



1117-1141  
Newmarket St

Ottawa



# INDUSTRIAL STRENGTH

1117-1141 Newmarket Street is located in the heart of Ottawa's eastern sector within a strong industrial node. The building is strategically positioned right along the Trans-Canada Highway, providing fast connectivity to both the east and west sides of the Greater Ottawa Area.

Fast Access to Highway System

Strong Industrial Node Location

16' Clear Height

10' Door Height

52 Parking Stalls

Podium and Unit Signage  
Opportunity



## POWER CAPACITY

200 AMP electrical service  
(Voltage: 120/240V)



## RAMP READY

Capability for grade ramp  
installation to further enhance  
accessibility.

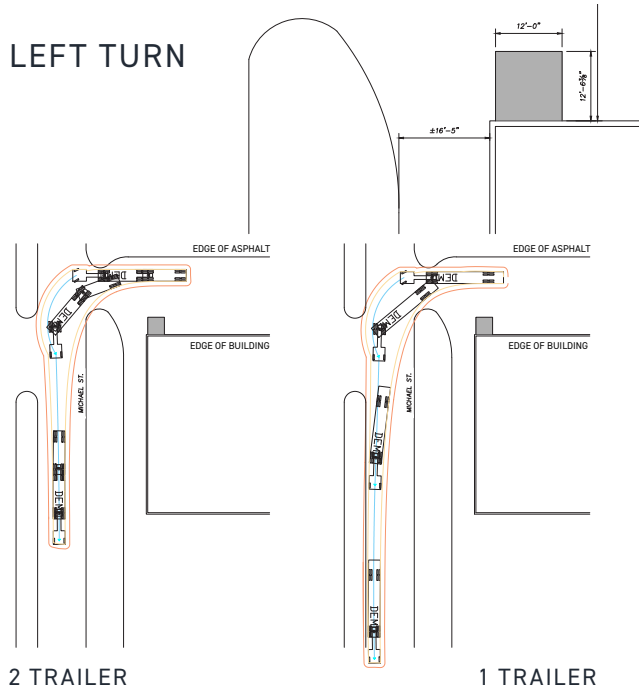


## CLIMATE CONTROL

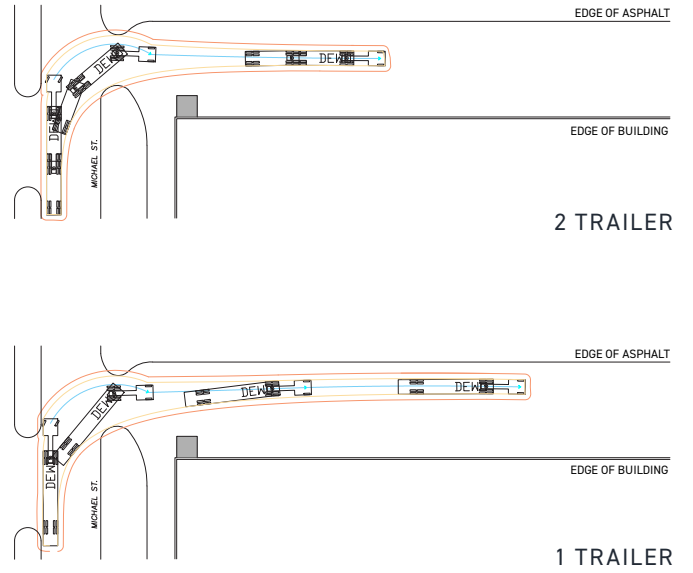
Baseboard heating with local  
controls in the office area.  
Warehouse equipped with  
natural gas-fired unit heaters  
with local controls.

# TURN RADIUS SUITE 1117

## LEFT TURN

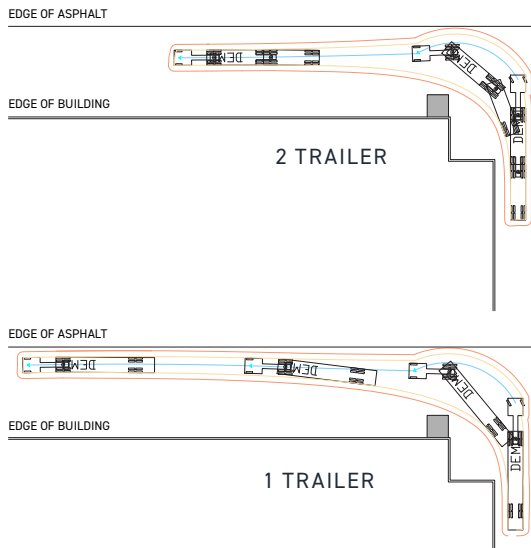


## RIGHT TURN

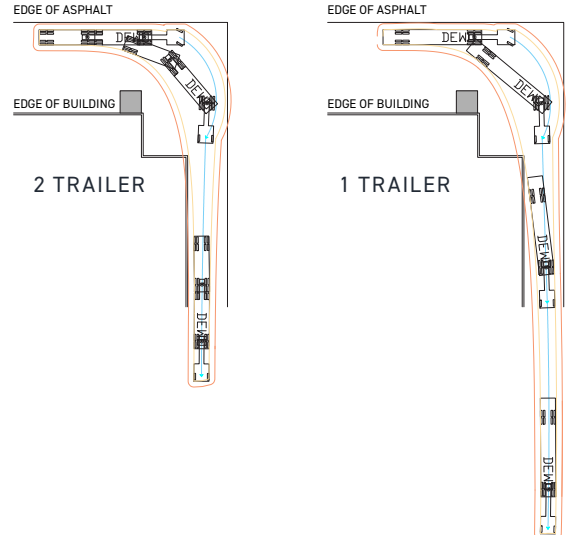


# SUITE 1139-1141

## LEFT TURN



## RIGHT TURN



# SUITE 1117

11,902 SF

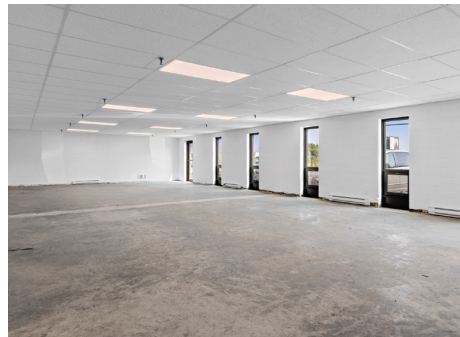


## UNIT HIGHLIGHTS

- Move-in ready end unit with bright warehouse space
- Four truck-level doors and three overhead doors for efficient access and loading
- Built-out mezzanine, including office space and flexible layout options
- Two dedicated rooftop units providing both heating and cooling

# SUITE 1139-1141

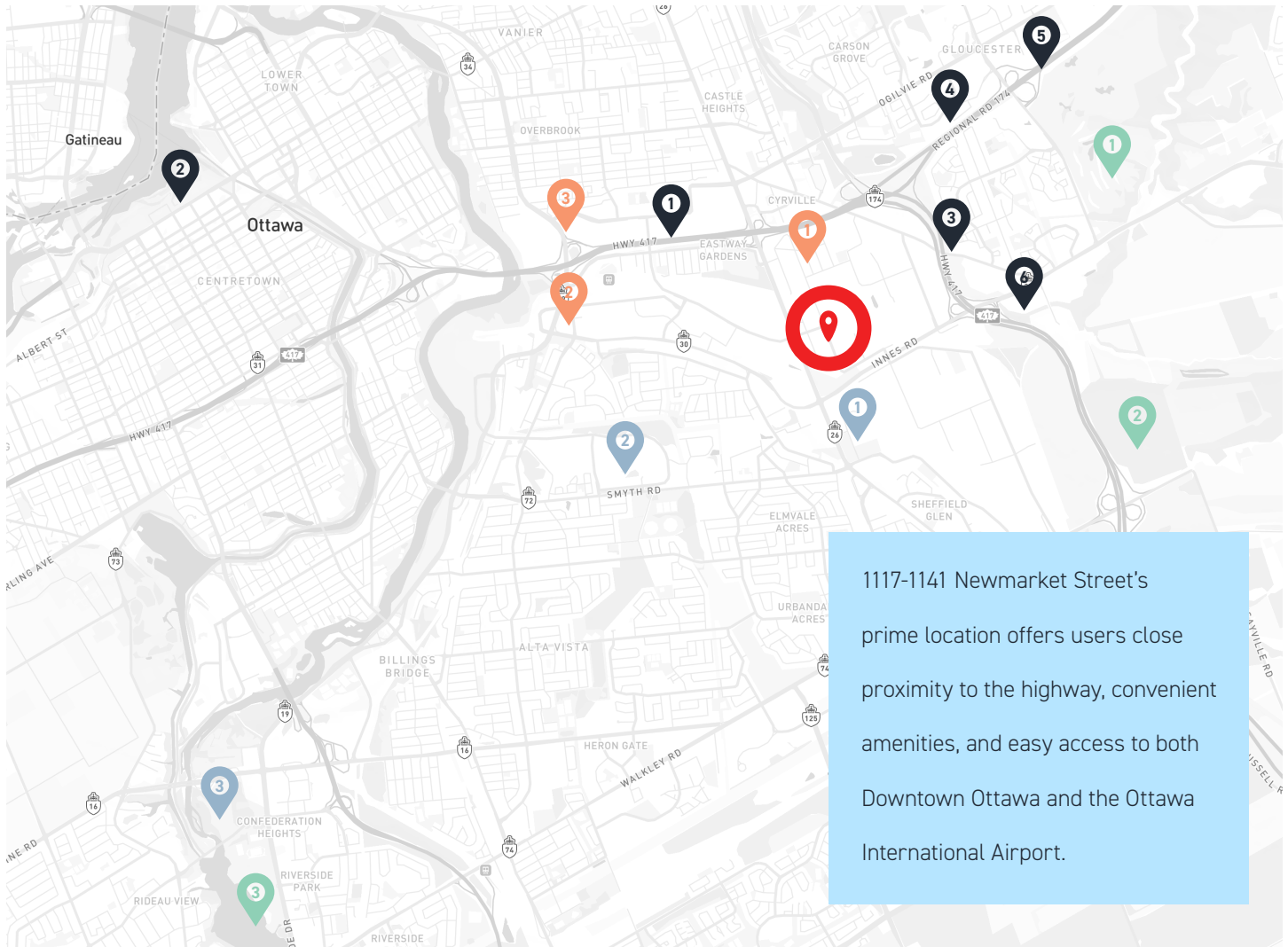
7,732 SF



## UNIT HIGHLIGHTS

- Two overhead doors for convenient access
- Open mezzanine, ideal for collaborative workspace or additional storage (live load capacity approx. 1.5 kPa | 31 psf)

# AREA & AMENITIES



1117-1141 Newmarket Street's prime location offers users close proximity to the highway, convenient amenities, and easy access to both Downtown Ottawa and the Ottawa International Airport.

## Travel Times FROM 1117-1141 NEWMARKET

**Downtown Ottawa**  
12 MINUTES

**St. Laurent Shopping Centre**  
5 MINUTES

**Ottawa Airport**  
16 MINUTES

**Hwy 417/Trans-Canada Hwy**  
2 MINUTES

**CF Rideau Shopping Centre**  
8 MINUTES

## Shopping

1. St. Laurent Shopping Centre
2. CF Rideau Shopping Centre
3. Home Depot
4. Walmart

## Hotels

1. Holiday Inn Ottawa East
2. Courtyard By Marriott
3. Hampton Inn

## Parks & Recreation

1. Pineview Golf Course
2. Dewberry Trail
3. Mooney Bay Beach & Park

## Government & Education

1. Canada Science & Tech Museum
2. Ottawa General Hospital
3. Carleton University

For more information about the property or to arrange a tour, please contact:

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