

INDUSTRIAL FOR LEASE

1275 HUMBER PLACE

Ottawa, ON K1B 3W2



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REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

| | |
|-------------------------|---------------------------|
| Available Space: | approx. 6,440 - 38,792 SF |
| Lease Rate: | \$16.50 SF/yr (NNN) |
| Additional Rent: | approx. \$6.63 SF/yr |

PROPERTY OVERVIEW

Clean and spacious warehouse unit available in the Innes Business Park, close to HWY 417 and the Train Yards Shopping Centre. Plenty of parking on-site and good transit service from nearby Sheffield Road. Close to a wide variety of amenities such as restaurants and gyms. These are units ideal for storage or distribution centers. Units feature 25' ceiling height, 38'8" column spacing, multiple dock loading doors, and a large parking lot that can accommodate a variety of large trucks. Modern sprinkler system and new roof installation underway as of April 2026. Current layout is divisible into a variety of configurations. Unit 300-500 is currently combined, for a total of approx. 38,792 square feet, and five (5) loading doors. It features a lunchroom, bathroom, conference room, two (2) offices and a reception area. The units are able to be demised into the following approx. minimum configurations: Unit 300 - 19,159 square feet; Unit 400 - 12,719 square feet, Unit 500 - 6,3279 square feet. Unit 700 is approx. 6,440 square feet and has one (1) loading door. Private garbage collection not included. Tenant pays utilities. Available immediately.

PROPERTY HIGHLIGHTS

- Utilities Extra
- 125 amp, 208 V, 3 phase power service onsite.
- Dock loading at 3'8" height.
- Zoning: IH

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Lease Spaces



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|--------------|-----------|-----------|------------|---------------|
| Unit 300 | Available | 19,159 SF | NNN | \$16.50 SF/yr |
| Unit 400 | Available | 12,719 SF | NNN | \$16.50 SF/yr |
| Unit 500 | Available | 6,279 SF | NNN | \$16.50 SF/yr |
| Unit 300-500 | Available | 38,157 SF | NNN | \$16.50 SF/yr |
| Unit 700 | Available | 6,308 SF | NNN | \$16.50 SF/yr |

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1275 HUMBER PLACE - UNIT 300-500

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Additional Photos



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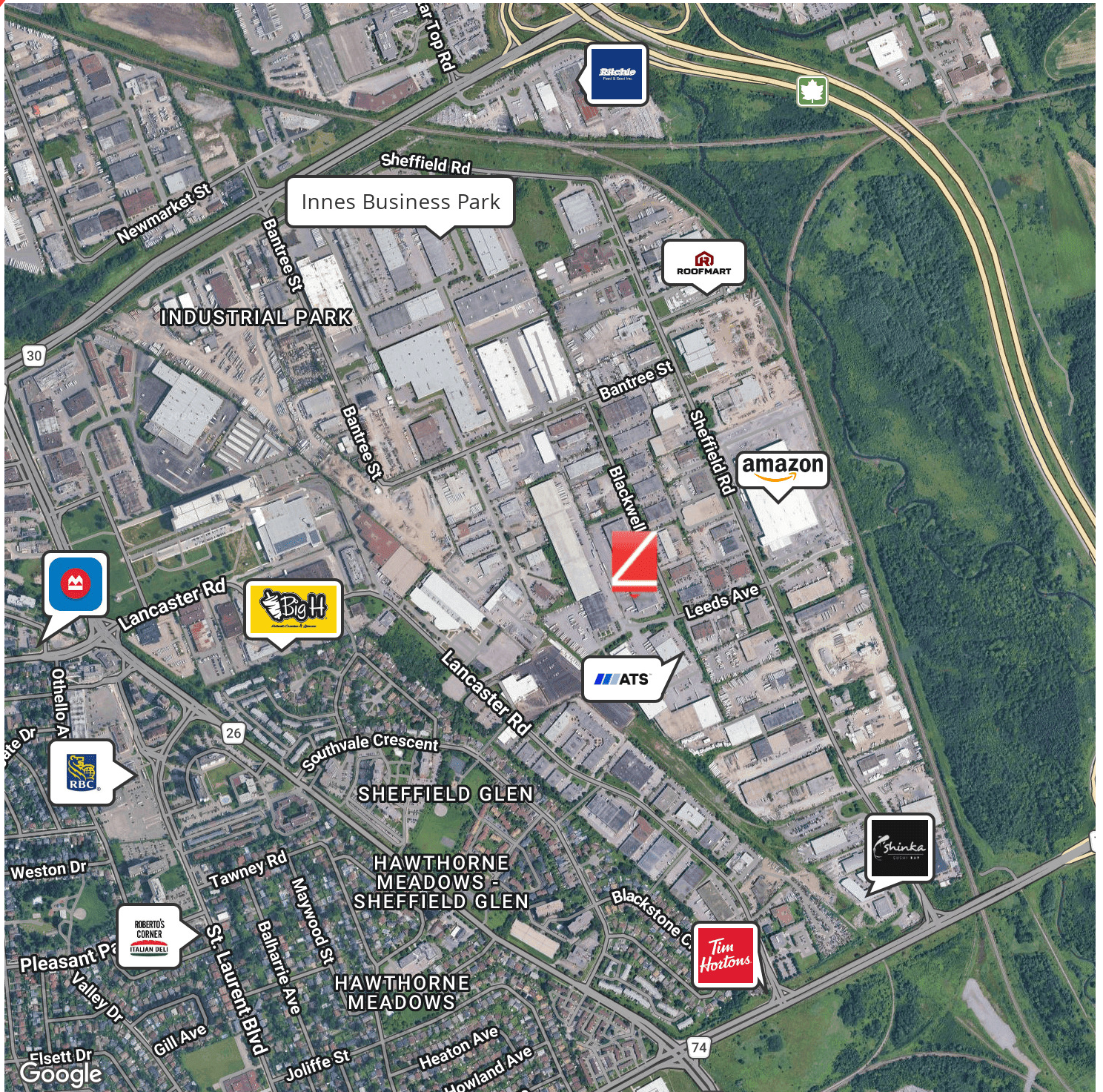
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Retailer Map



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