



For Sublease

1230 Old Innes Road (Unit 413 - 414)

10,657 SF of industrial space located in the Innes Industrial Park.

Lennard:

Aerial Overview

HWY 417

417

417

Innes Road

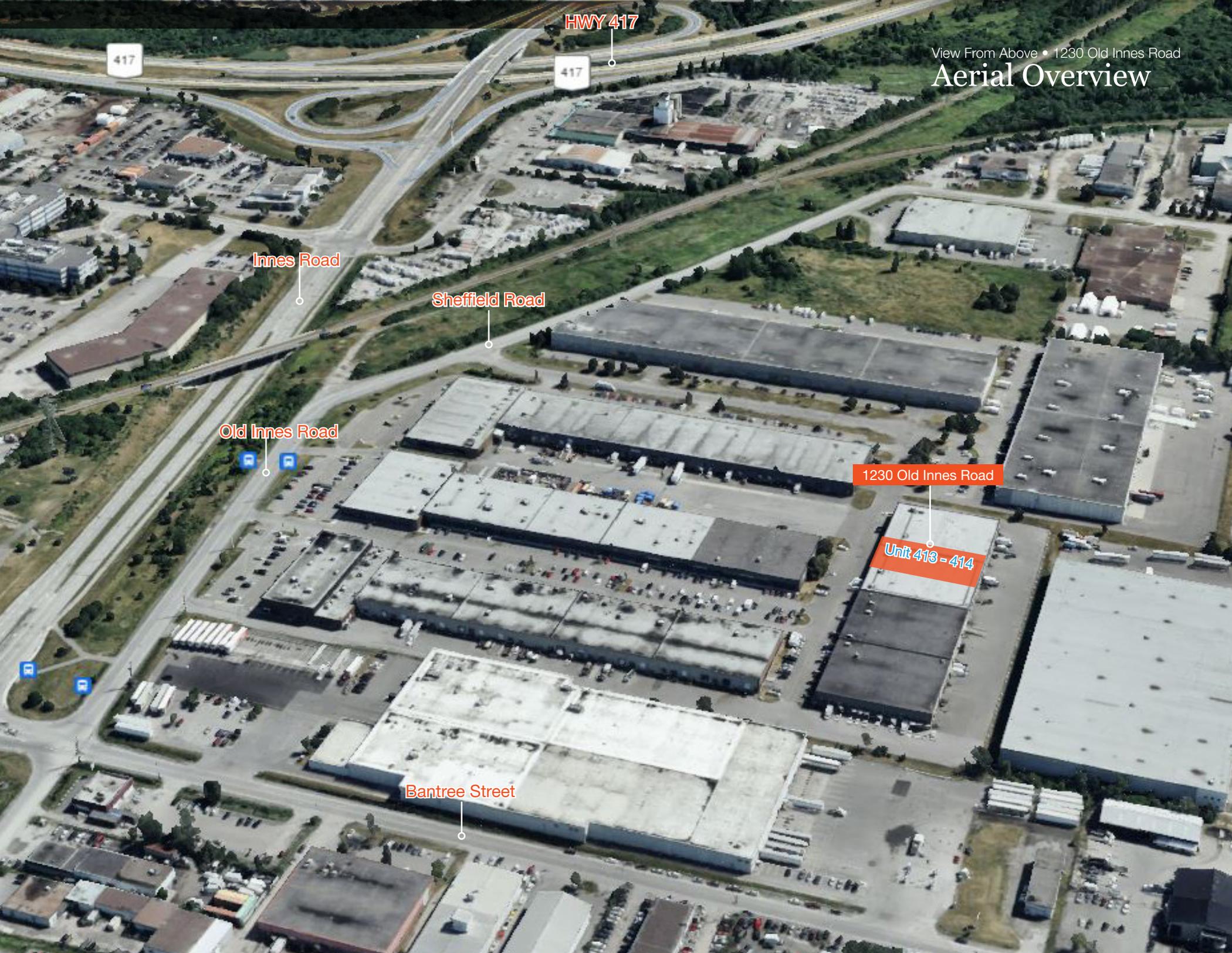
Sheffield Road

Old Innes Road

1230 Old Innes Road

Unit 413 - 414

Bantree Street



Property Details

Located in a prime area of the Innes Industrial Park.

Property Highlights

- Unit 413-414 features 10,657 SF of warehouse space and office space
- 4 enclosed offices and kitchen area
- 18' clear ceiling height
- 2 dock level doors
- LED lighting in warehouse
- Racking available
- Ample parking available
- Available with 30 days notice
- Easy access to highway 417

The Specifications



Unit 413 - 414
10,657 SF



Zoning
IH - Heavy Industrial



Clear Height
18'-11'



Parking
Ample Parking



Loading Doors
2 dock level doors



Power
3-Phase; 200 Amps / 600 Volts



Availability
30 Days Notice



Sublease Term
August 31, 2025



Net Rent
Contact Listing Agent

Additional Rent
\$7.93 PSF (2024)
+ hydro & gas extra



Listing Agents
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Heavy Industrial: IH[268]

Permitted Uses

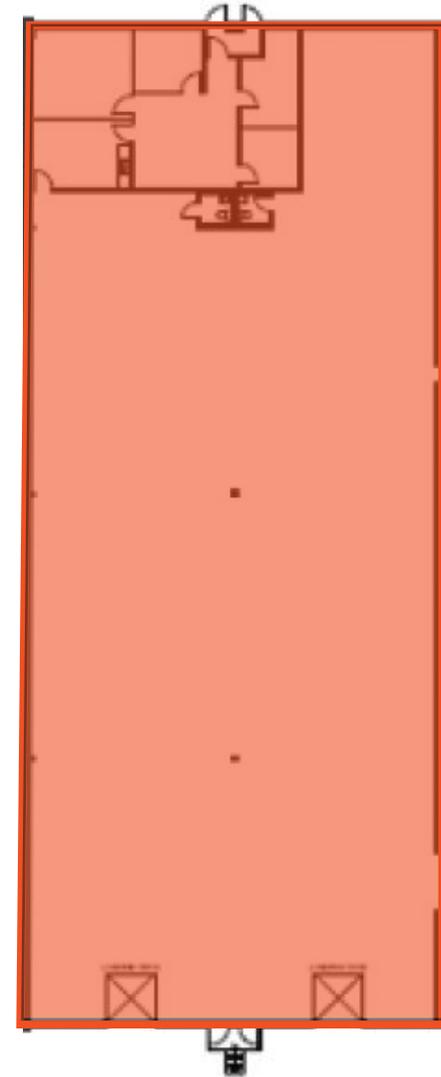
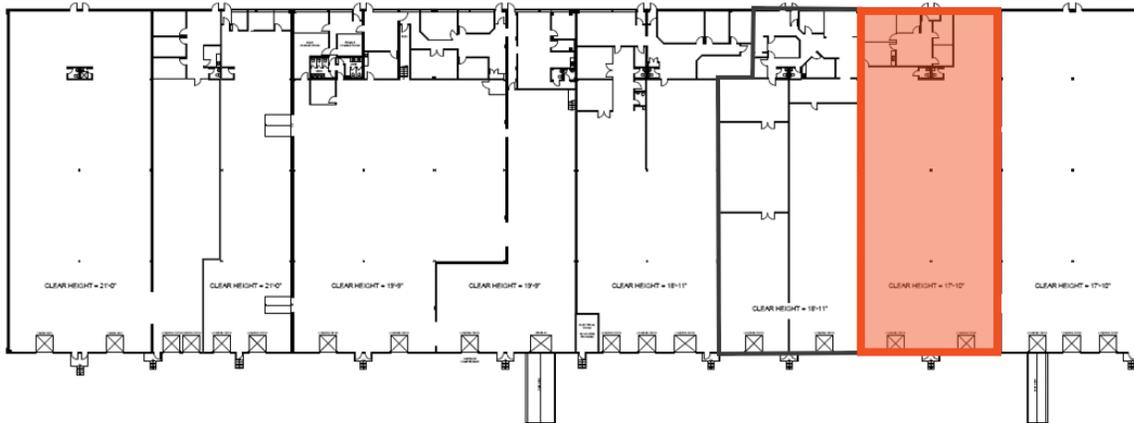
- Animal care establishment (By-law 2015-190)
- Animal hospital
- Automobile body shop
- Automobile service station
- Broadcasting studio
- Cannabis Production Facility, contained within a building that is not a greenhouse (By-law 2019-222)
- Catering establishment
- Crematorium
- Drive-through facility
- Emergency service
- Garden nursery
- Heavy equipment and vehicle sales, rental and servicing
- Heavy industrial uses
- Kennel, see Part 3, Section 84
- Leaf and yard waste composting facility
- Light industrial uses
- Office
- Parking garage
- Parking lot
- Personal brewing facility (By-law 2019-41)
- Printing plant
- Production studio
- Research and development centre
- Service and repair shop
- Storage yard
- Technology industry
- Training centre
- Truck transport terminal
- Warehouse
- Waste processing and transfer facility (By-law 2014-289)

Permitted Uses - with Conditions

- Amusement centre
- Animal care establishment
- Bank
- Bank machine
- Bar (By-law 2018-171)
- Car wash
- Convenience store
- Gas bar
- Instructional facility
- Personal service business
- Place of assembly
- Post office
- Recreational and athletic facility
- Restaurant (By-law 2019-338)



Floor Plan - 10,657 SF



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Photos



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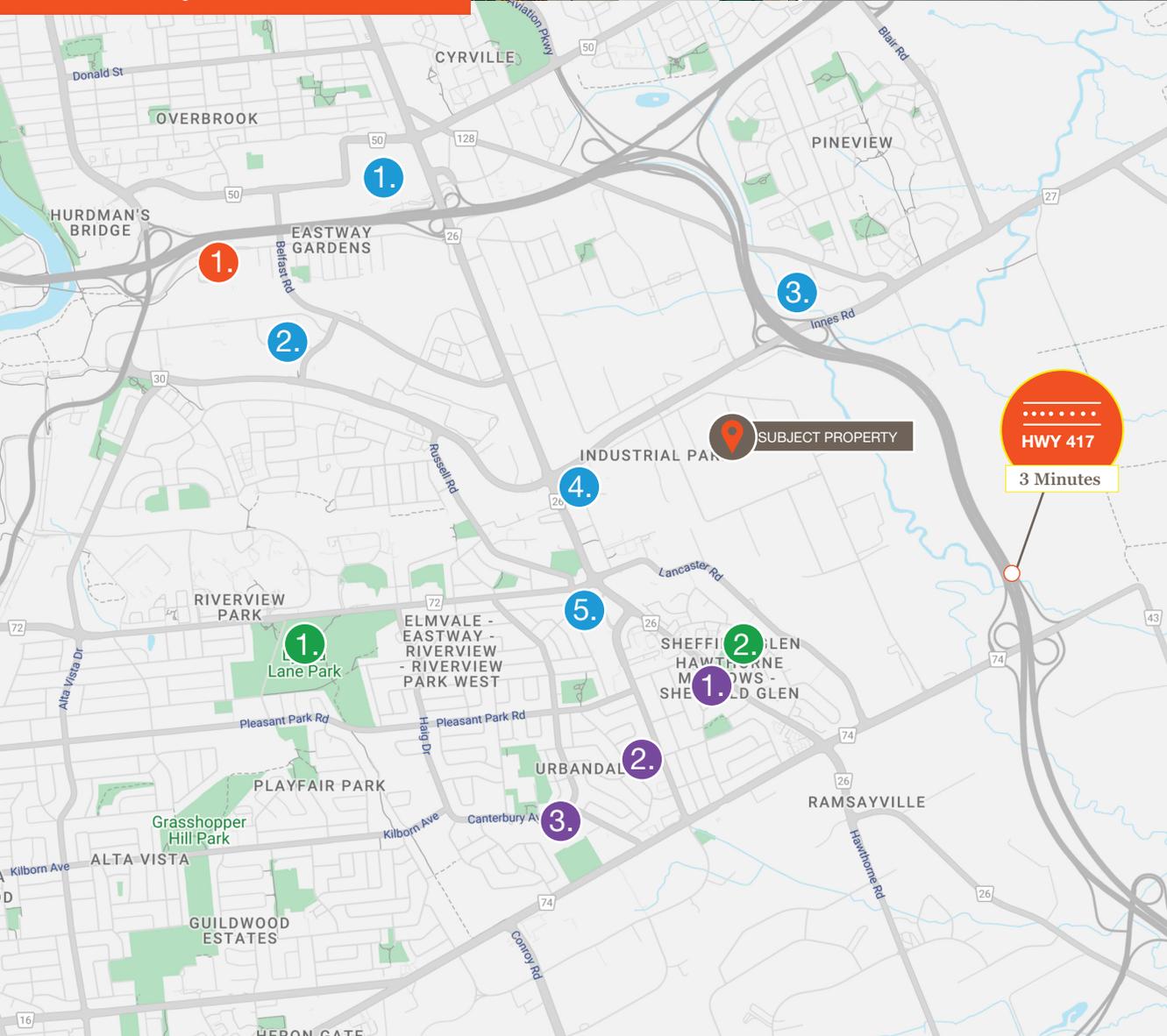
St. Laurent Shopping Centre

Ottawa Train Yard Shopping Centre

Ottawa Via Rail Station



Nearby Amenities



Retail & Restaurants

1. St. Laurent Shopping Centre
2. Ottawa Train Yard Shopping Centre
3. Innes Crossing Shopping Centre
4. Koyman Galleries Shopping Centre
5. Elmvale Acres Shopping Centre

Parks & Recreation

1. Lynda Lane Park
2. Sheffield Glen Park

Institutional

1. St. Luke School
2. Hawthorne Public School
3. Canterbury High School

Transportation

1. Ottawa VIA Rail Station



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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 2024.