

Lease Opportunity



Heavy Industrial Land

For Lease

60 Sappers Ridge
Ottawa, Ontario

Rideau Hawthorne Business Park



QUINTIN COLAIACOVO
BROKER OF RECORD
(613) 371 1140
quintin@qubeproperties.com

BEN SHERMAN
BROKER
(613) 513 4759
ben@qubeproperties.com

QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5



OVERVIEW

60 Sappers Ridge offers a unique opportunity to lease approximately 2.04 acres of fully serviced, rural heavy industrial land at the intersection of Rideau Road and Hawthorne Road in Ottawa. The site is flat, dry, and fully fenced with granular base, power connections, and lighting already in place.

Zoned RH - Rural Heavy Industrial, the property permits a wide range of uses including outdoor storage, truck transport, heavy equipment sales and service, and light or heavy industrial operations. With its strategic location and flexible zoning, 60 Sappers Ridge is well positioned to support a variety of industrial users seeking secure, functional land in Ottawa's southeast industrial node.

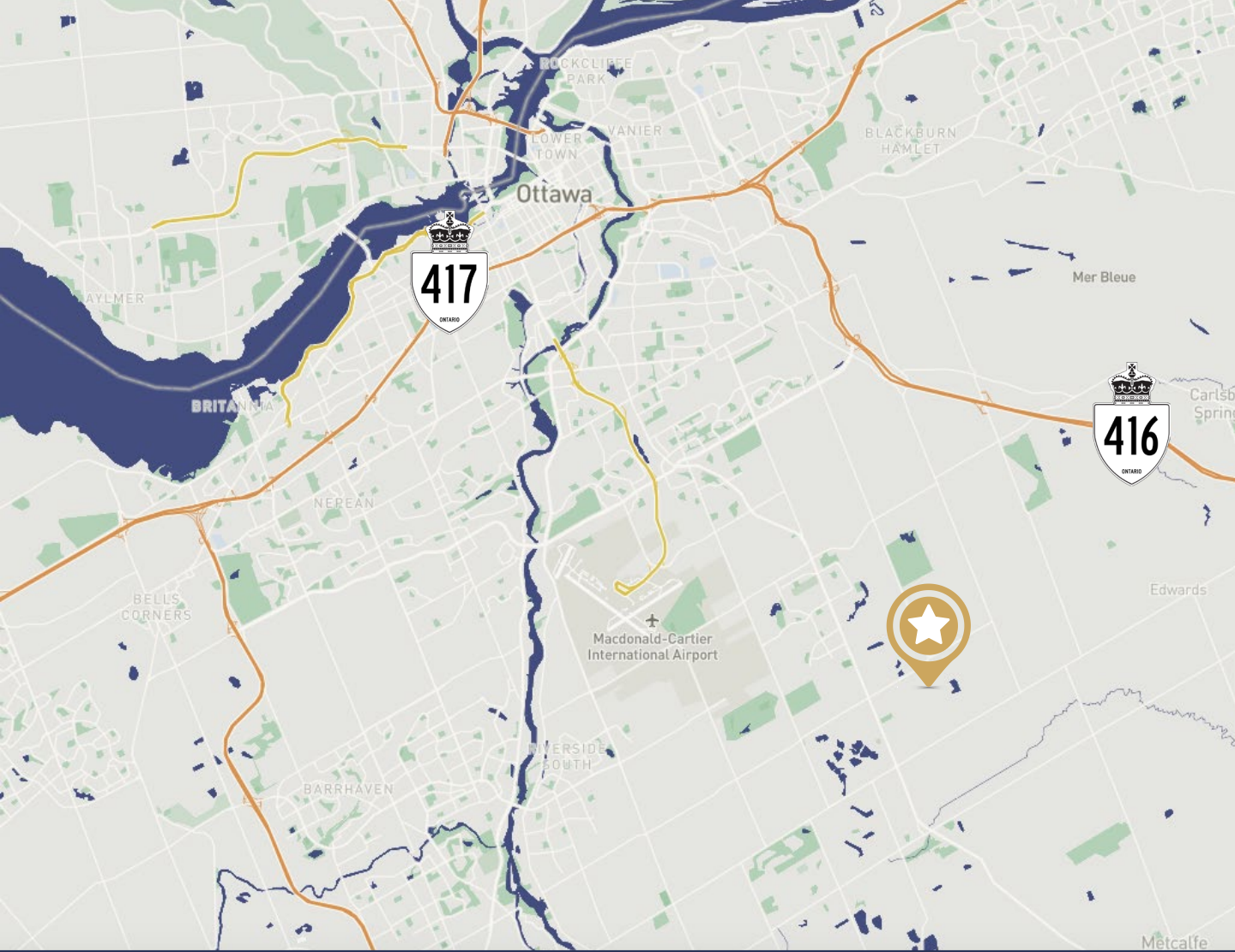
Permitted uses include:

- automobile service station
- drive-through facility
- heavy equipment and vehicle sales, rental and servicing
- heavy industrial use
- leaf and yard waste composting facility
- light industrial use
- service and repair shop
- storage yard
- terminal warehouse
- waste processing and transfer facility

See full list of uses [here](#).

Space Details	
Address	60 Sappers Ridge
PIN	043260648
Land Area	Up to 2.04 acres (88,862.4 sf)
Services	Hydro
Zoning	RH - Rural Heavy Industrial
Site Preparation	16" Granular B Plus 12" Granular A Plus Filter Cloth
Status	Vacant
Lease Information	
Availability	30 days
Basic Rent	\$9,000.00/mth
Additional Rent	\$950.00/mth





For more information:

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