



For Lease

# #10-2415 Stevenage Drive

Opportunity to lease a rarely offered industrial unit in an established industrial neighbourhood.

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



# #10-2415 Stevenage Drive



Available Space  
**1,245 SF**



Net Rent  
**\$17.50 PSF**

Additional Rent  
**\$8.02 PSF (approx.)**



Availability  
**Immediate**



Zoning  
**IH**



Shipping  
**1 Dock Level**



Clear Height  
**18'**



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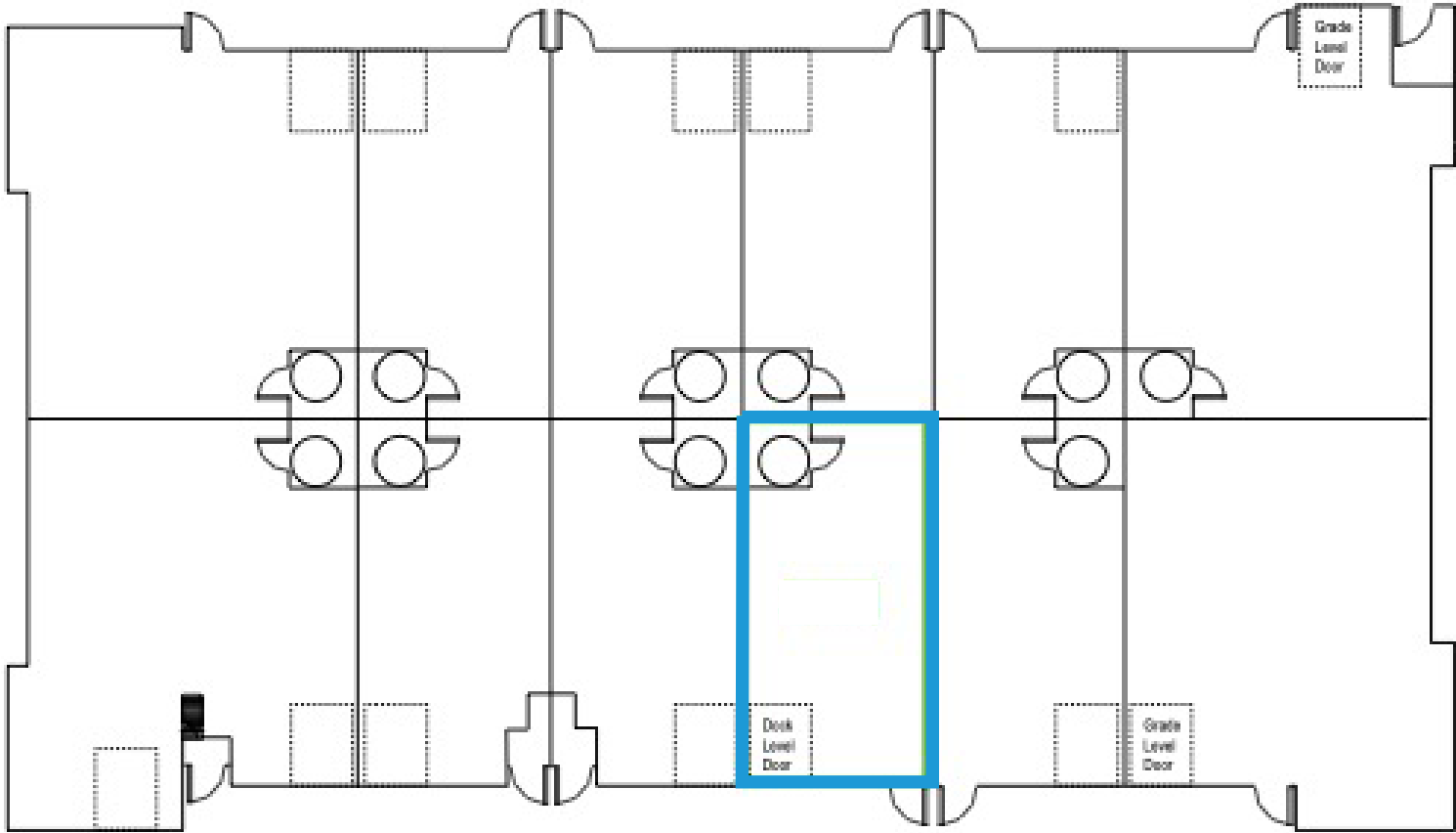
## Property Highlights

- Rarely offered industrial unit in highly sought out industrial area.
- Located within the Hunt Club and Walkley submarket, an established industrial neighbourhood within Ottawa's east end.
- The property is a multi-tenant industrial and commercial building.
- Close proximity to Highway 417 and other important local arterials.
- The property offers convenient access to a variety of tenant amenities such as Subway, A&W Canada, Boston Pizza, Tim Horton's and McDonald's.

**Lennard:**

# #10-2415 Stevenage Drive

Floor Plan



**Lennard:**



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## Photos

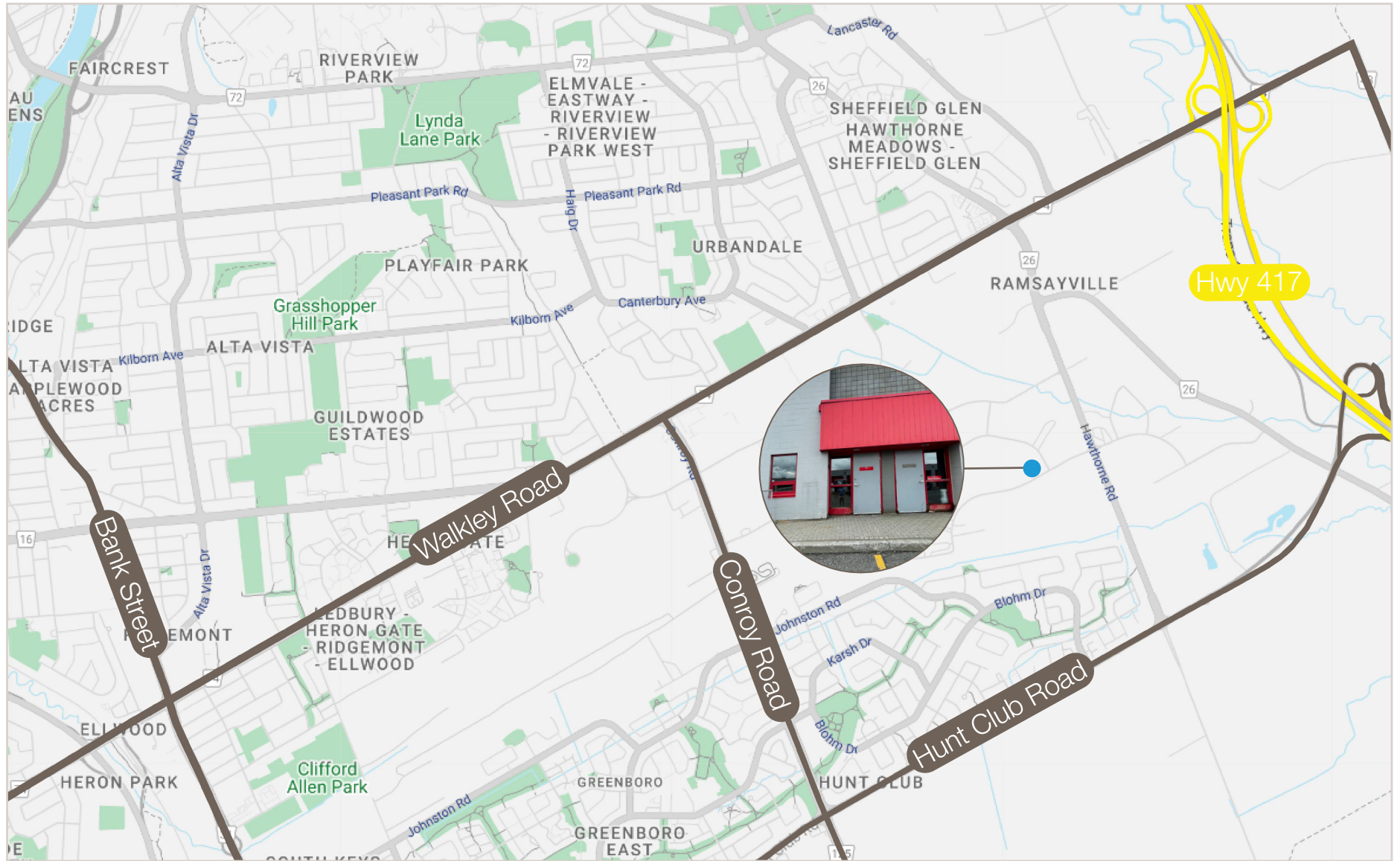


**Lennard:**



# #10-2415 Stevenage Drive

## Location Map



**Lennard:**



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