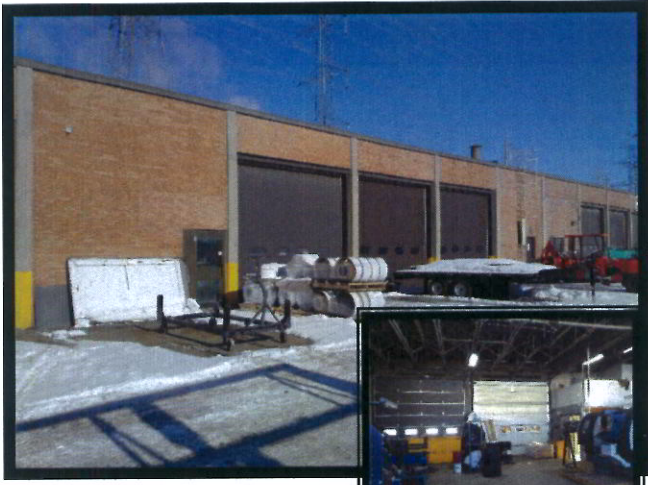


3091 Albion Road North, Bay #4
Ottawa, Ontario



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Industrial Space For Lease

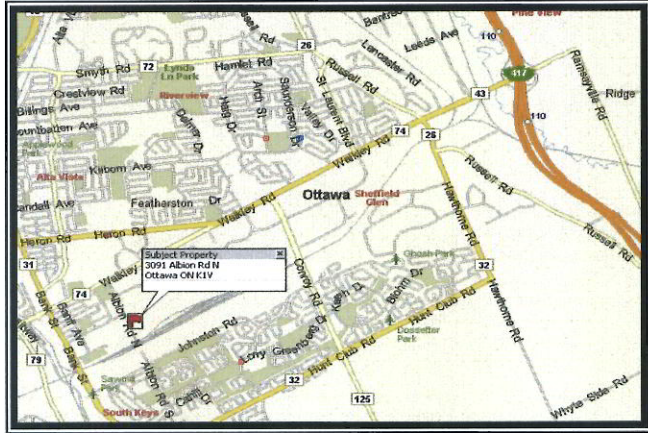
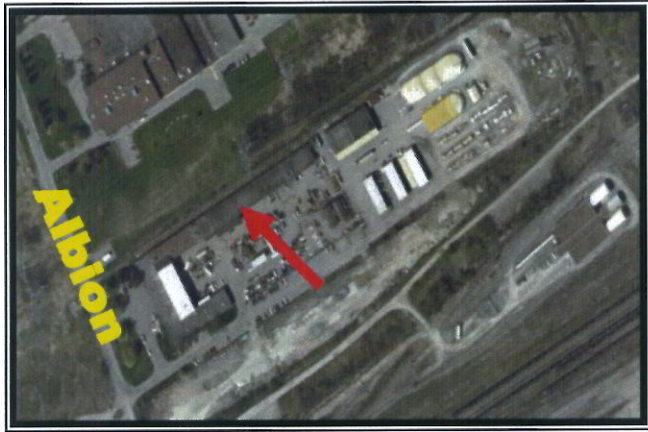
- Size:** Approx. 2,550 sq.ft.
- Rental Rate:** \$7.50 per sq.ft. T-net
- Taxes and Operating Costs:** \$4.50 per sq.ft. (2017)
- Heat/Electricity:** \$3.50 per sq.ft.
- Zoning:** IH –Heavy Industrial Zone
- Possession:** Immediate

Features

- Heating:** Forced air radiator
- Power:** 600 Volts, 3 Phase
- Ceiling Height:** Approx. 15 feet
- Loading:** 2 Drive-in doors 14' x 14'
- Parking:** Approximately 4 spaces at front of space.

Comments

Nice, centrally located heavy industrial bay on Albion Road North, close to the Ottawa Hydro building. The bay has heavy power and consists of an area approximately 50' x 50' including one small, simple office area near the front entrance and two large drive-in doors.



Further Information

Regarding this and any other commercial properties, please call:

Derek Parker, Broker, SIOR, CCIM

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- Fax:** (613) 723-2345
- Email:** dparker@metro-sub.com

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Mission Statement

To create permanent business relationships with clients through expert negotiations of their leases, purchases, or sales of office and industrial properties throughout Ottawa and Eastern Ontario.