



For Lease: Industrial & Land

# 139 John Cavanaugh Drive, Ottawa, ON

16,000 SF industrial building situated on 2.6 acres of land available for lease in Ottawa.

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# 139 John Cavanaugh Drive

16,000 SF industrial building situated on 2.6 acres of land available for lease in Ottawa.

 Size  
16,000 SF

 Clear Height  
22'-27'

 Loading  
5 Drive-In Doors

 Availability  
30 days

 Zoning  
RG5 - Rural General  
Industrial Zone

 Rent:  
Contact Listing Agent  
Additional Rent / Taxes  
\$4.50 PSF  
Triple net lease

 Listing Agents  
**Ian Shackell\***  
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\*Sales Representative

## Key Features:

- Building situated on 2.6 acres, offering approximately 1,500 SF of office space
- Unfinished mezzanine currently utilized for storage
- Conveniently located approximately 6.5 km from Highway 417
- Positioned just off Carp Road
- Fully paved 360-degree parking and circulation around the building
- Ample on-site parking suitable for employees, customers, and larger vehicles
- Ancillary buildings at the rear of the property included in the rent
- Additional rear yard space available
- Building constructed in 2018

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Ancillary buildings  
(additional storage)

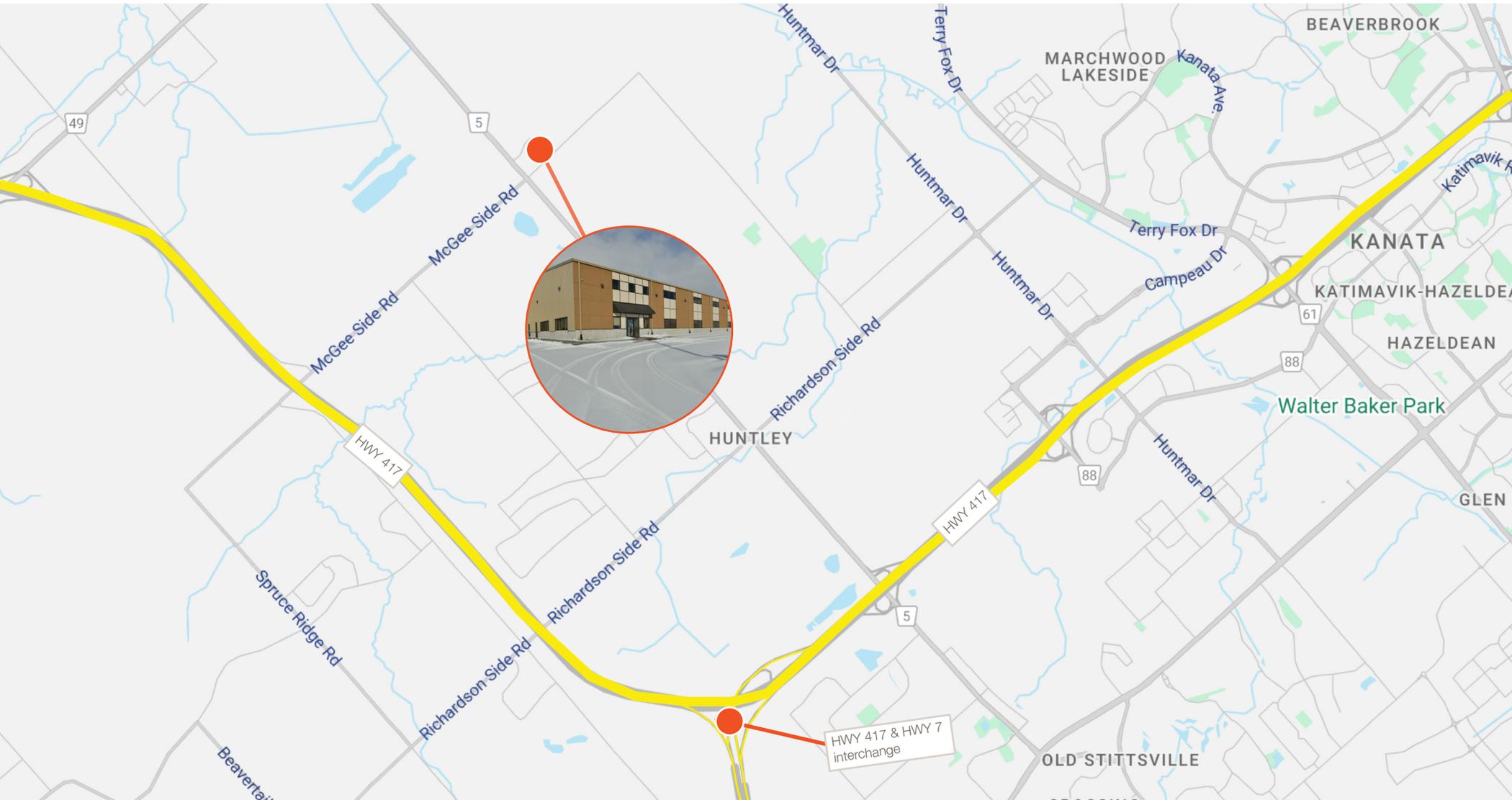
Additional outdoor  
storage  
(to be graveled)



Notes:

- Landlord to gravel/grade additional land
- Ancillary buildings can be moved to back of property, near property line
- Land is fully paved around building
- Approx. 115ft from additional land to the rear of building

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