



For Lease: Industrial/ Office

# 75 Auriga Drive

Versatile Industrial / Office Space for Lease in Rideau Heights Business Park.

**Lennard:** Here is where your business will *grow*.

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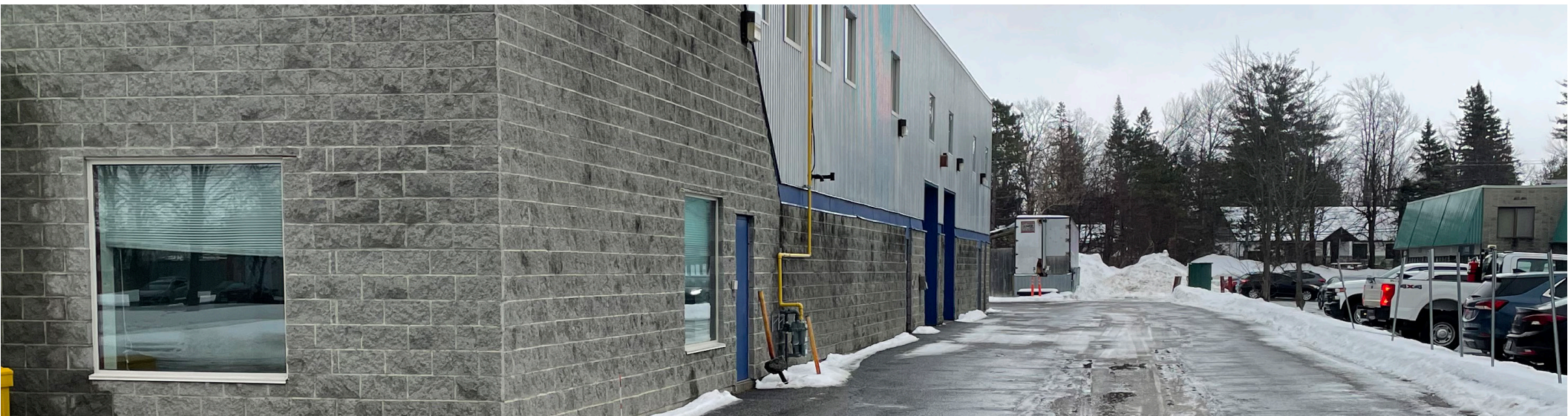
# 75 Auriga Drive



## The Opportunity

Located in the well-established Rideau Heights Business Park, this versatile industrial/office space at 75 Auriga Drive offers an excellent combination of functional warehouse features and well-finished office accommodations. The space is designed to support a wide range of users, featuring two drive-in doors for efficient shipping and receiving, along with two double man doors providing convenient personnel access.

The warehouse area benefits from high ceiling clearance, allowing for efficient storage, racking, or light industrial operations. Complementing the industrial component is professionally finished office space, suitable for administrative, showroom, or client-facing functions. The property offers a clean, modern working environment within a business park known for its accessibility and proximity to major transportation routes, making it an ideal choice for companies seeking flexible, functional space in a strategic Ottawa location.



# 75 Auriga Drive

7,145 SF of office/warehouse available for lease in one of Nepean's largest business parks.



Available Space

7,145 SF

Clear Height

23' (approximately)



Loading Doors

2 Drive-in Doors

2 Double Man Shipping Doors



Parking

Ample Onsite Parking  
(for employees & visitors)



Availability

Immediate



Zoning

IG5 Zoning – General

Industrial Zone



Power

3 Phase Power, 600V, 200A



Net Rent

\$17.00 PSF

Additional Rent

\$8.37 PSF



Listing Agent

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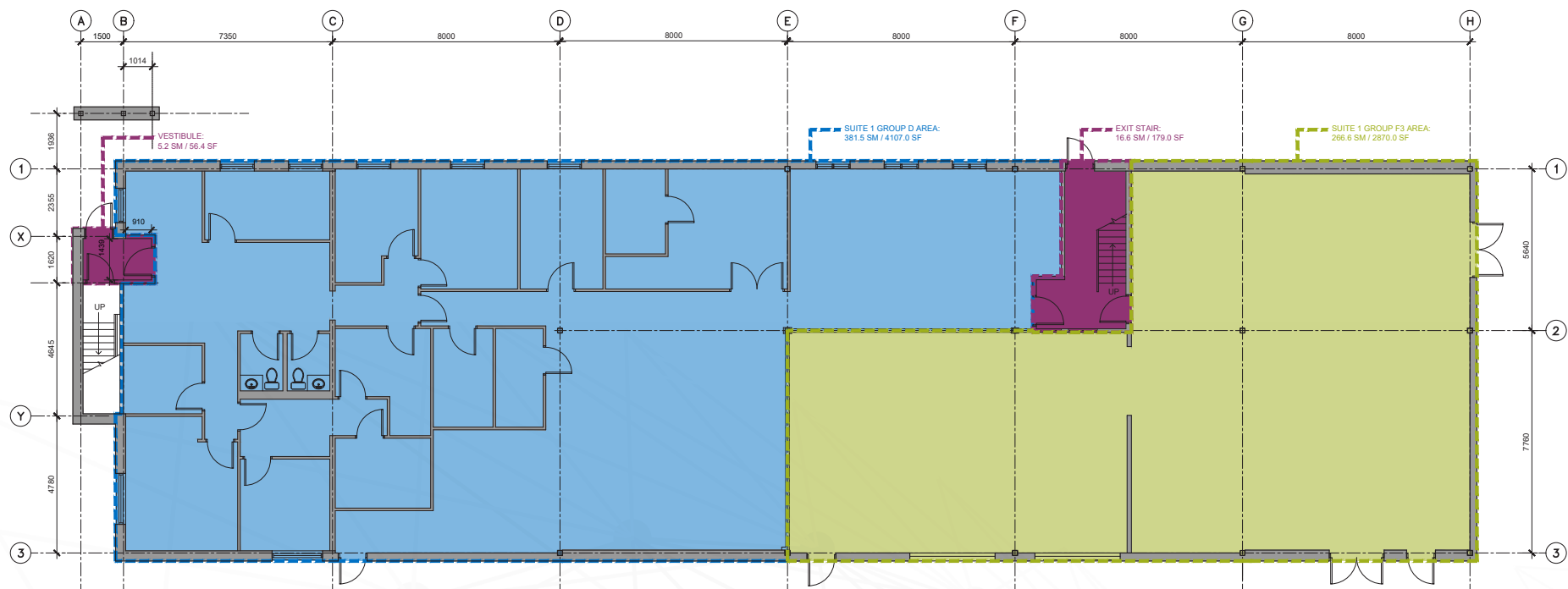
## Property Highlights

- Prime location at 75 Auriga Drive in the established Rideau Heights Business Park
- Functional industrial/office layout suitable for a wide range of users
- Two drive-in doors allowing efficient loading and operational flexibility
- Two double man doors providing convenient and secure personnel access
- High ceiling clearance ideal for warehousing, racking, or light industrial use
- Well-finished office space suitable for administrative, showroom, or client-facing needs
- Abundant on-site parking for staff, visitors, and fleet vehicles
- Clean, professional environment within a business park setting
- Excellent access to major arterial roads and transportation

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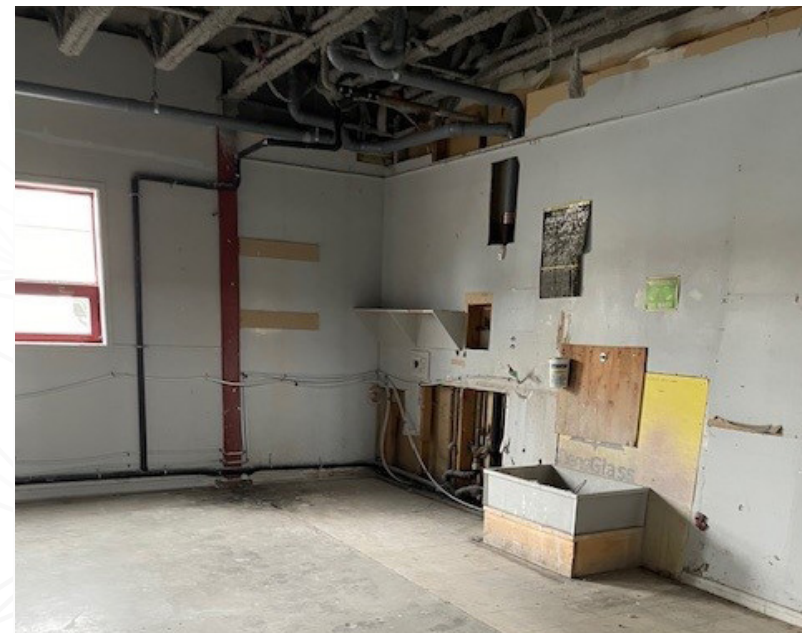
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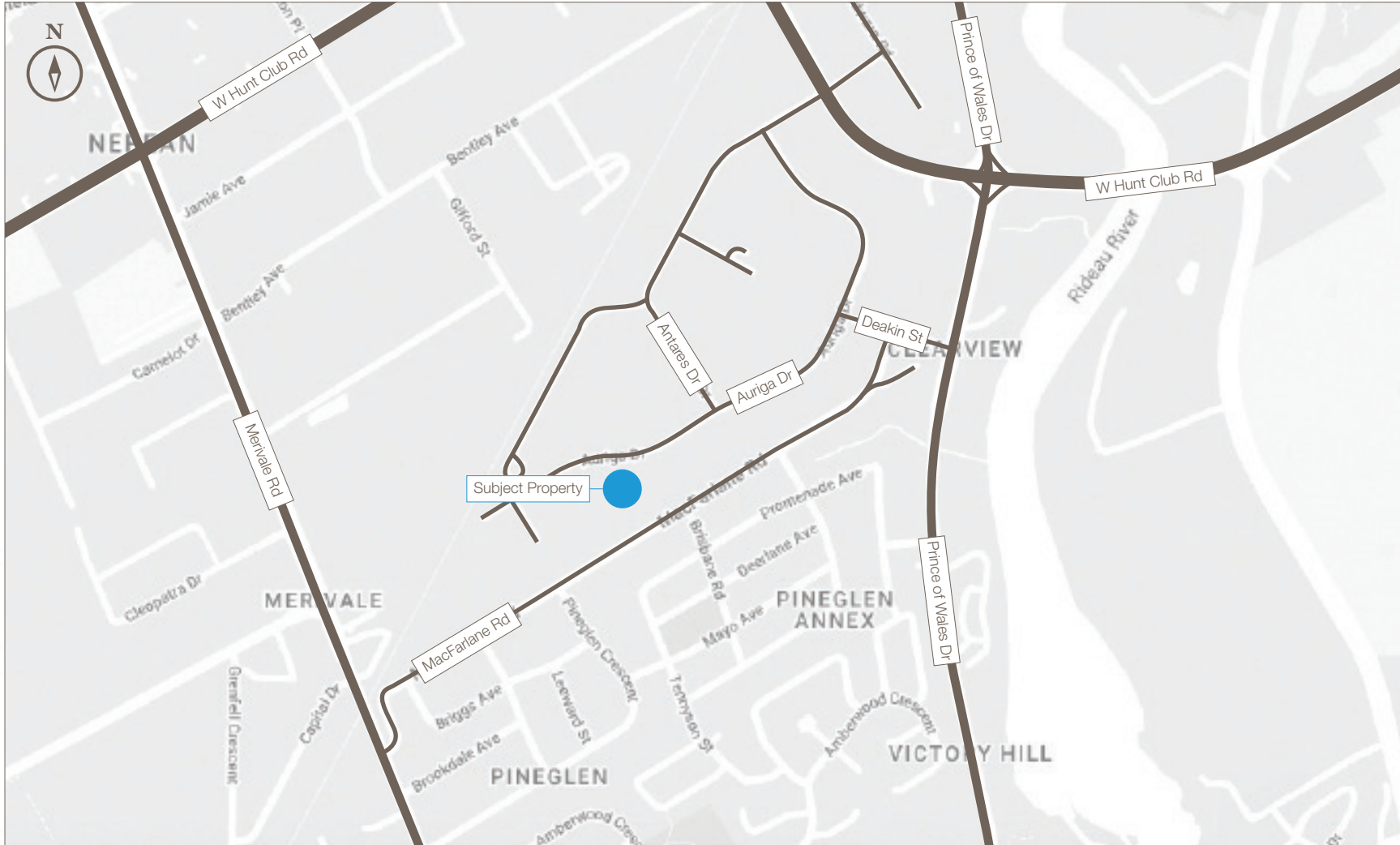
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# 75 Auriga Drive



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