

1,535. sq. ft.  
INDUSTRIAL WAREHOUSE/OFFICE



FOR LEASE

**21 Grenfell Crescent, Bay 4  
Ottawa, ON K2G 0G3**

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COMMERCIAL REALTOR®  
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**Royal LePage Integrity Realty**  
2148 Carling Ave. Units 5 & 6  
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INDEPENDANTLY OWNED AND OPERATED

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**“Proudly Canadian,  
National Strength, Commercial Expertise”**



\$2,430.42 net per month

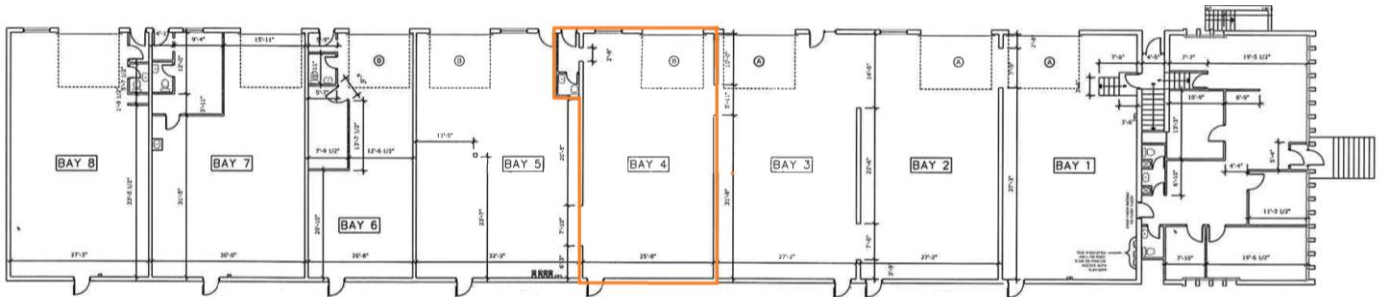
## Property Features

- Warehouse with a small office area
- Bay is approximately 48 ft. (L) by 32 ft. (W)
- 1 grade door of approx. 10 ft. (H) by 12 ft. (W)
- Clear height of approx. 12 ft., 7 inches
- 3 parking spaces
- Signage permitted on the building, pylon signage at the cost to the tenant

Expenses estimated at \$1,121.83 per month for the year ending December 31, 2026. They include: Real Estate Taxes, water and sewer, common area hydro, snow removal, landscape, maintenance and repair, management and administration, and building insurance.



# PROPERTY OVERVIEW



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