

For Lease:

# 812 Burton Road

Brand New Warehouse Facility with up to 285,000 SF



**Lennard:** Imagine the *Possibilities.*

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# 812 Burton Road

Up to 285,000 SF of brand new warehouse space available for lease close to Highway 417.



Available Space

Up to **285,000 SF**  
(divisible to 35,250 SF for every two bays)

Clear Height

**32' & 35' in warehouse**



Lighting

**Automatic LED**  
(throughout premises)



Parking

**Onsite Parking**  
(for employees & tractor/trailers)



Rent

**\$13.95 PSF**

Operating Costs & Taxes

**\$4.35 PSF (estimated)**



Availability

**Immediate**



Listing Agent

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## Property Highlights

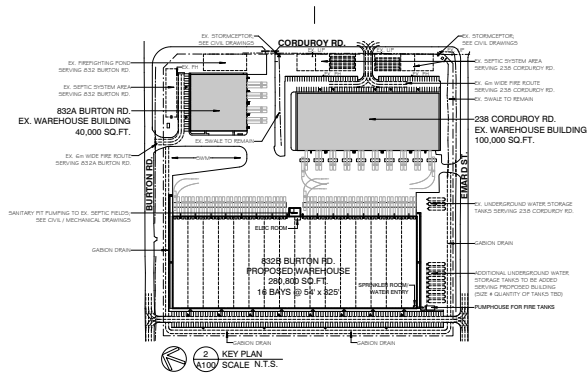
- 51 dock loading doors
- 4 drive in doors
- Half the building is 32ft clear height & the other half is 35ft clear height
- 54ft wide x 25ft deep column spacing
- 2000 KVA electrical supply to building
- Automatic LED lighting throughout
- Located 15 minutes outside the core of Ottawa
- 5 minutes away from Amazon's 1M sq.ft. distribution centre on Boundary Road
- ESFR rated sprinklers
- Approx. 13-14 acre site

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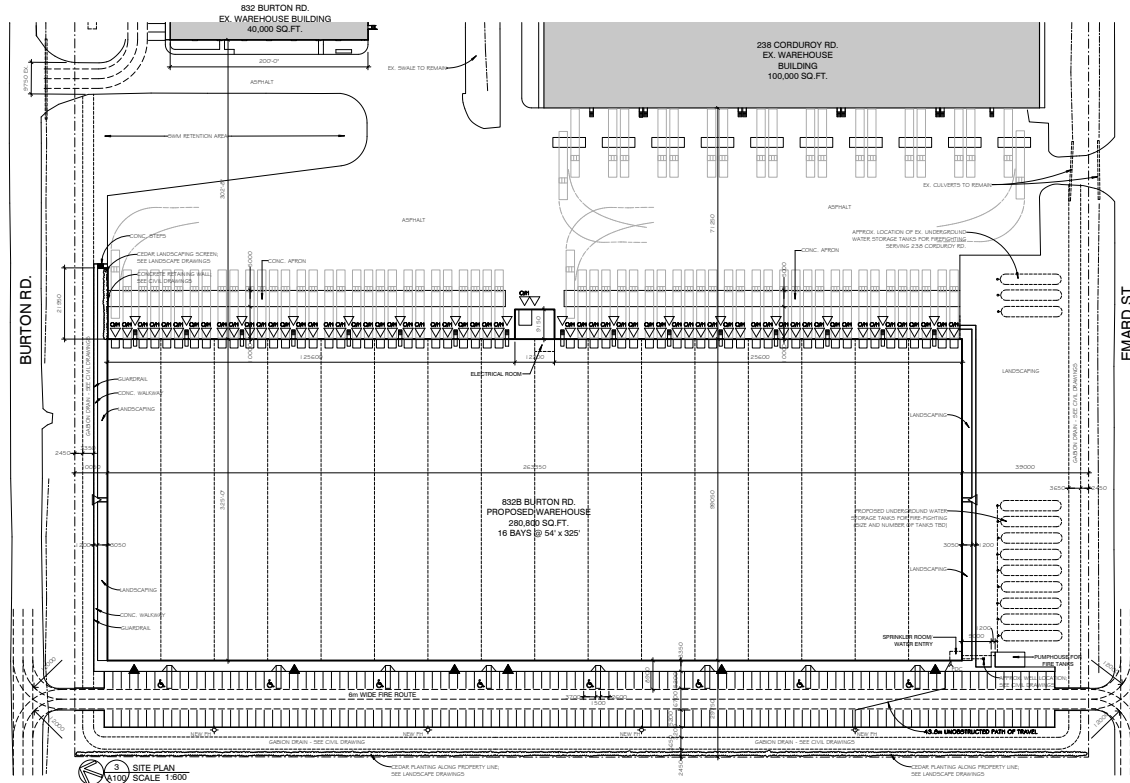
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## Site Concepts



**1 LOCATION PLAN**  
SCALE N.T.S.



# 812 Burton Road

## Building Elevations



East Elevation (Rear, Loading Docks)



South Elevation (Facing Paquet St.)

West Elevation (Front)

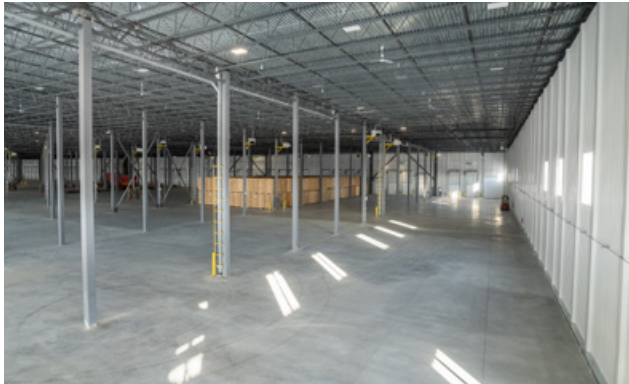
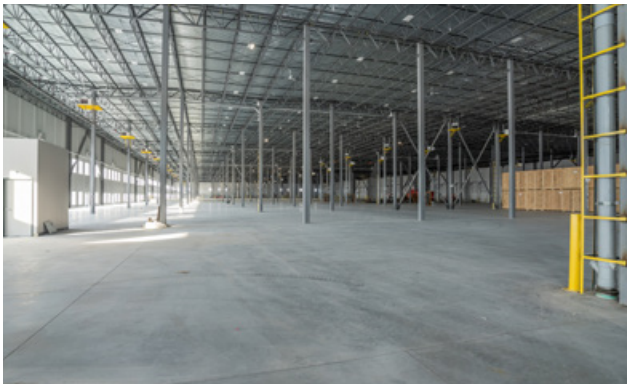


3D View From Burton Road, Rear



3D View From Front

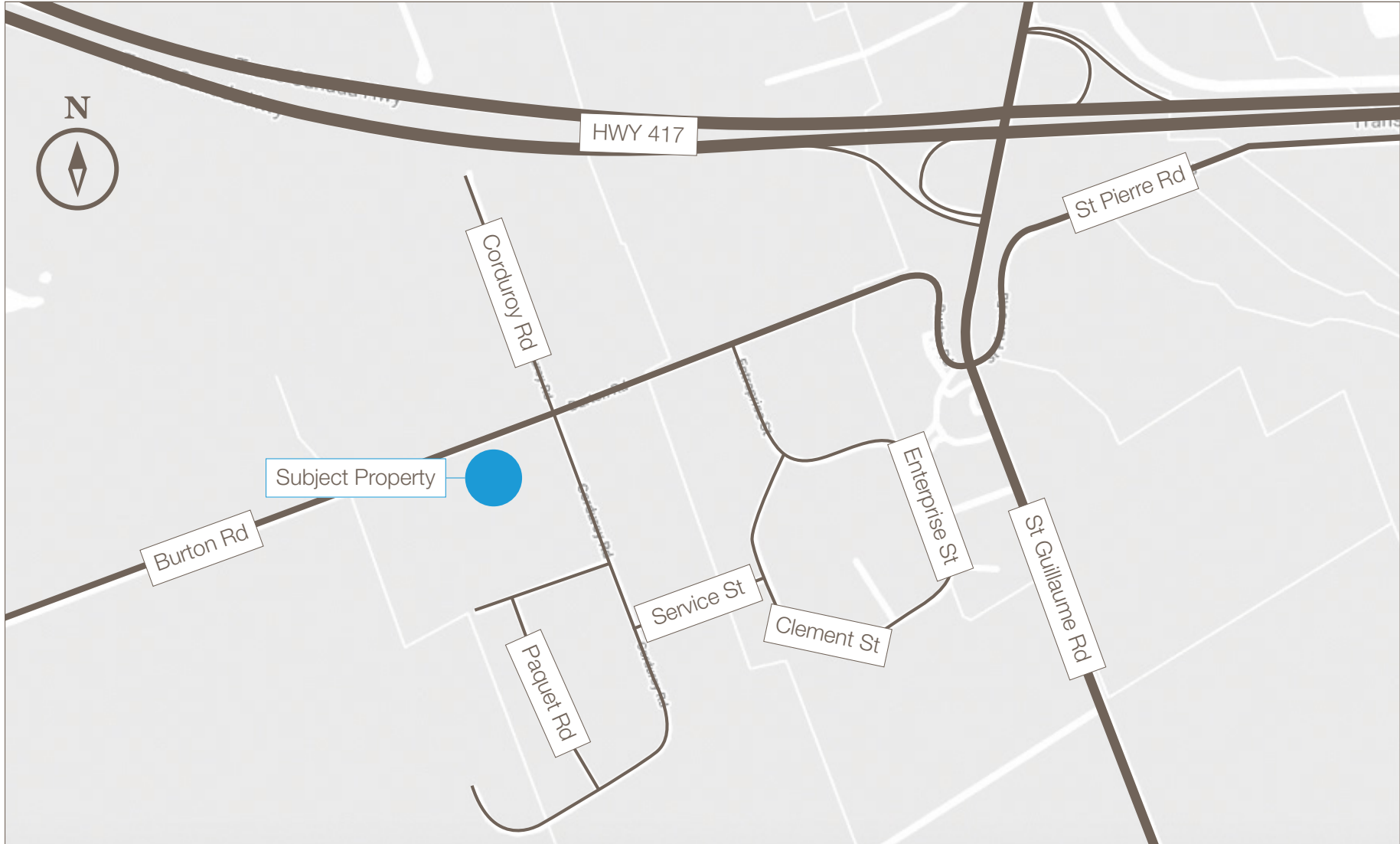
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