



For Lease: Industrial

34 Stafford Road, Ottawa, ON

1,064 SF to 7,500 SF industrial space available for lease in Ottawa.

Lennard:

Here is where your business will *grow*.

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34 Stafford Road, Ottawa, ON



Size

7,500 SF

1,443 SF

1,064 SF



Zoning

NMU4 - Neighbourhood

Mixed-Use Zone



Net Rent:

\$16.50 PSF (7,500 SF)

\$25.00 PSF (1,064-1,443 SF)

Additional Rent:

\$6.75 PSF



Available:

Immediate



Listing Agents

Ian Shackell*

Partner

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Matt Shackell*

Vice President

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*Sales Representative

Property Highlights:

- 7,500 SF unit ideal for showroom/warehouse/gym club with 1 drive-in door
- Mens and womens changerooms with washrooms/showers
- Landlord prefers to rent both smaller units together
- Smaller units ideal for automotive uses to include mechanical repair, auto glass or other automotive uses. 3 grade level loading doors in the larger unit **(1,443 SF)** of the auto space and one in the smaller unit **(1,064 SF)**
- Ample on site parking
- Quick access from Highway 417 at Richmond Road in Ottawa's west end

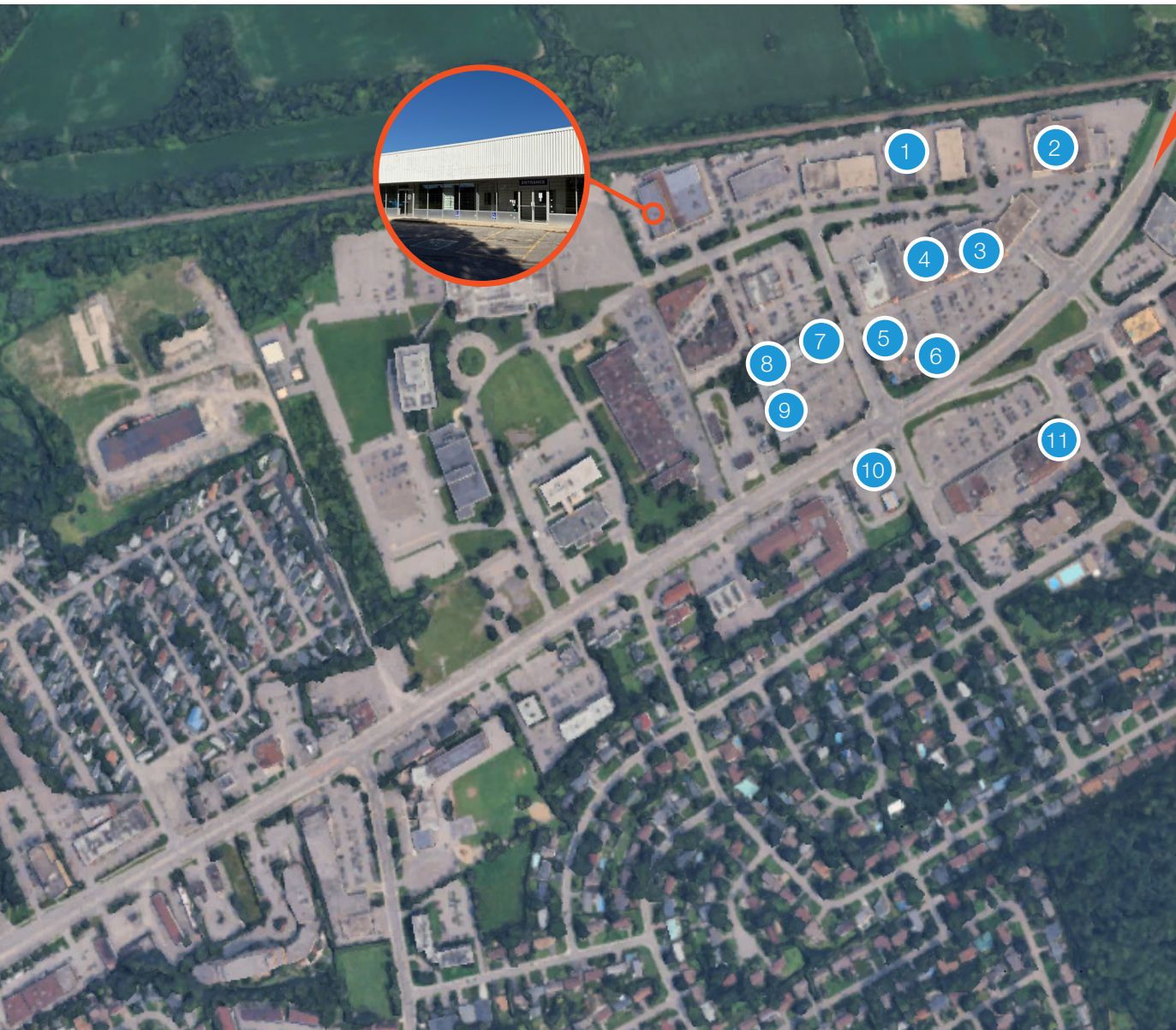
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Amenities Map

Amenities

- | | |
|----|--------------------------|
| 1 | Whipsnapp Pizza and Beer |
| 2 | Metro |
| 3 | Winners |
| 4 | Planet Fitness |
| 5 | Cobs Bread |
| 6 | Starbucks |
| 7 | East Side Mario's |
| 8 | Mucho Burrito |
| 9 | Giant Tiger |
| 10 | Esso |
| 11 | BMO Bank of Montreal |

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