



Here is where your
business will *grow*.



For Sale: Industrial

123 Clement Street

Two buildings (A & B) with up to 62,000 SF

Lennard:

123 Clement Street

Industrial space available in buildings A and B with up to 62,000 SF located at a great location across approximately 6 acres in Vars, Ontario.

Building A



Available Space

38,000 SF (Approximately)

Office Space

3,509 SF of fully finished office space on two floors (Approximately)

Building Information

Reception area, private offices, boardrooms, kitchenette, etc.

Building Opportunity

Great opportunity for logistic / e-commerce business

Clear Height

24-26'



Loading Doors

7 Truck Level Doors

3 Large Drive-in Door



Availability

Immediate



Zoning

MP2 - Industrial Park Zone (unserviced)

Building B



Available Space

24,000 SF (Approximately)

Building Information

Approx. 6 acres for trailer and equipment parking

Warehouse Space

Potential to add office space
Already insulated and heated

Clear Height

24-26'



Loading Doors

2 Truck Level Doors

1 Large Drive-in Door



Availability

Immediate



Price

\$12,750,000.00

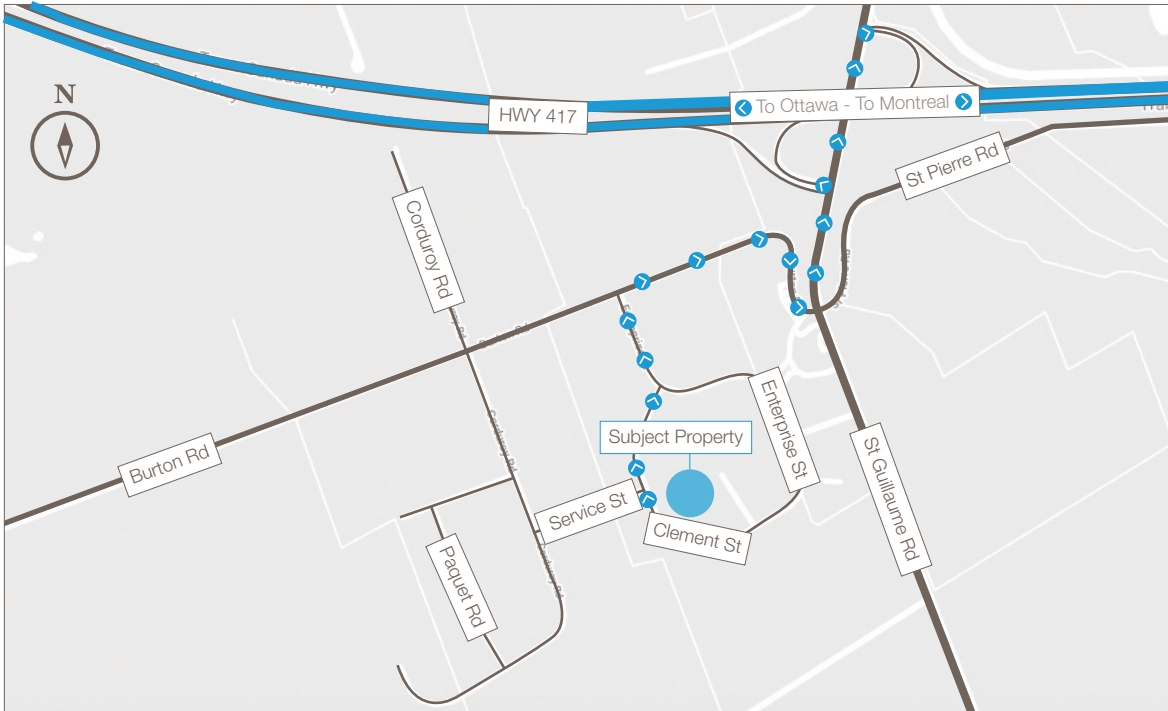
Taxes

\$120,252.09

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 2022.

123 Clement Street



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*A bright future for
your business is
right here.*

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