



OFFICE / SHOWROOM /  
WAREHOUSE SPACE

FOR LEASE

## 43 Grenfell Crescent, Bay 2, Nepean, ON K2G 0G3

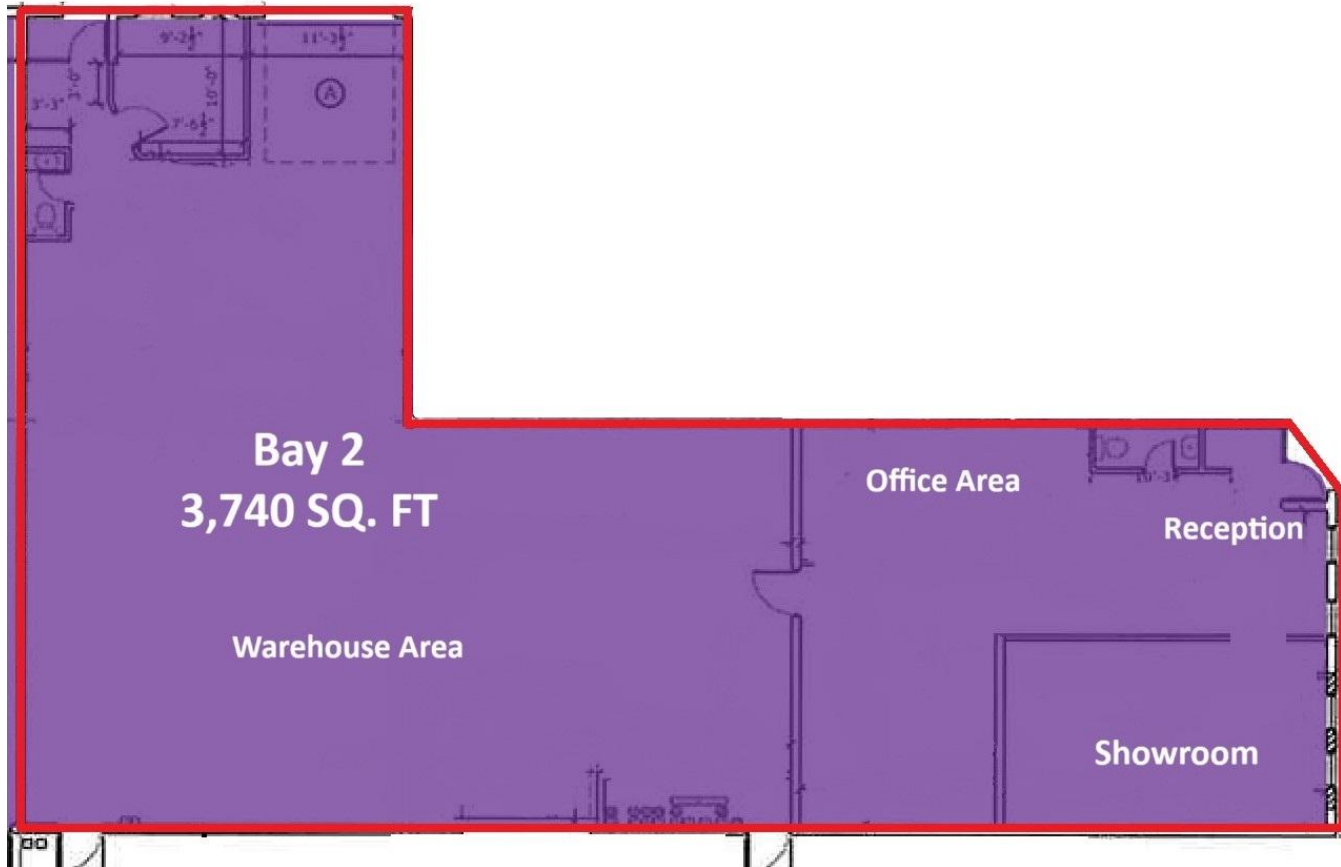
### BUILDING FEATURES

- Total Area: 3,740 sq. ft.
- Reception, showroom and 5 offices
  - 28 ft. 11 inches by 49 ft.
- AC in office area only
- Warehouse area
- 1 Garage door
  - 9 ft. 4 inches (W) by 9 ft. 10 inches (H)
- 12 ft. ceiling height
- Two electrical services
  - 60 Amp 120/208 volt 3 phase
  - 225 Amp 120/208 3 phase

### LEASE DETAILS

ADDRESS	43 Grenfell Crescent, Bay 2, Nepean, ON K2G 0G3
RENTAL RATE PER SQ. FT.	\$19.00
RECOVERABLE COSTS PER SQ. FT.	\$8.77
WAREHOUSE SPACE	Approx. 2,320 sq. ft.
OFFICE SPACE	Approx. 1,420 sq. ft.
LEASE TERM	3 – 5 Years
ZONING CODE	IP[178]
OCCUPANCY	Dec 1, 2025





## GEOFFREY H. GODDING CPM

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## ADDITIONAL RENT INCLUDES:

- General Maintenance & Repair
- Management & Administration
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer

Hydro and gas is metered and paid  
directly by the tenant.

Recoverable cost are estimated at \$8.77  
per month for year ending December 31,  
2025

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