



For Sublease: Industrial

# 110 Bentley Avenue

Warehouse space available in Nepean, Ontario

Here is where your  
business will *grow*.

**Lennard:**

333 Preston Street, Suite 420 Ottawa, ON  
613.963.2640

[lennard.com](http://lennard.com)

# 110 Bentley Avenue


Up to 17,958 SF of industrial space available for sublease near the intersection of Bentley Avenue and Gifford Street in Nepean, Ontario.


 Available Space  
**17,958 SF** (Warehouse)  
**1,000 SF** (Office)  


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**18,958 SF** (Total)

 Zoning  
**IH1**

 Dock Doors  
**2 Dock Level Doors**  
Drive-in Doors  
**2 Drive-in doors** (per building)

 Availability  
**Immediate**  
Sublet Term  
**November 30, 2024**

 Net Rent  
**\$10.94 PSF**  
Additional Rent  
**\$5.60 PSF** (2023)

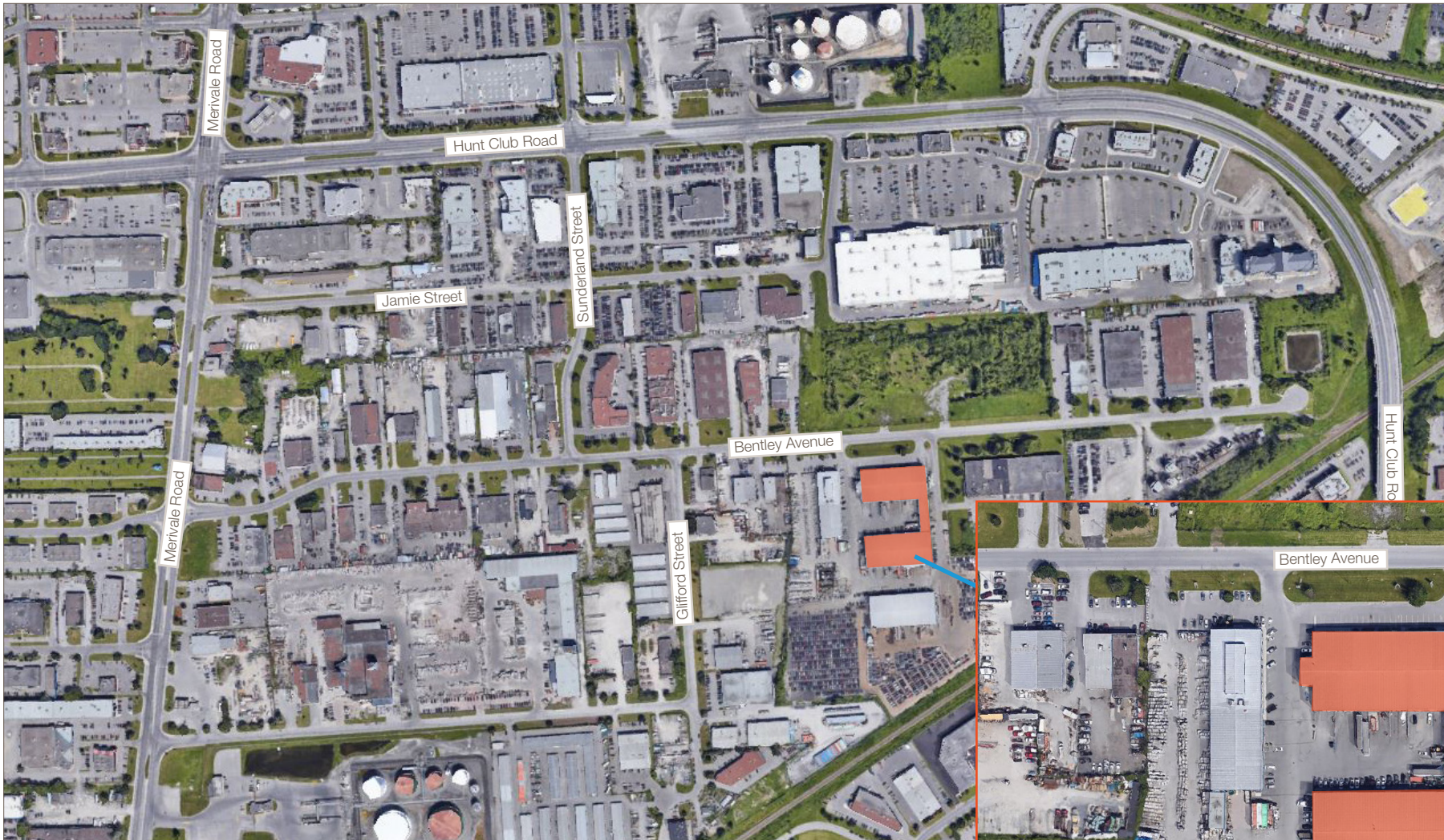
 Listing Agent  
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\*Sales Representative

## Property Highlights

- Ideal for general warehousing and distribution
- Ample power supply
- 24 ft clear height at middle of space
- Landlord will negotiate longer term of lease
- Ample parking on-site
- Located close to Hunt Club and Merivale Road, where you will find a large number of restaurants and retail stores
- 10-minute drive to HWY 416
- 20-minute drive to HWY 417

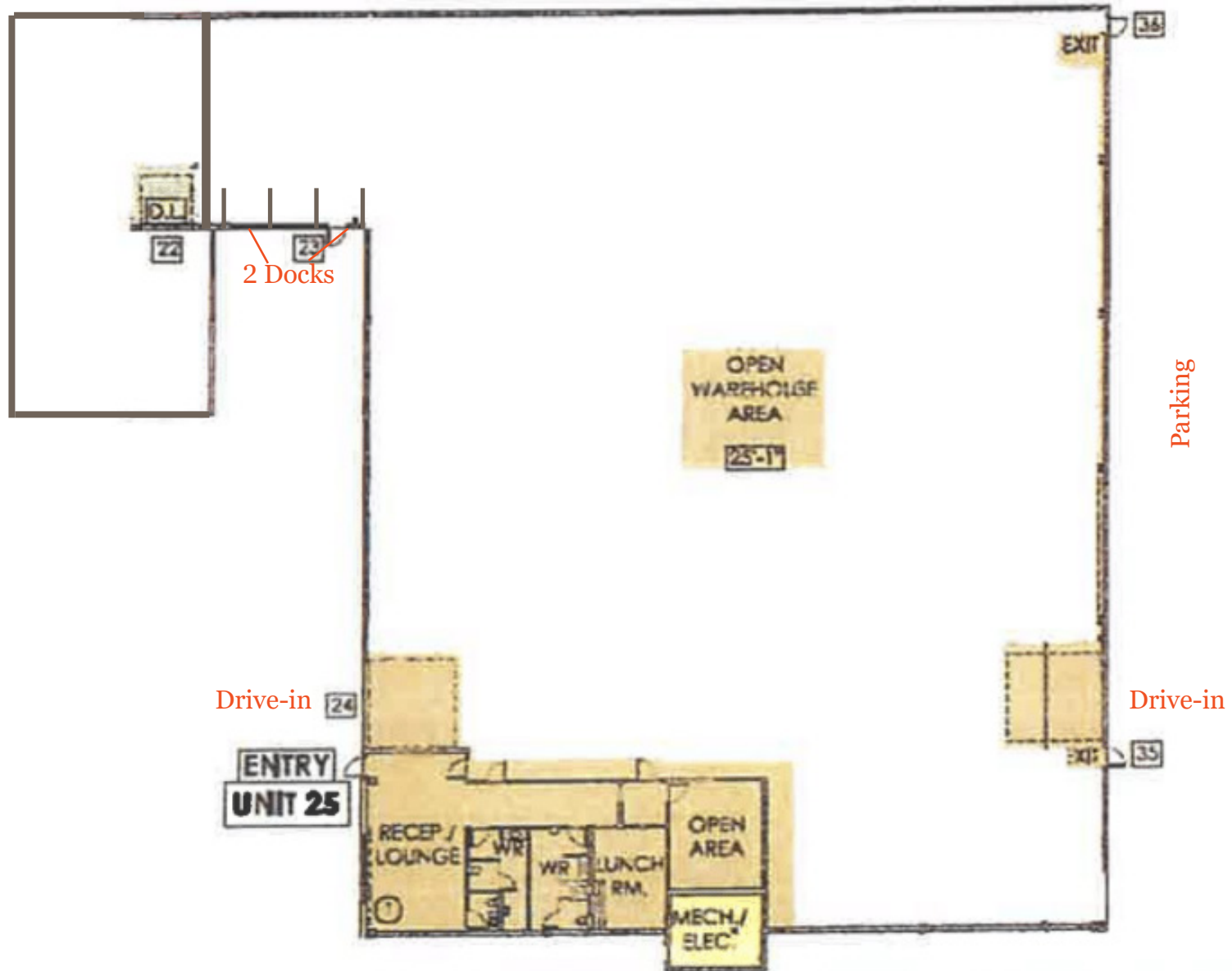
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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

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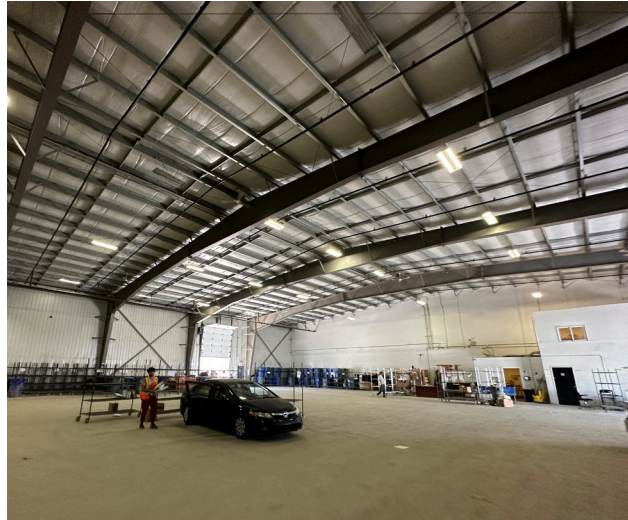
## Floor Plan



**Lennard:**

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## Photos



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