

1,300 SF
WAREHOUSE SPACE



FOR LEASE

**BAY L - 141 BENTLEY AVENUE,
OTTAWA, ON K2E 6T7**

Geoffrey H. Godding, CPM
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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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Gross Rate \$2,925.00 per month

Property Features

- ❖ 16 feet clear height
- ❖ One grade door 12 feet by 10 feet
- ❖ Bay size roughly 25 ft. 6 inches (W) by 57 ft. 2 inches (H)
- ❖ Gross rent to escalate 4% per year
- ❖ All measurements are approximate

Gross Rate includes: Building Insurance, Common Area Hydro, General Maintenance & Repair, Management & Administration, Landscape, Real Estate Taxes, Snow Removal, Water & Sewer.

Heat (oil) and hydro is metered separately and paid by the tenant.



PROPERTY OVERVIEW

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