



For Lease: 16,000 SF Industrial Building

38 Bruce Crescent Carleton Place, ON

Lennard: Imagine the *Possibilities*.

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38 Bruce Crescent, Carleton Place, ON

16,000 SF building available for lease in Carleton Place, ON.



Size

Back Unit: 6,400 SF
Front Unit: 9,600 SF



Net Rent

\$10.50 PSF

Additional Rent

\$4.00 PSF



Listing Agent

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Loading

3 drive-in doors



Availability

March 1, 2025



Power

240v, 400 amps, 3 phase

Property Highlights

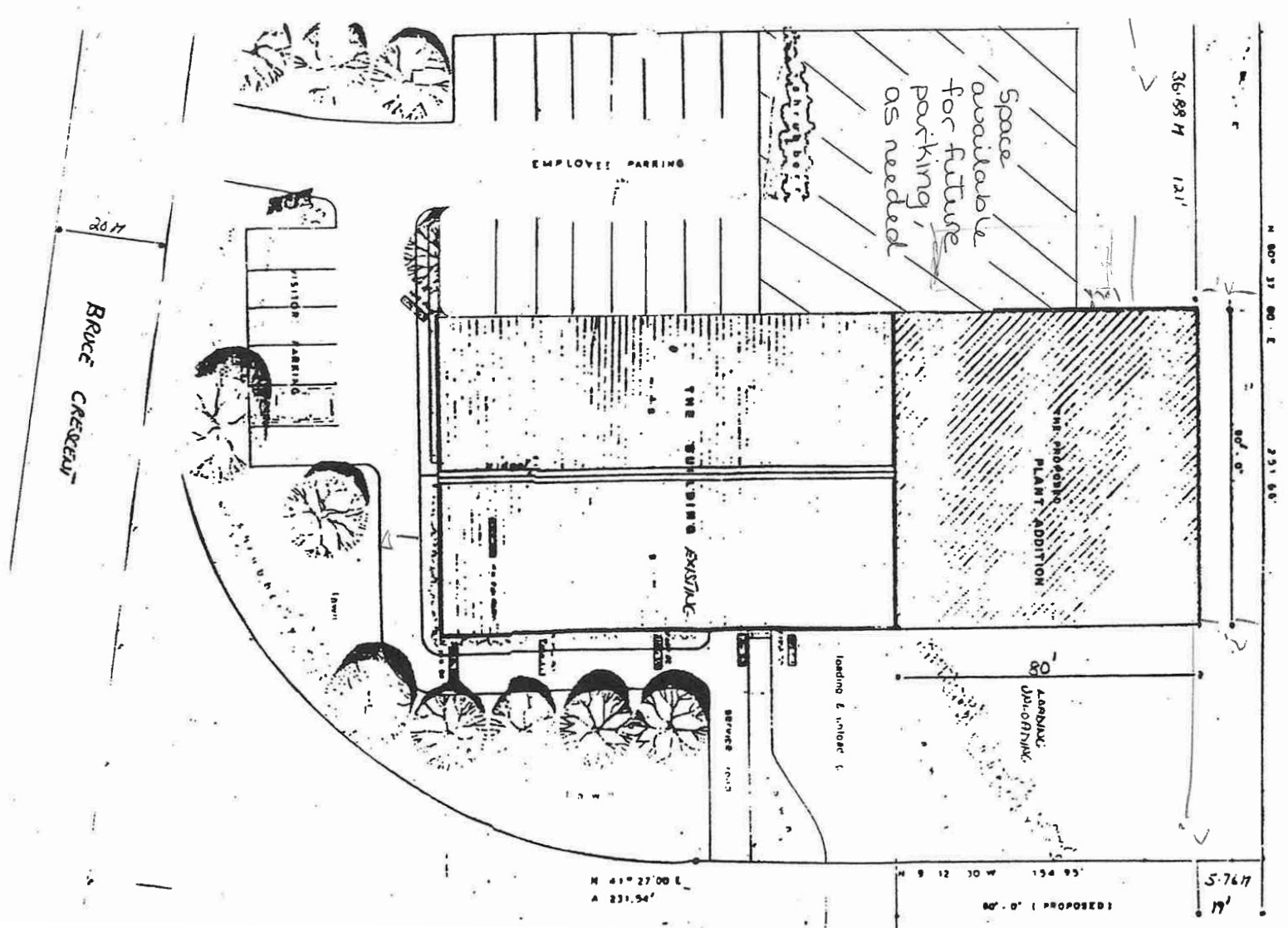
- Height of building in the centre is 17.5' and 16' where the roof meets the walls
- Height at elevated roof is 24.5'
- Sprinkler system, backflow water valve installed
- Approximately 1,000 SF mezzanine above office area, wood floors throughout
- Opportunity to add in 2 dock loading doors
- New owners are painting the exterior, adding in new windows & cleaning up the outside of the premises, extending parking lot
- Building signage available
- Ample onsite parking with outdoor storage available

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Site Plan



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Photos

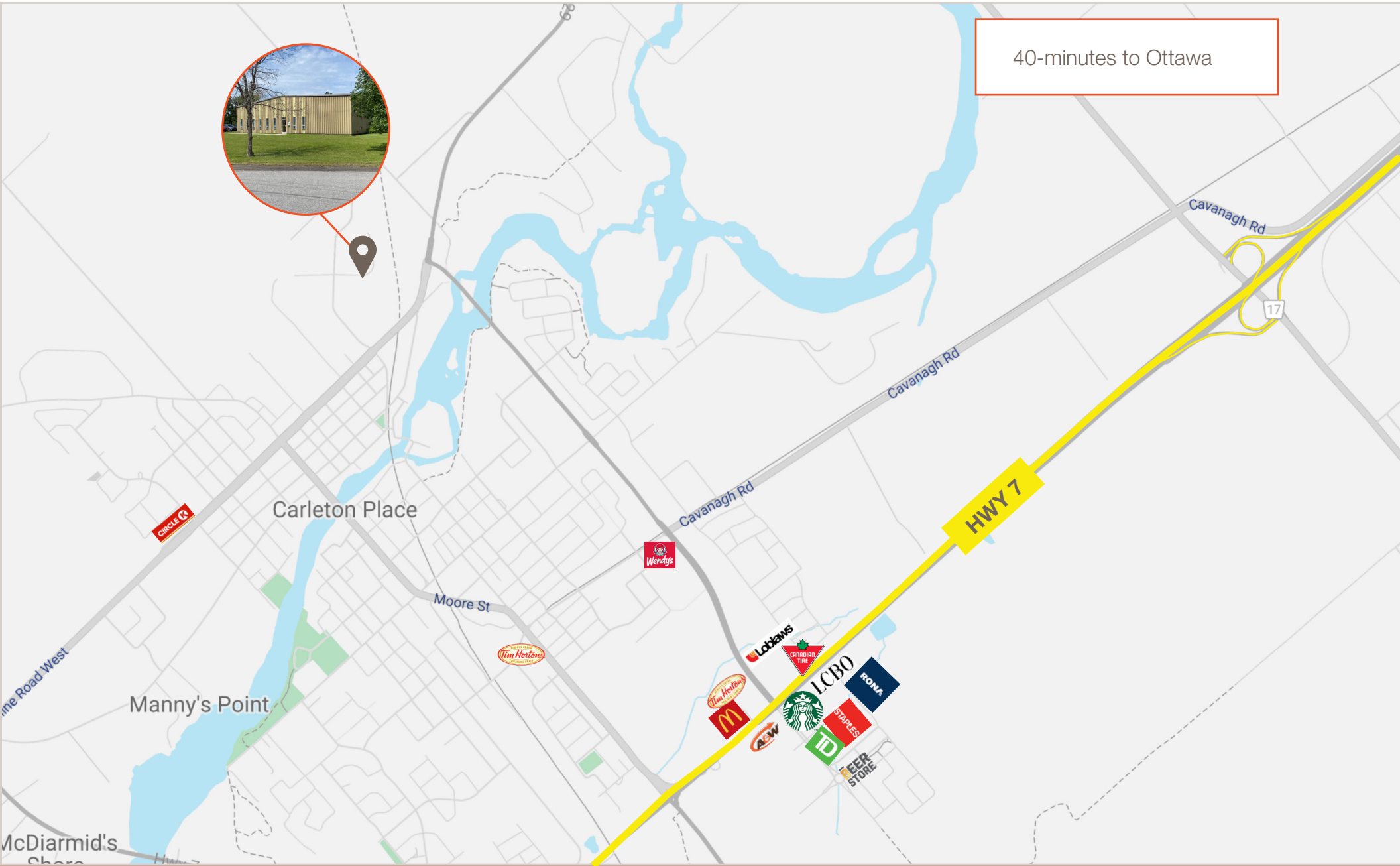


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Location Map



40-minutes to Ottawa



Carleton Place

Manny's Point

HWY 7



McDiarmid's
Shore

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