



**For Sublease: Industrial Warehouse**

3254 Hawthorne Road, Ottawa

10,637 SF available,  
Term to October 31st, 2029

**Lennard:** Imagine the *Possibilities*.

[lennard.com](http://lennard.com)

# 3254 Hawthorne Road

10,637 SF industrial warehouse available for sublease in Ottawa



Available Space

3254-3256 Hawthorne Road  
10,637 SF



Availability

Within 30 Days



Zoning

IH  
Heavy Industrial Zoning



Net Rent

Contact Listing  
Agent



Op Costs

\$7.11 PSF  
(2025)



Listing Agent

**Ed Belanger\***

Senior Vice President

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ebelanger@lennard.com

\*Sales Representative

## Property Highlights

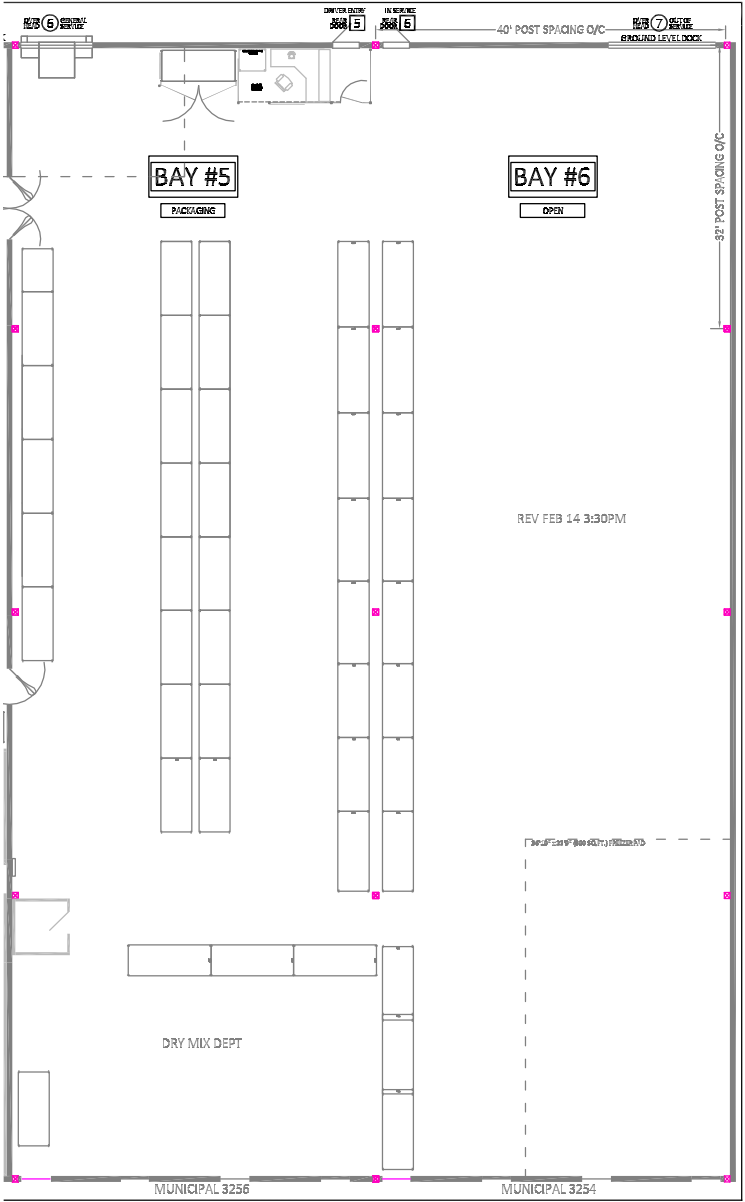
- Modern food grade warehouse space
- Located within minutes to major highways
- Fully climate controlled
- LED Lighting
- 1 dock level loading door,
- 1 oversized drive-in door
- 25' clear height
- Ideal for multiple uses
- Parking ratio: 0.5/1,000sf
- Term ending: October 2029

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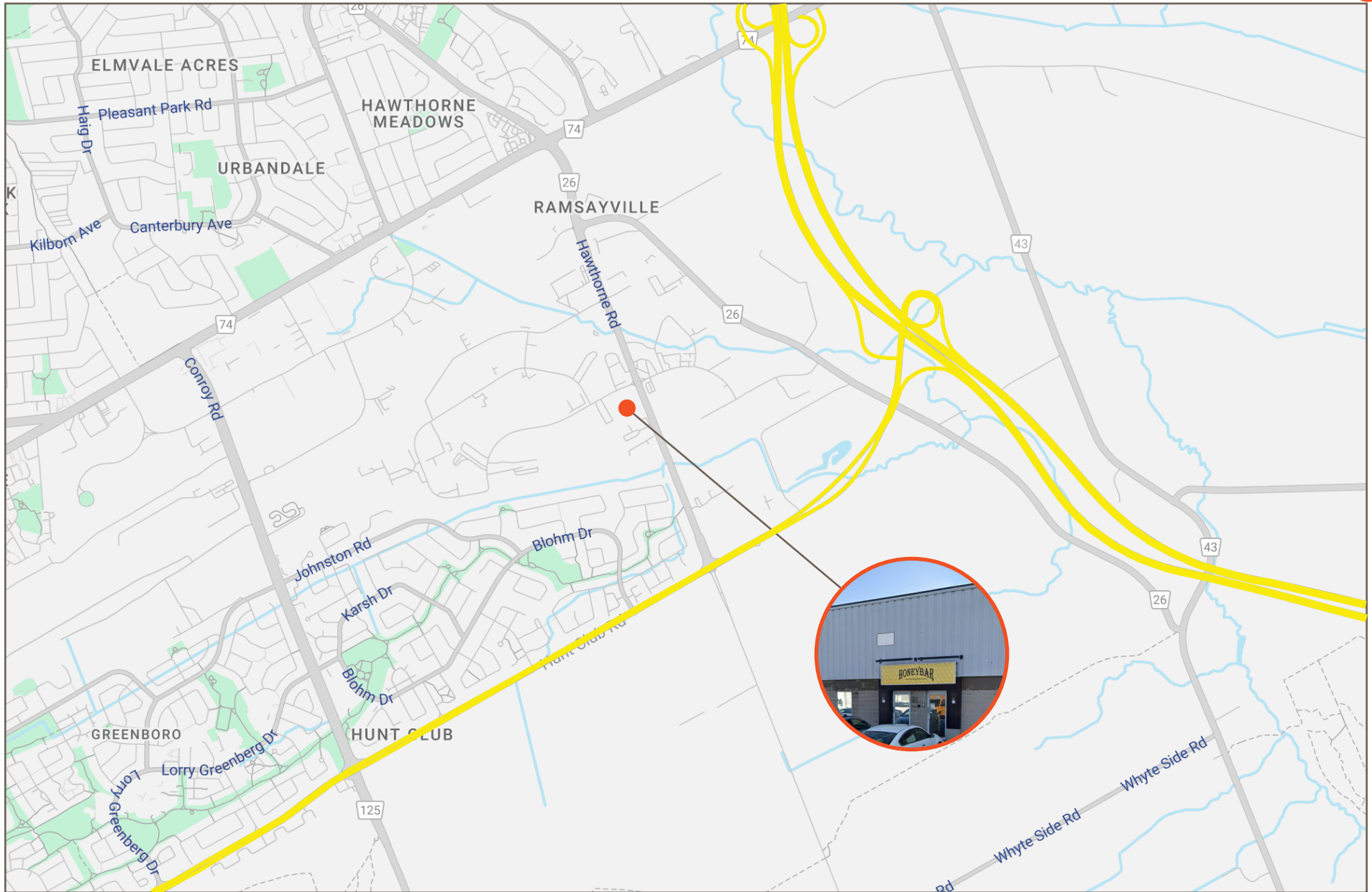
Floor Plan



Lennard:

# 3254 Hawthorne Road

Location Map



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