



130 Warehouse Street

Up to 71,365 SF of industrial space available for lease

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130

Warehouse Street

The Property

Situated at the intersection of Warehouse Street and Emard Street, 130 Warehouse Street, enjoys a prime location within the bustling Industrial Hub of the Township of Russell. Strategically positioned just four minutes south of the Trans Canada Highway, which spans east to west between Ottawa and Montreal, this site offers optimal accessibility.

Its exceptionally close proximity to the 417 highway grants 130 Warehouse Street a logistical advantage, facilitating swift access for occupants traveling between Ottawa and Montreal, and beyond.

Within a convenient half-hour drive from downtown Ottawa, a mere 30-minute journey to Ottawa Macdonald-Cartier International Airport, and a manageable one hour and 45-minute commute to downtown Montreal, this development offers excellent connectivity.

Nestled within a predominantly industrial area, 130 Warehouse Street is surrounded by similar businesses and industries, such as manufacturing plants, importing and distributing centers, and industrial headquarters. This ensures that your business will thrive among esteemed neighbors in a supportive and dynamic environment.



130 Warehouse Street

Located in Vars Industrial park, close to Burton Road and HWY 417.

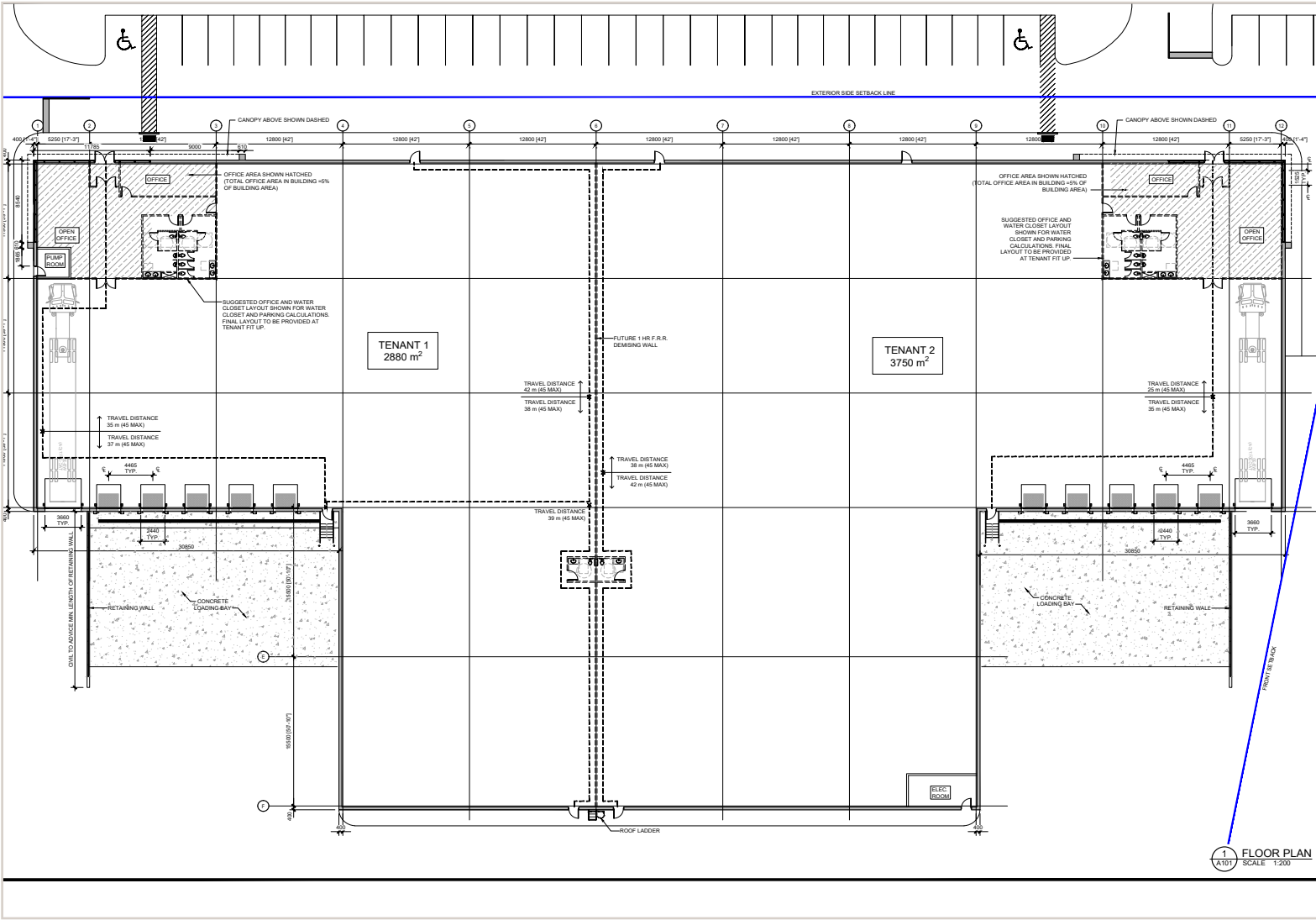
	Building Area Unit 1: 31,000 SF Unit 2: 40,365 SF		Net Rent: \$16.50 PSF Additional Rent: \$4.75 PSF (estimate)
	Zoning MP2 - Industrial Park (Permits for outdoor storage)		Loading Doors: Unit 1: 5 Dock Doors 1 Drive-in Door Unit 2: 5 Dock Doors 1 Drive-in Door
	Clear Height: 32'		Availability: Fall 2024
	Parking: 64 stalls		

Building Highlights

- Spec industrial building that has already begun construction and will be available in fall 2024
- Up to 71,365 SF multi-tenant space, with a combination of drive-in loading and dock level
- This building is designed to accommodate several industrial users, ranging from light manufacturing to e-commerce and logistics companies. Its notable features include significant clear height and loading capabilities, catering to diverse operational needs

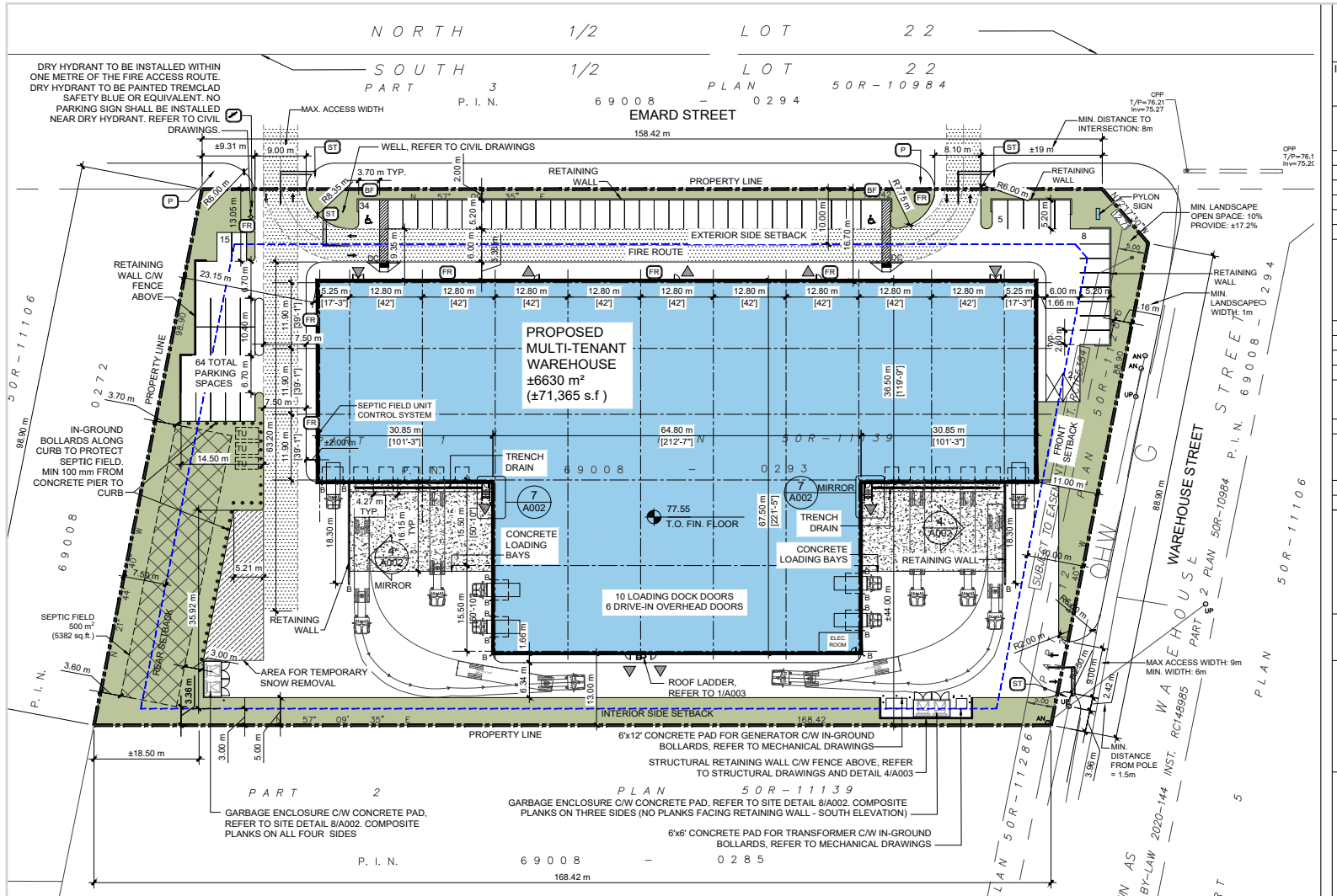
130 Warehouse Street

Floor Plan



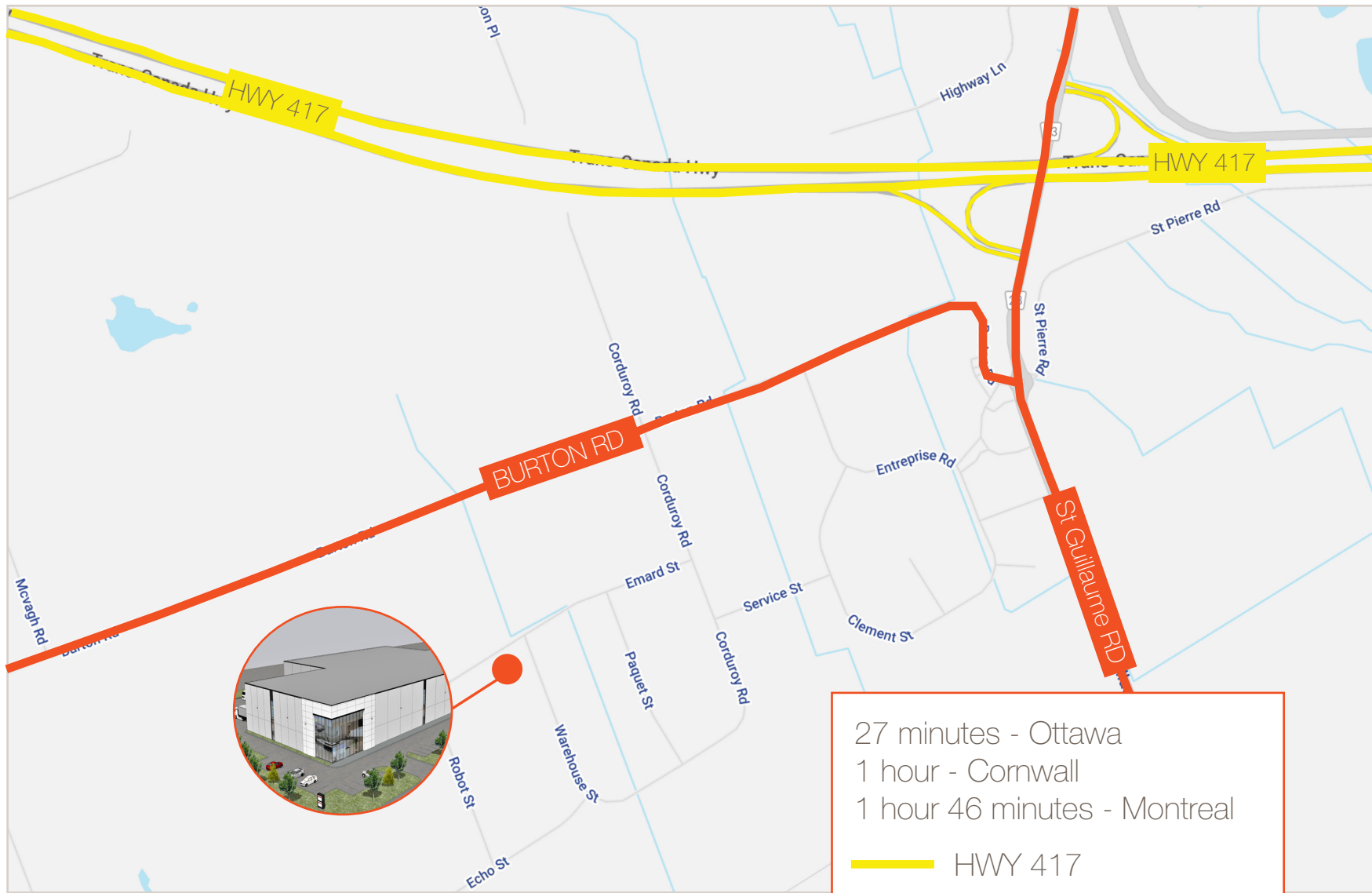
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Site Plan



130 Warehouse Street

Location Map





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