

Suburban Industrial Facility

For Sale

201 Iber Road
Ottawa, Ontario

Iber Road Industrial Park



QUBE PROPERTIES LTD.

REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5

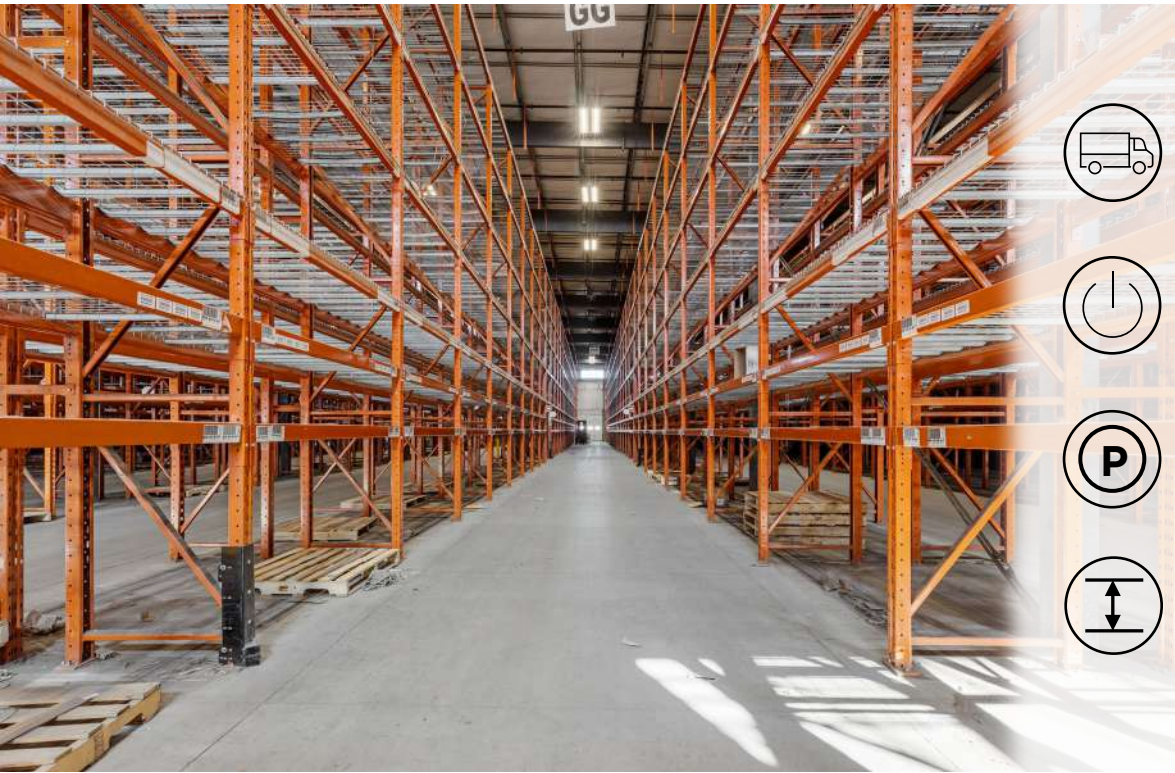
OVERVIEW

201 Iber Road presents a unique opportunity for both investors and owner-users to acquire a well-located, 100,354 square foot high-bay single-tenant industrial facility in the thriving west end of Ottawa. Currently used as a cross-dock warehouse, the property is versatile and offers potential for conversion into a multi-tenant facility.

Available at below replacement cost, this turnkey industrial facility represents a rare and valuable investment opportunity. The building features a functional layout with 10% office space and 90% warehouse space, along with an expansive site ideal for trailer and vehicle parking. This combination of attributes makes it an exceptional opportunity in Ottawa's industrial market.



Space Details	
Address	201 Iber Road
PIN	044500178 044500179 044500180 044500181
Constructed	2002 (original) 2008 (addition) 2020 (addition)
Land Area	5.69 acres (248,182 sf)
Building Area	100,354.45 SF
Services	Full municipal
Interest	Fee Simple
Zoning	IL – Light Industrial [1559]
Parking	123 stalls
Trailer Parking	5 trailer stalls (approx.)
Power	400A – 600V – 3PH
Clear Height	28'7"
Available Loading	16 loading docks 1 drive-in door
Column Size	35'5" x 25'4"
Financial Information	
Availability	Immediate
Asking Price	\$31,000,000
Property Tax	\$207,712.16



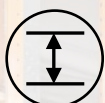
SHIPPING
16 Truck level
1 Drive-in



POWER
400 AMP / 600
Volt / 3 Phase

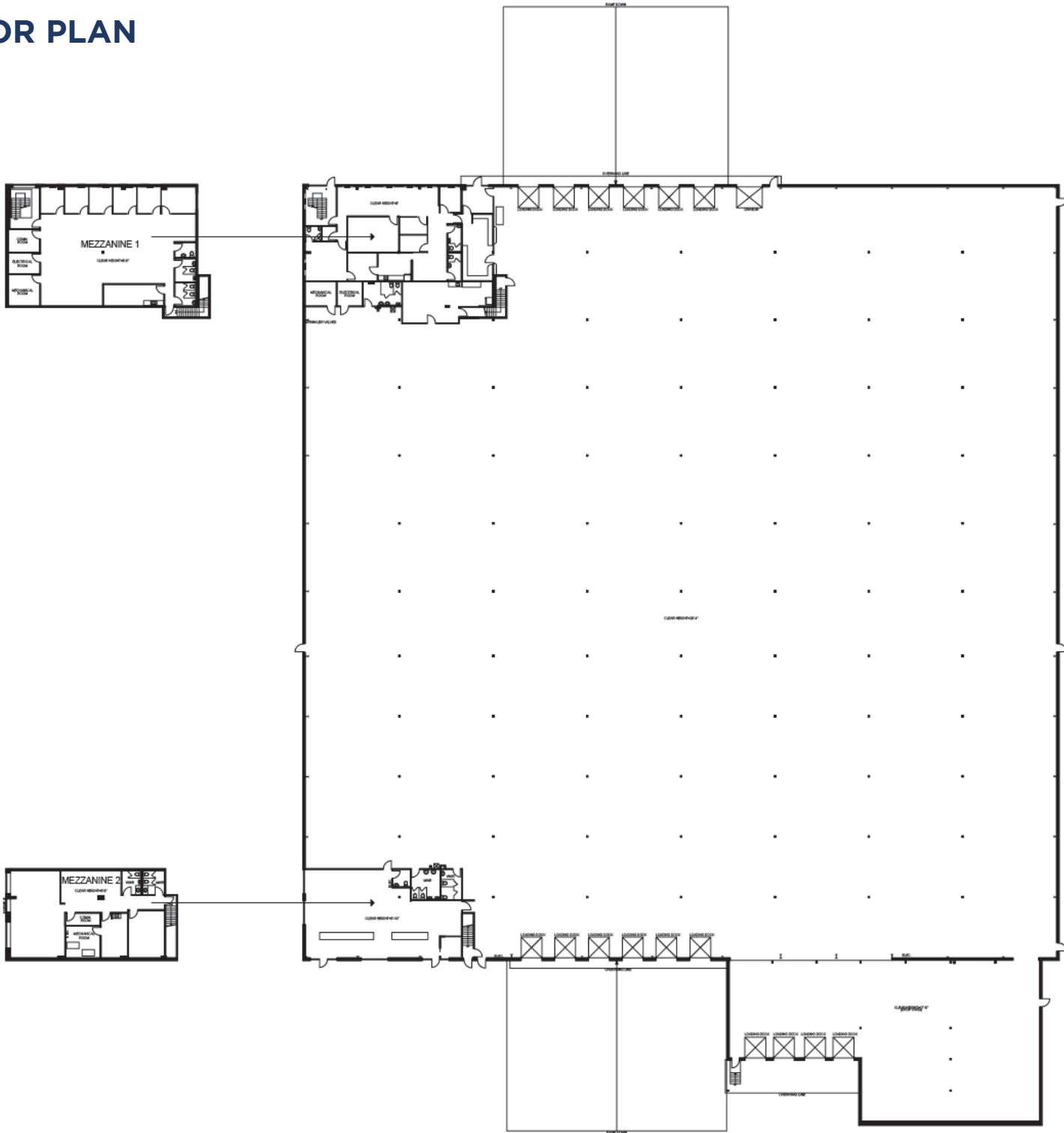


PARKING
123 stalls
5 trailer

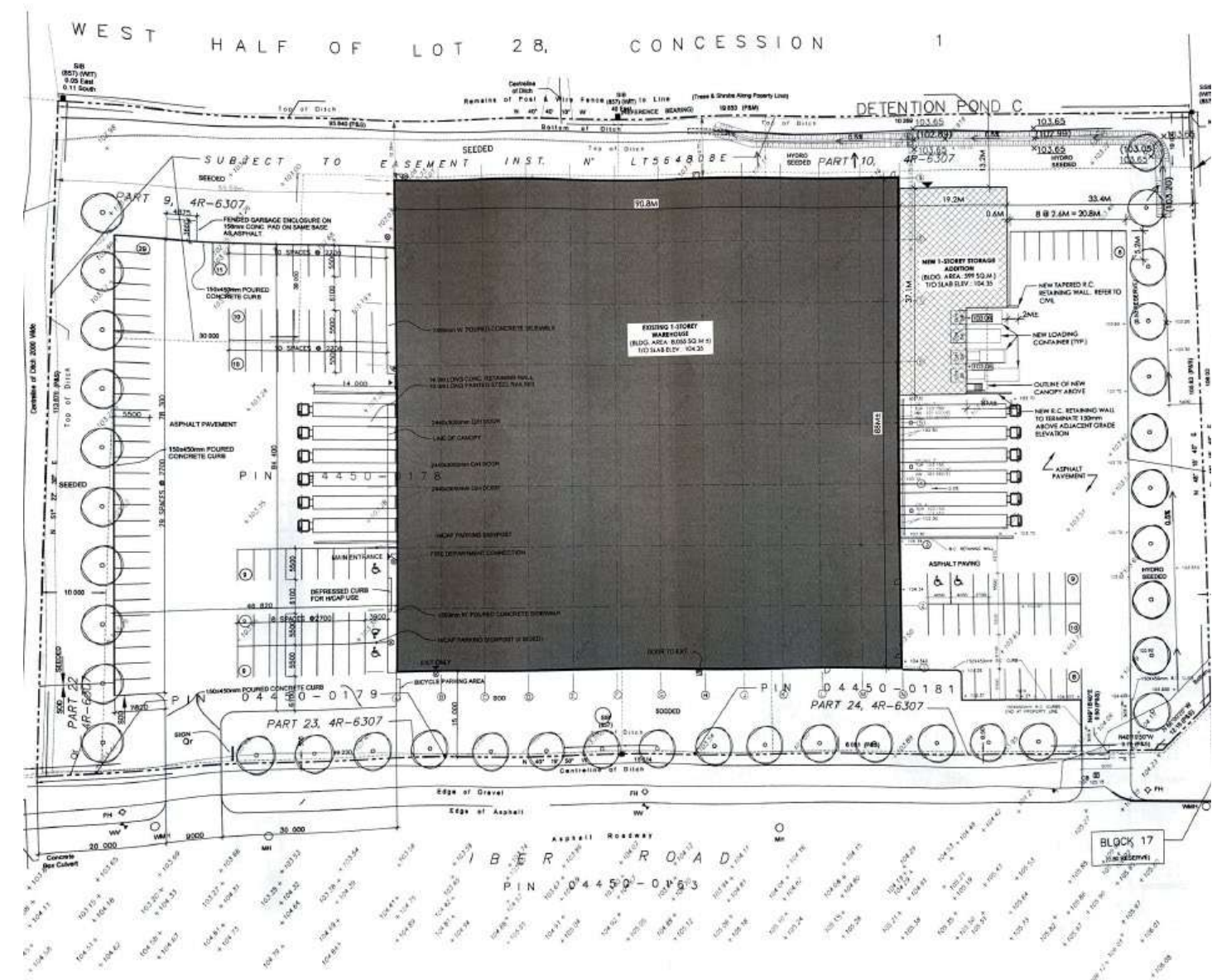


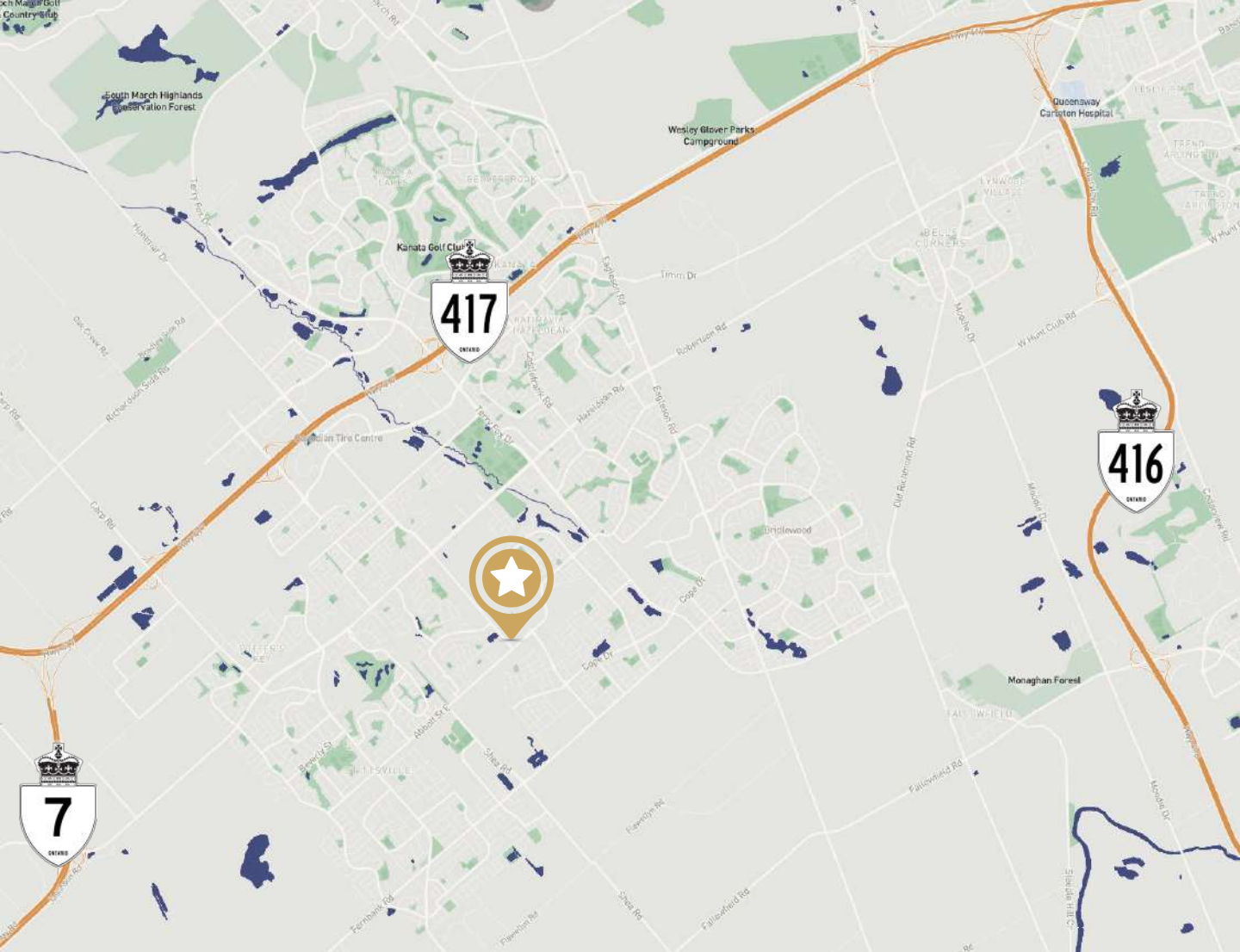
CLEAR HEIGHT
28'7" clear

FLOOR PLAN



SITE PLAN





For more information:

ASKING PRICE
\$31,000,000

QUINTIN COLAIACOVO

BROKER OF RECORD

(613) 371 1140

quintin@qubeproperties.com

BEN SHERMAN

BROKER

(613) 513 4759

ben@qubeproperties.com

SAMIZ SUNERSARA

SALES REPRESENTATIVE

(613) 413 2178

samiz@qubeproperties.com

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

This disclaimer shall apply to Qube Properties Ltd, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("Qube"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Qube, and Qube does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Qube does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information.

www.qubeproperties.com

QUBE
PROPERTIES