



For Lease: Industrial

35B Laurel Street, Ottawa, ON

3,300 SF Prime Industrial Space For Lease

Lennard:

Here is where your business will *grow*.

lennard.com

35B Laurel Street

3,300 SF Prime Industrial Space For Lease



Unit 1: Total
3,300 SF



Clear Height
18'



Shipping
1 Double Man Door



Net Rent
\$16.00 PSF
TMI
\$5.50 PSF



Availability
Immediate



Listing Agents
Ian Shackell*
Partner
613.963.2633
ishackell@lennard.com

Matt Shackell*
Vice President
613.963.2636
mshackell@lennard.com

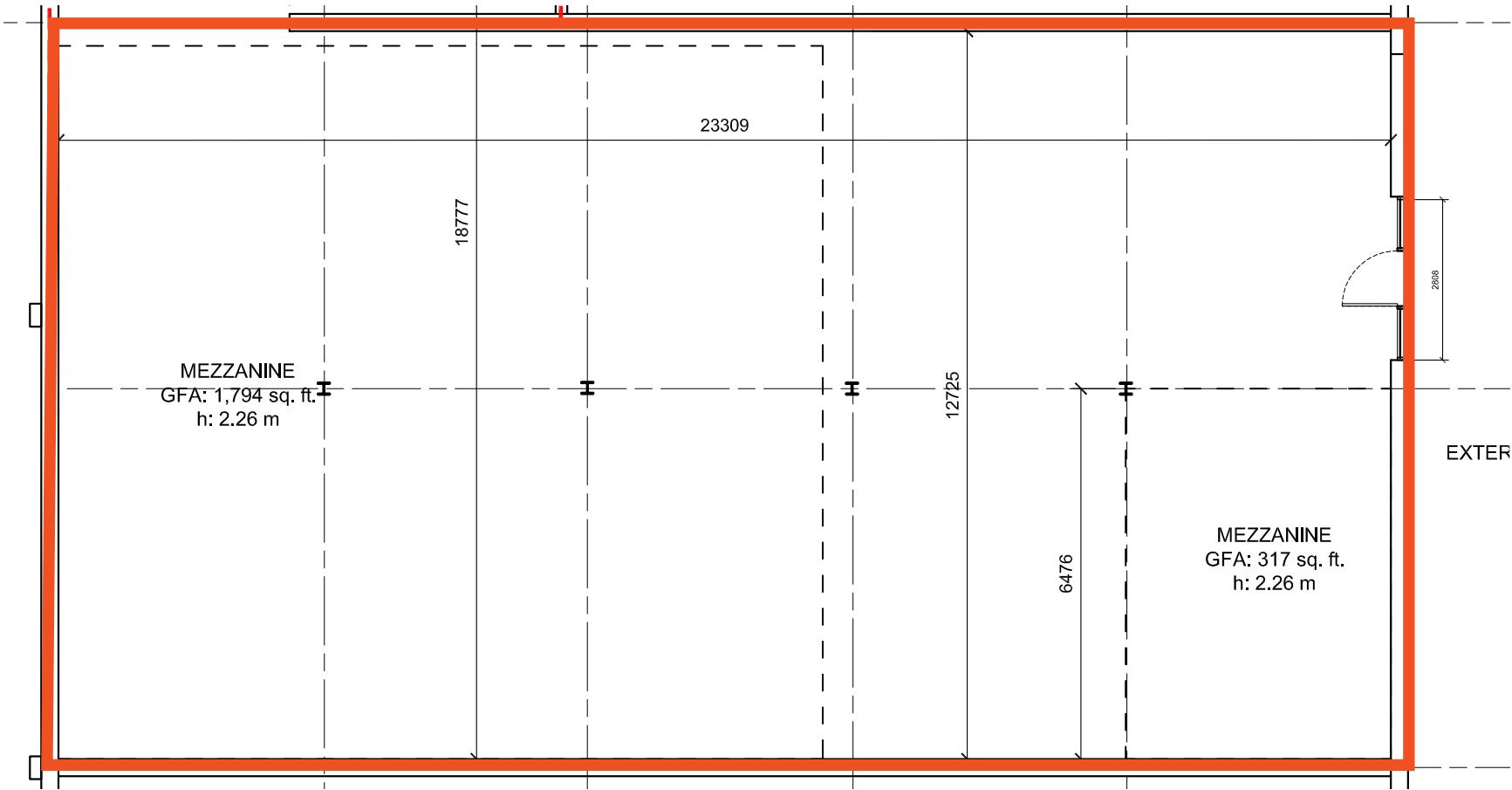
*Sales Representative

Key Features:

- 3,300 SF prime central industrial space ideal for showroom, production, and warehousing.
- Good access to Highway 147.
- Onsite parking, and loading glass doors at the front of the premises.
- Space as is includes 317 SF of mezzanine office space and approximately 900 SF of mezzanine light storage space.

35B Laurel Street

Floor Plan



35B Laurel Street

Photos



Lennard:

lennard.com

Ian Shackell*
Partner
613.963.2633
ishackell@lennard.com

Matt Shackell*
Vice President
613.963.2636
mshackell@lennard.com

Lennard:

420-333 Preston Street, Ottawa
613.963.2640
lennard.com

*Sales Representative **Broker

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.