



For Lease

2413 Stevenage Drive

Opportunity to lease an industrial unit in Hawthorne-Stevenage Industrial Park

Lennard: Imagine the *Possibilities.*



2413 Stevenage Drive



Available Space

Unit 1: 7,115 SF



Net Rent

\$16.00 PSF

Additional Rent

\$8.06 PSF (approx.)



Availability

Immediate



Zoning

IH



Shipping

2 Dock Doors
1 Grade Level



Clear Height

18'



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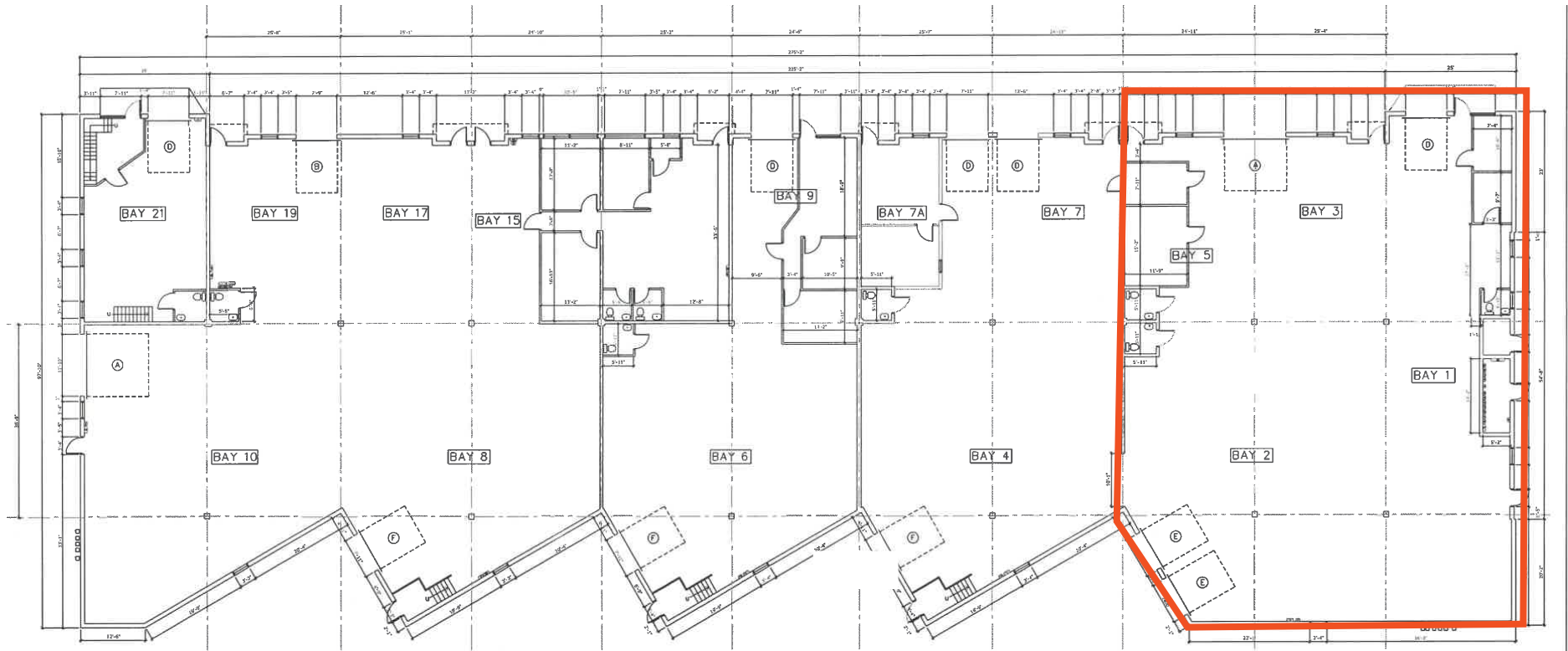
Property Highlights

- Approximately 7,115 SF of warehouse space
- 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:

2413 Stevenage Drive

Floor Plan



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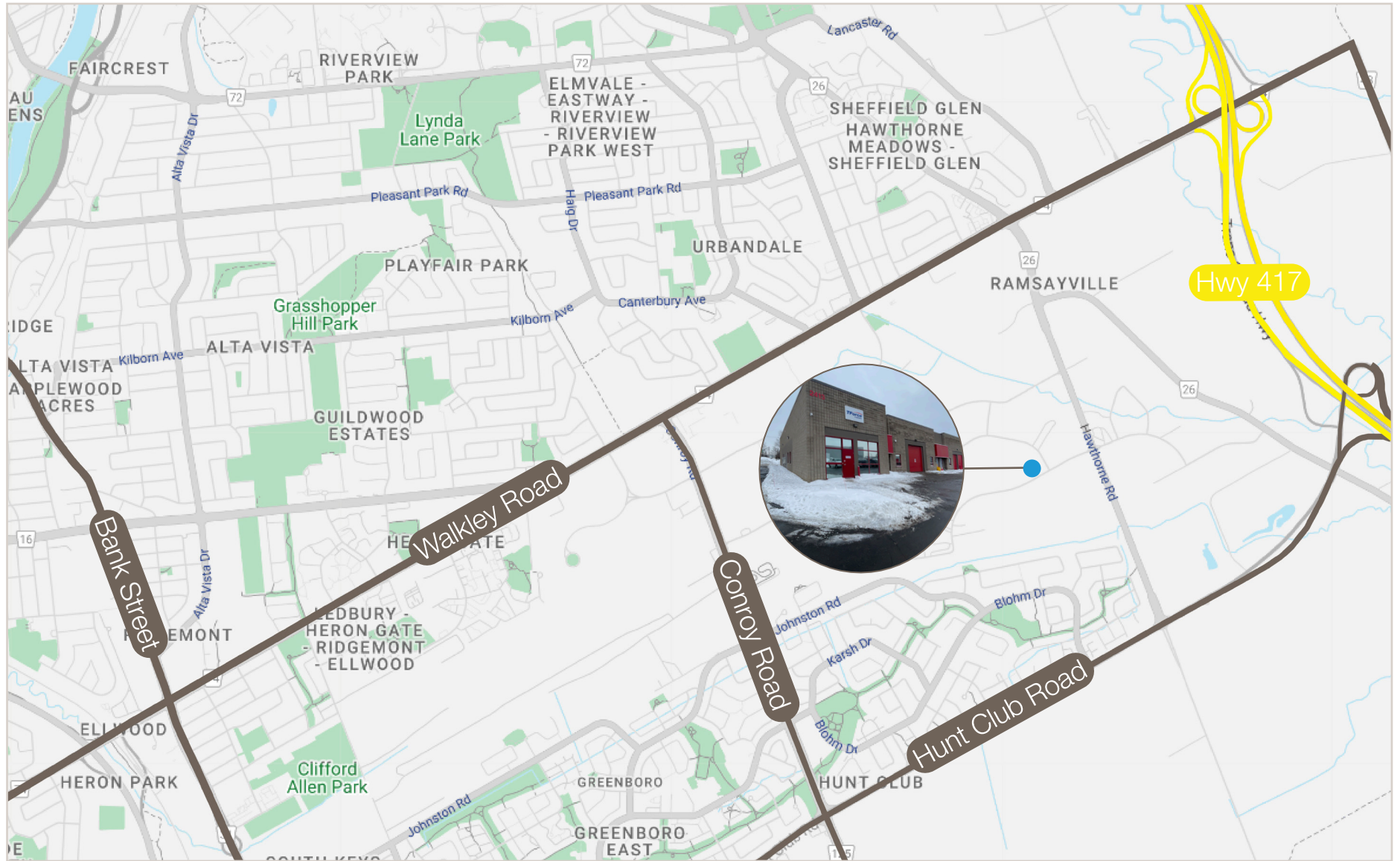
Photos



Lennard:

2413 Stevenage Drive

Location Map



Lennard:



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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.