

2,000 Sq. Ft.
INDUSTRIAL WAREHOUSE/OFFICE



FOR LEASE

**151 Bentley Avenue, Bay 13
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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\$19.00 per sq. ft. Property Features

- Wide open space, approx. 34 ft by 59 ft
- 600-volt service
- 1 Grade level loading 9 ft (W) by 12 ft (H)
- 11 ft 6 inches clear height
- Former workshop with electrical distribution along the East and North Walls
- All measurements are approximate

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

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



PROPERTY OVERVIEW

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