

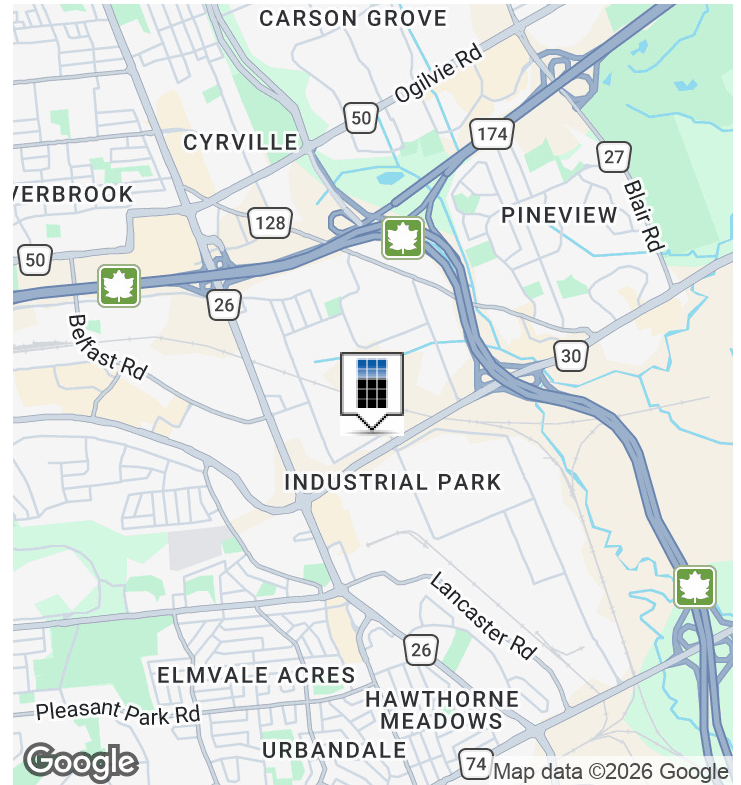
FOR LEASE

1171-1185 NEWMARKET

1183 NEWMARKET STREET OTTAWA, ON K1B 4N4



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OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Additional Rent:	\$6.25 SF/yr + Utilities
Building Size:	36,495 SF
Available SF:	3,310 SF
Number of Units:	13
Year Built:	1976
Zoning:	IL
Market:	Ottawa
Submarket:	East Ottawa

PROPERTY OVERVIEW

3,310 SF of warehouse space for lease with dock loading.

PROPERTY HIGHLIGHTS

- On-site parking for employees and visitors
- Easy access to Queensway from Innes Road for seamless transportation
- High visibility with pylon signage available
- Professional property management
- 24/7 building access
- Operating costs are \$6.25 per sq.ft. for 2026 (does not include utilities)



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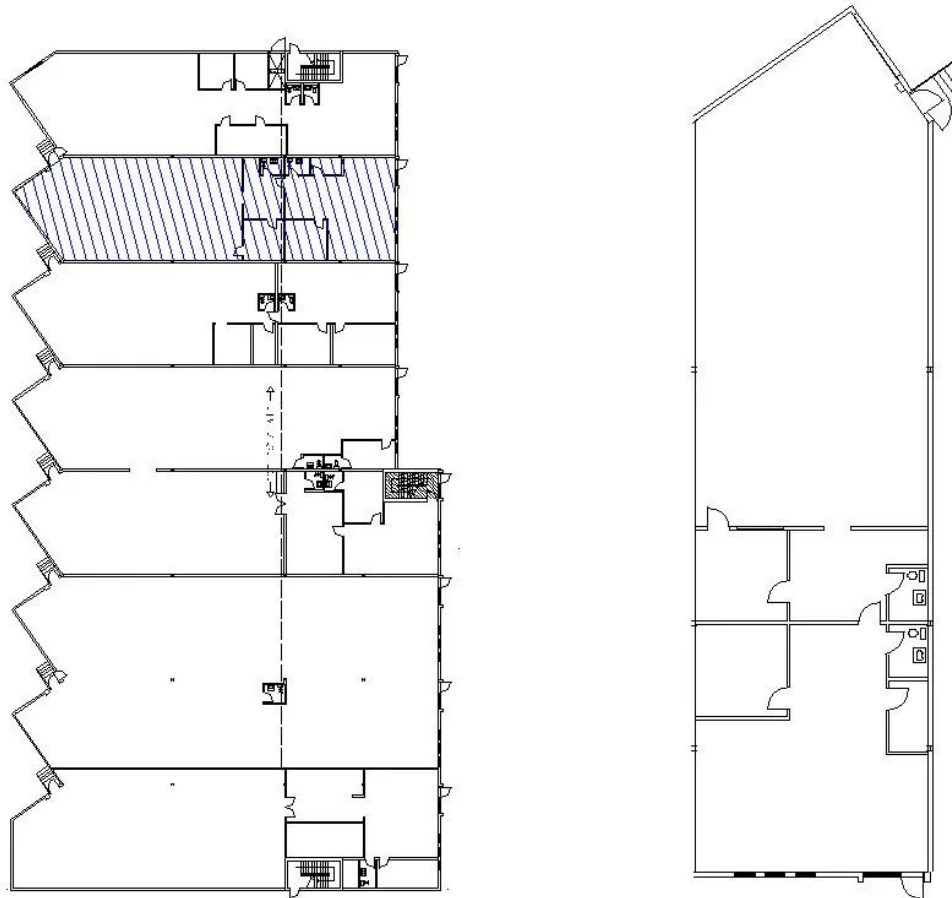
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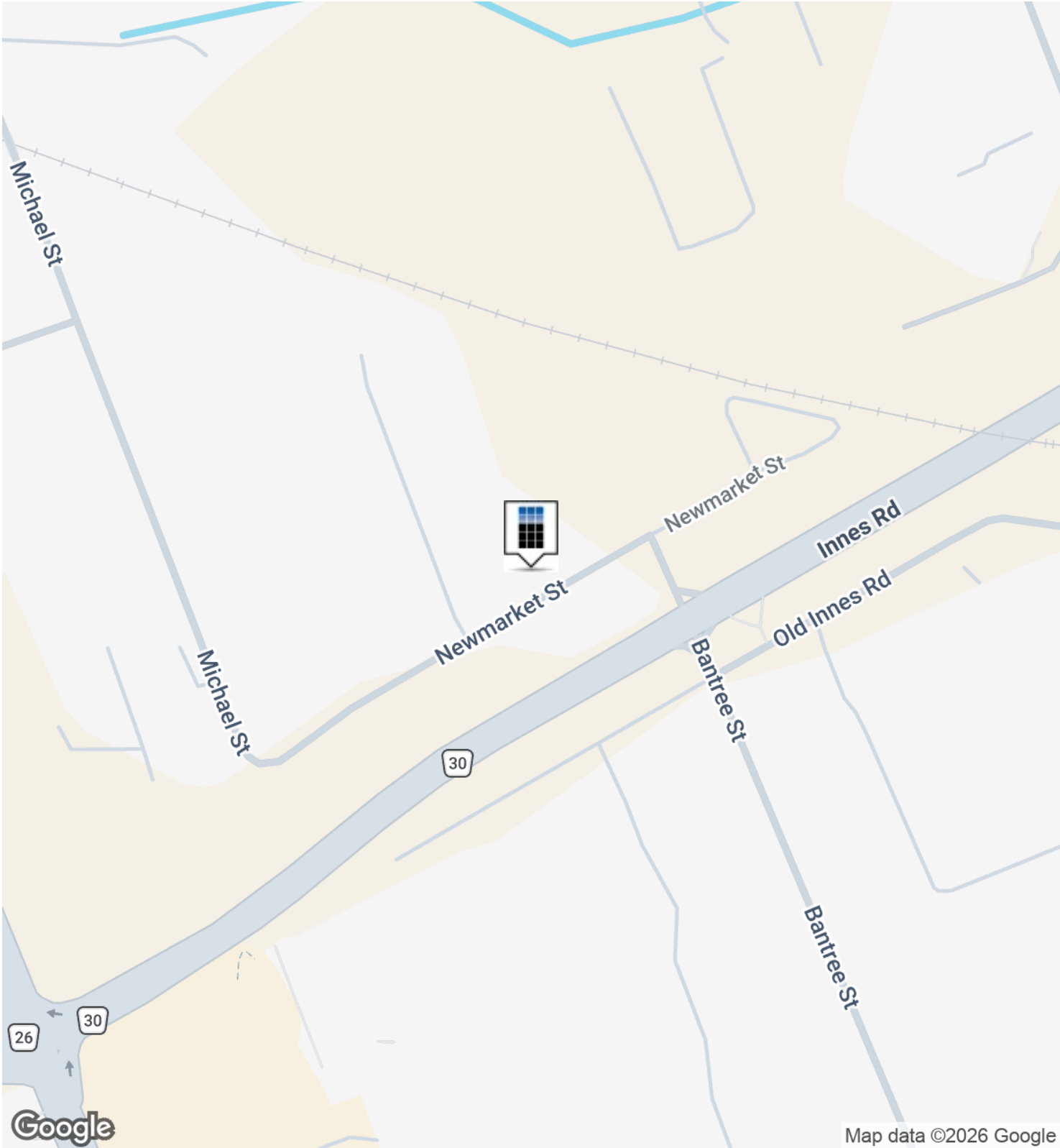
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