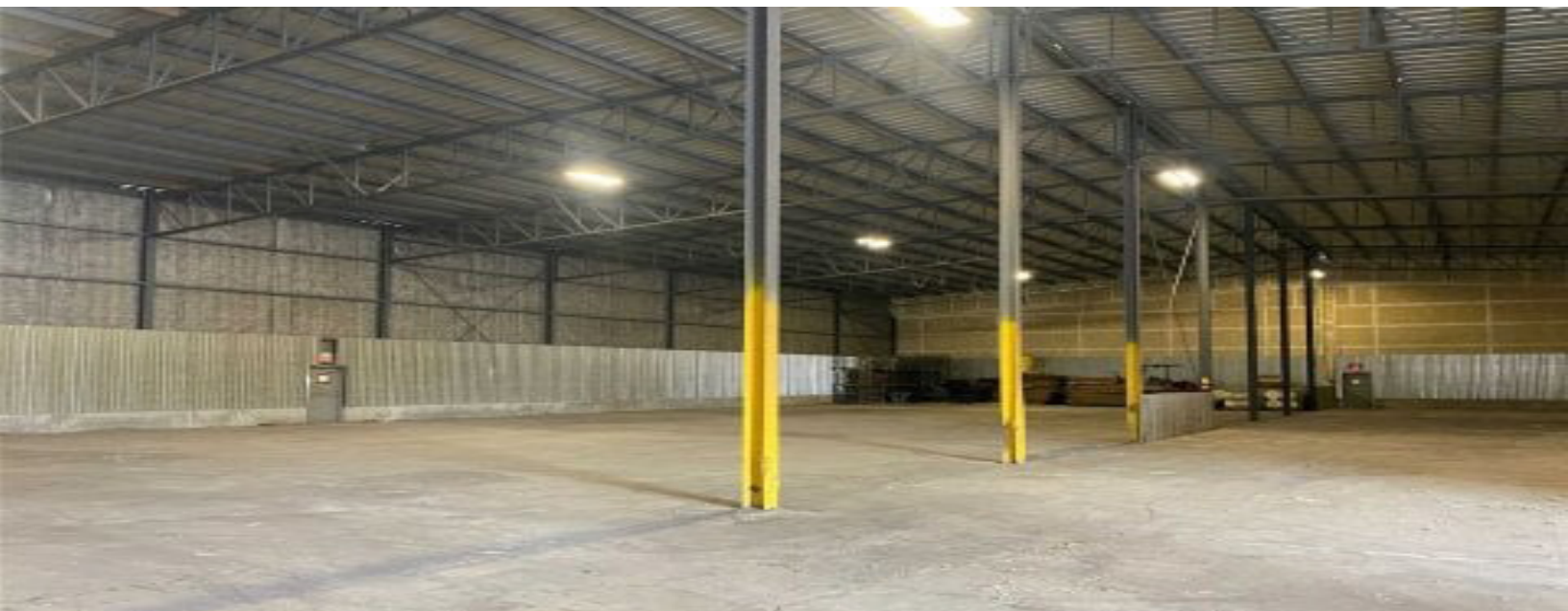


Net Rent

\$13.50 PSF

Additional Rent

\$5.50 + Utilities

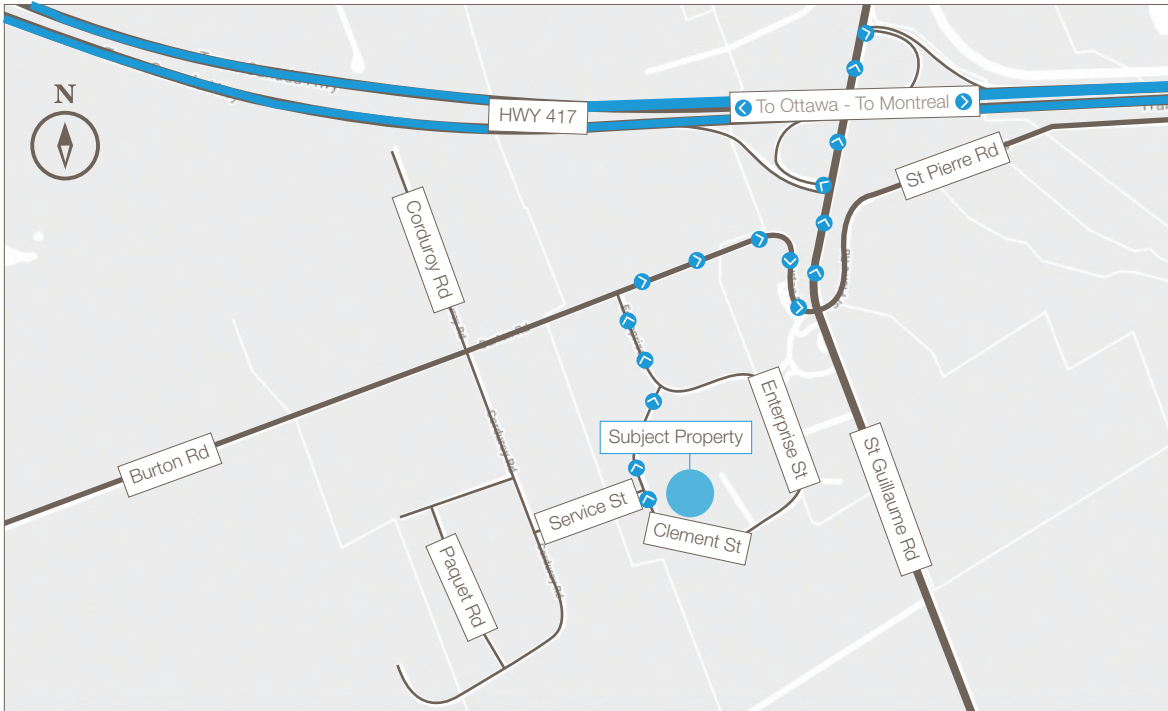


Lennard:

123 Clement Street

Property Highlights

- Both buildings will be restored to their original shape by existing tenant (cleaned out, equipment removed, replace seals, bumpers & dock doors)
- 20 minutes outside the core of Ottawa
- Ideal location for last mile logistics



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.

123 Clement Street



Lennard:

Lennard:

Ian Shackell*, Partner
613.761.0177
ishackell@lennard.com

Matt Shackell*, Vice President
613.612.8812
mshackell@lennard.com

Lennard Commercial Realty, Brokerage
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 2023.