

FOR LEASE

110 Bentley Avenue

Ottawa, ON



Unit 25: 19,411 SF*

(can be demised to: Unit 22: 8,149 SF, Unit 23: 5,627 SF, Unit 24: 5,635 SF)

Unit 4: 11,900 SF **LEASED**



**CUSHMAN &
WAKEFIELD**

Ottawa

*Open warehouse
space with 24'-26'
ceiling height*

PROPERTY PHOTO

19,411 SF*

Unit 25

*(can be demised to: Unit 22: 8,149 SF, Unit 23: 5,627 SF, Unit 24: 5,635 SF)

AVAILABLE

Immediately

~~11,900 SF~~

Unit 4

LEASED

This **column free space** is ideal for general warehousing and distribution.

Zoning: IH1
No Recreational Uses

PROPERTY FLOOR PLAN

UNIT 25: 19,411 SF*

19,411 SF*

Unit 25: Space includes an air conditioned office, Two (2) bathrooms and in-floor heating throughout

SHIPPING

Two (2) oversized drive-in doors plus Two (2) dock level doors at the front for deliveries

24-26 ft.

Ceiling Height

HEATING

Hot water radiator heat (natural gas)

19

Parking Spaces

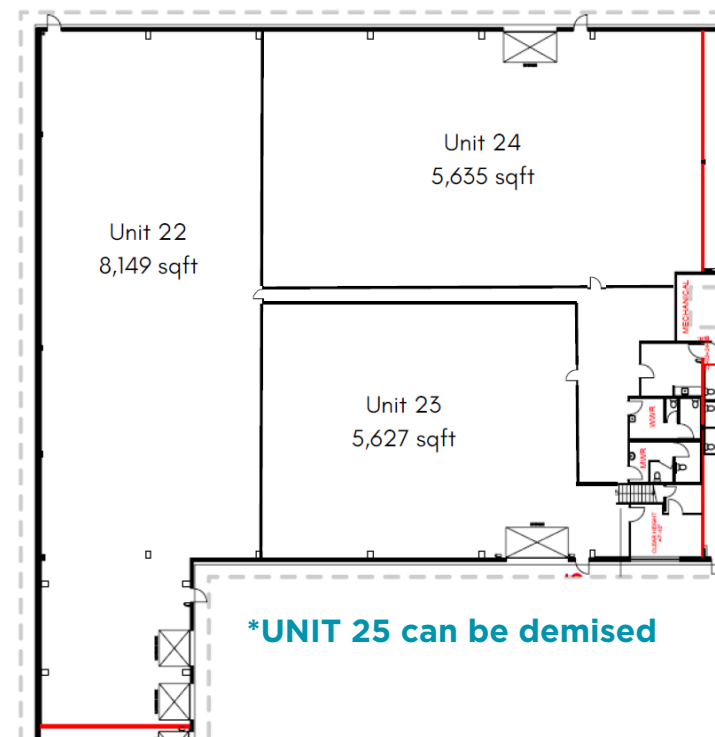
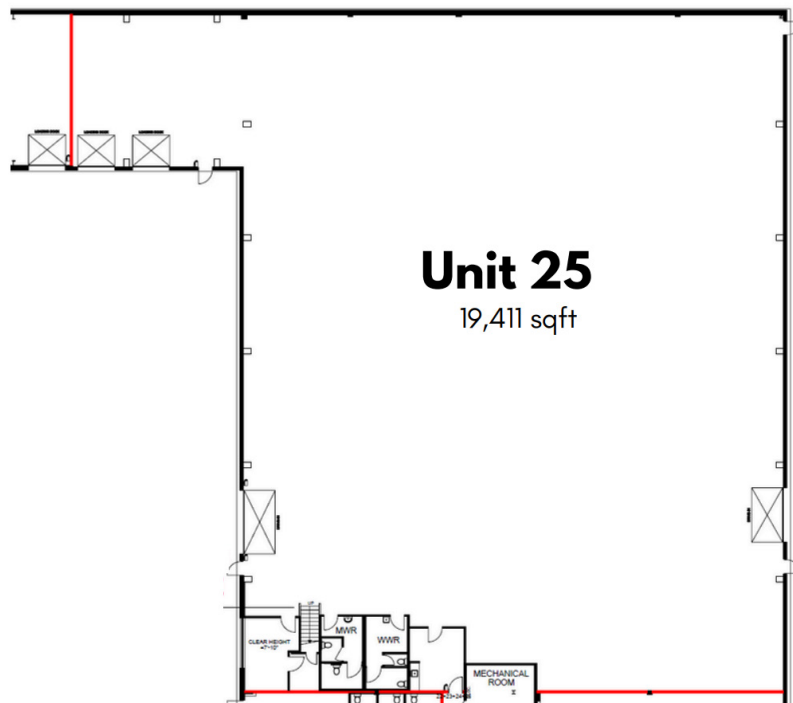
Contact Listing Broker

Asking Rent

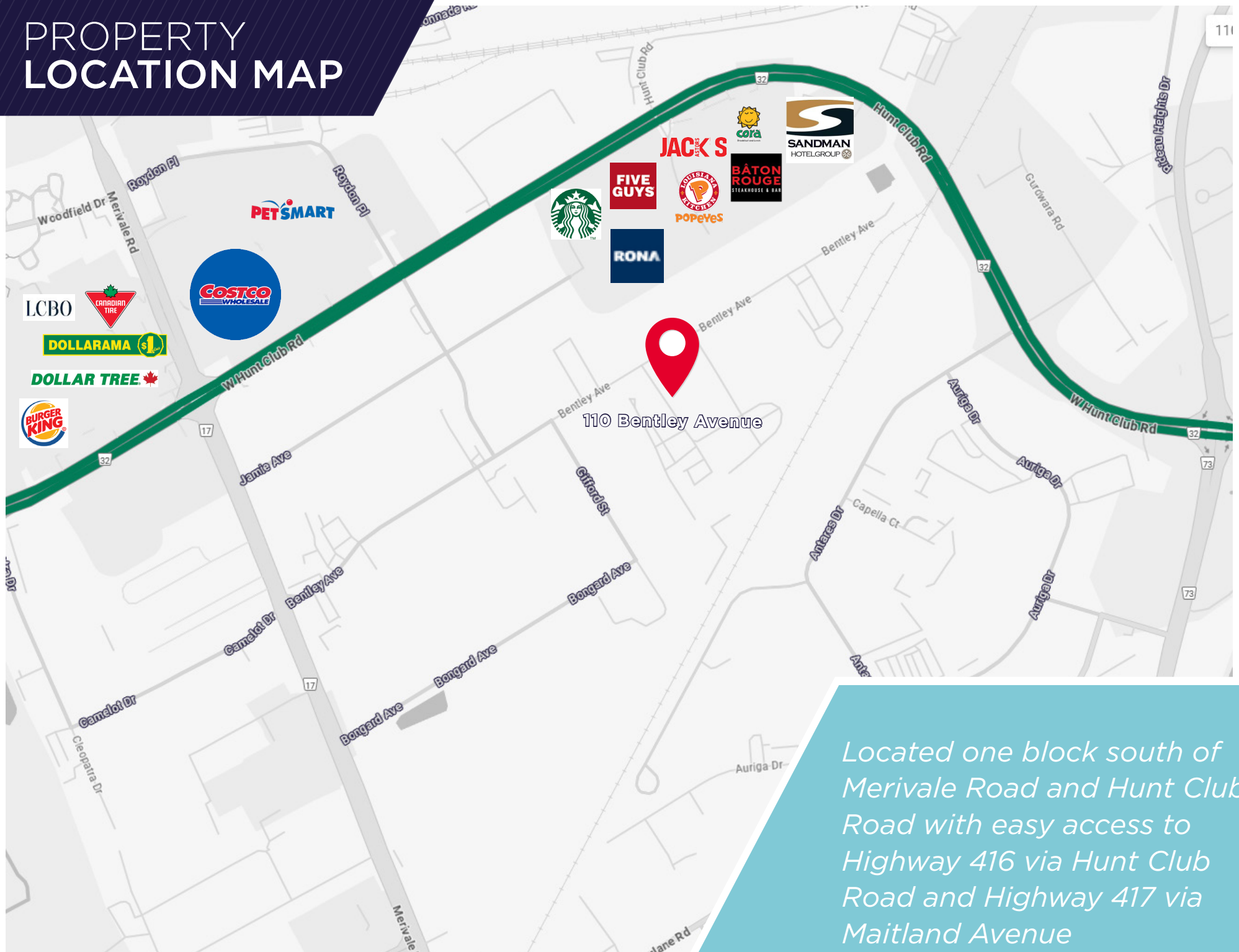
\$6.37 PSF

(est. 2025) Including utilities

Operating Cost



PROPERTY LOCATION MAP



Located one block south of Merivale Road and Hunt Club Road with easy access to Highway 416 via Hunt Club Road and Highway 417 via Maitland Avenue



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