

1,526 SQ. FT.
INDUSTRIAL WAREHOUSE SPACE



FOR SUBLEASE

**119 Iber Road, Bay 9
Stittsville, ON K2S 1E7**

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Royal LePage Integrity Realty
2148 Carling Ave. Units 5 & 6
Ottawa, ON K2A 1H1
INDEPENDANTLY OWNED AND OPERATED

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\$18.50 per sq. ft. net Property Features

PROPERTY OVERVIEW

- Zoning Code IL[1559]
- Warehouse approx. 30 ft. by 39 ft.
- 600-Volt Service
- Small office approx. 12 ft. by 19 ft.
- 18 to 20 ft. Clear Height
- 1 grade level door 10 ft. (W) by 12 ft. (H)
- February 1, 2026 to January 31, 2027 \$18.50
- February 1, 2027 to January 31, 2028 \$19.00
- February 1, 2028 to January 31, 2029 \$19.50

Recoverable costs include: General Maintenance & Repair, Management & Administration, Insurance, Landscape, Real Estate Taxes, Snow Removal, Water & Sewer.

Recoverable costs are estimated at \$9.24 per sq. ft. for the year ending December 31, 2026. Hydro and gas are metered and paid directly by the tenant.



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