

4,000 Sq. Ft.
INDUSTRIAL WAREHOUSE/OFFICE



FOR LEASE

151 Bentley Avenue, Bay 3 & 4 Nepean, ON K2E 6T7

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Royal LePage Integrity Realty
2148 Carling Ave. Units 5 & 6
Ottawa, ON K2A 1H1
INDEPENDANTLY OWNED AND OPERATED

Kylene Gillies,
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Available July 1, 2026

\$19.00 per sq. ft. Property Features

Bay 4

- Entrance from the parking
- 3 offices and 1 washroom
- Office 1: 9.3 ft. x 9.3 ft
- Office 2: 9.2 ft. x 14 ft. (small boardroom)
- Office 3: 10.4 ft. x 15ft
- 42 ft x 23.5ft open space
- Overhead door

Bay 3

- Entrance from the parking
- 1 washroom
- 33ft x 58 ft Open warehouse
- Utility sink
- All measurements are approximate

Recoverable cost include: General Maintenance & Repair, Management & Administration, Insurance, Landscape, Real Estate Taxes, Snow Removal, Water & Sewer.

Recoverable cost are estimated at \$8.03 per sq. ft. for year ending December 31, 2026. Hydro and gas is metered and paid directly by the tenant.



PROPERTY OVERVIEW

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