



For Lease:

Pre-leasing 103 Schneider Road

Brand New Warehouse Facility with up to 48,239 SF

Lennard: Imagine the *Possibilities.*

lennard.com

103 Schneider Road

Up to 48,239 SF of brand new warehouse space available for lease located in Kanata North.



Available Space

Up to **48,239 SF**

Clear Height

25' front of building

22' back of building



Zoning

IG6 - Light Industrial



Parking

61 parking stalls



Rent

Starting at **\$17.50 PSF Net**

Operating Costs & Taxes

\$6.25 PSF (estimated)



Availability

Q4 2024



Listing Agent

Ian Shackell*

Partner

D. 613.963.2633

C. 613.761.0177

ishackell@lennard.com

Matt Shackell*

Vice President

D. 613.963.2636

C. 613.612.8812

mshackell@lennard.com

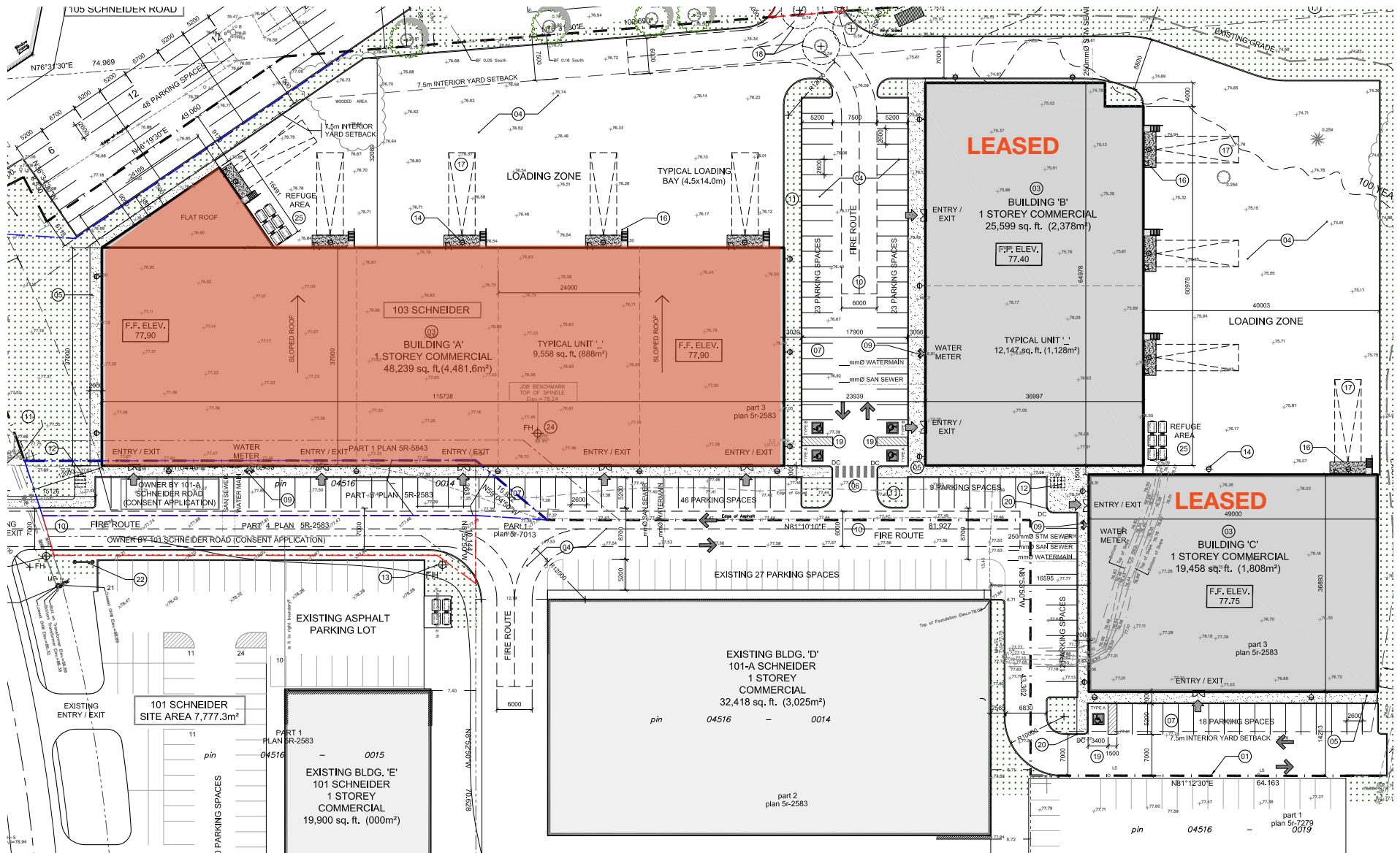
*Sales Representative

Property Highlights

- 5 dock loading doors
- Minimal subdivision is 9,958 SF
- Ample parking and excellent access for shipping and receiving
- Located 2.8 km south of HWY 417 at exit Marc
- In close proximity to restaurants, cafes and short drive to Kanata Centrum

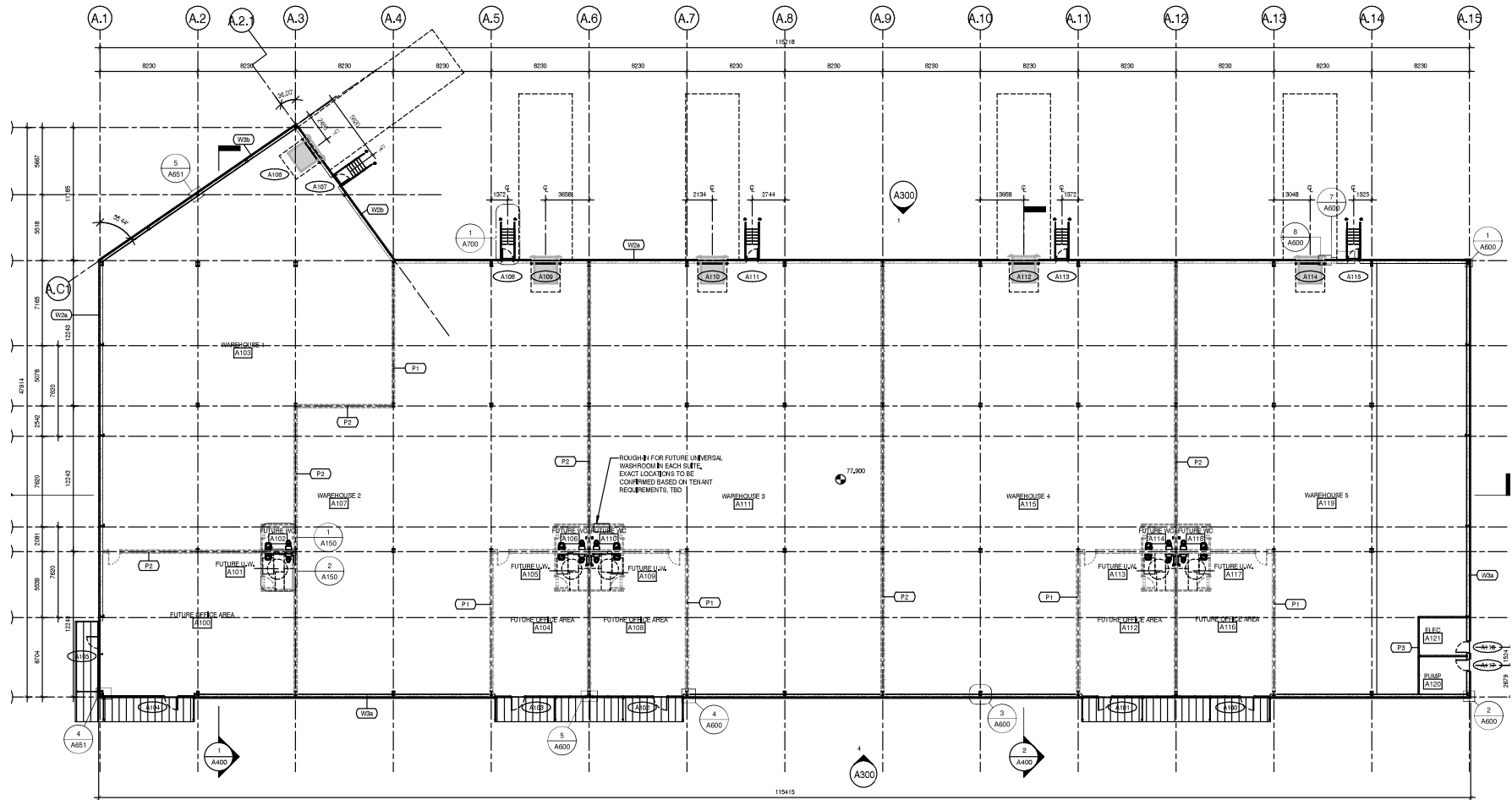
103 Schneider Road

Site Concepts

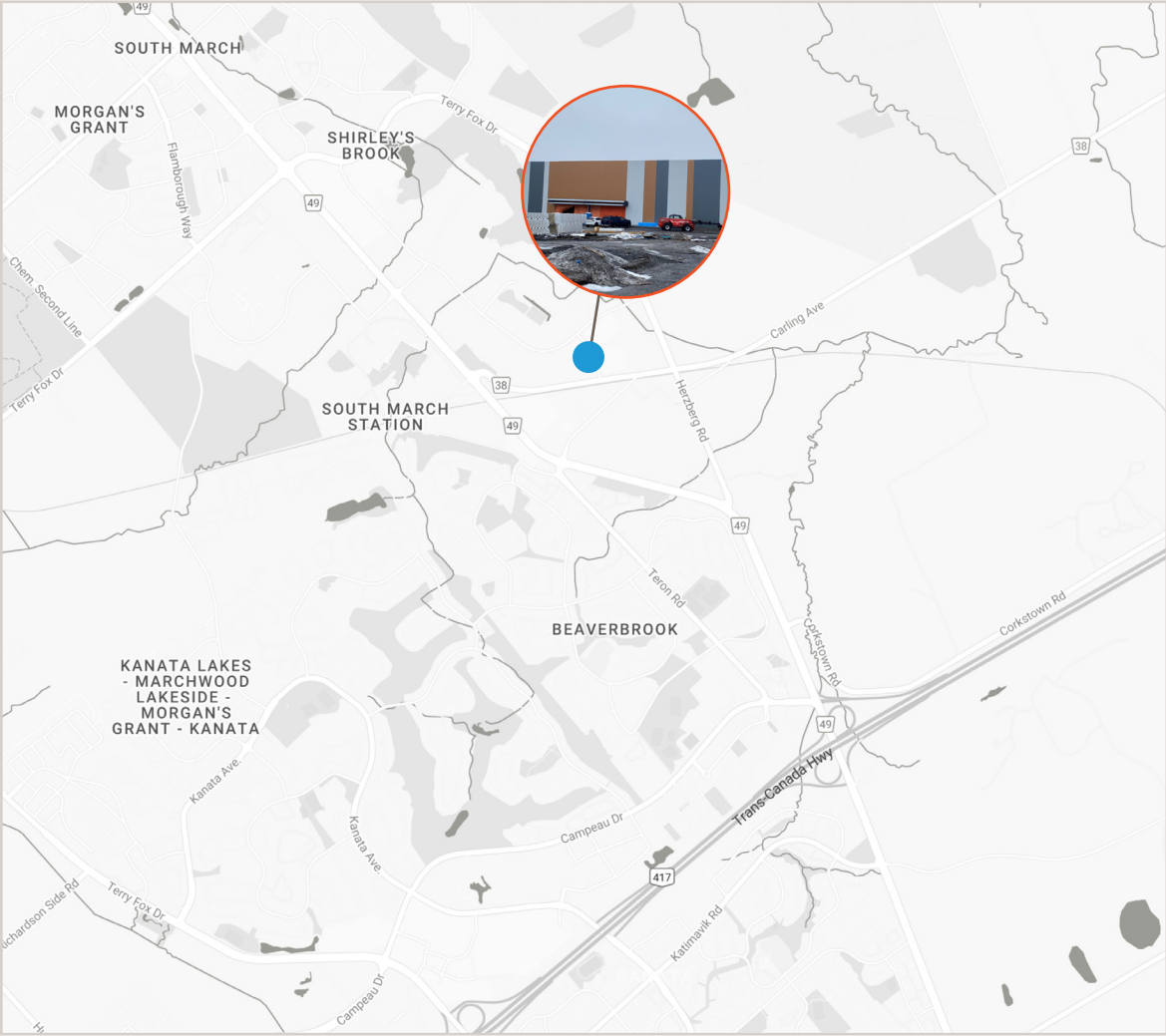


103 Schneider Road

Floor Plan



103 Schneider Road



Lennard:

Ian Shackell*, Partner

D. 613.963.2633

C. 613.761.0177

ishackell@lennard.com

Matt Shackell*, Vice President

D. 613.963.2636

C. 613.612.8812

mshackell@lennard.com

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

lennard.com

*Sales Representative

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 2023.