

Suburban Industrial Facility

For Lease

201 Iber Road
Ottawa, Ontario

Iber Road Industrial Park



QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5

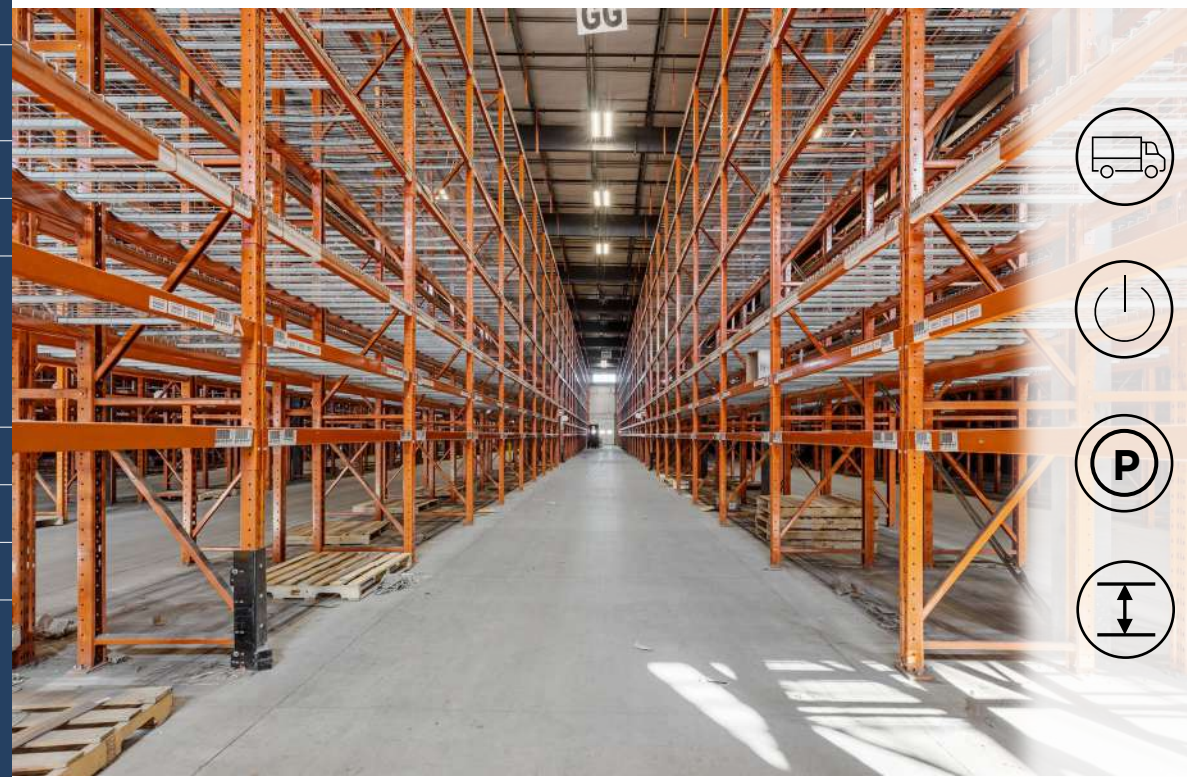
OVERVIEW

201 Iber Road presents turnkey space comprising of a 100,354 square foot high-bay single-tenant industrial facility in the thriving west end of Ottawa. Currently used as a cross-dock warehouse, the property is versatile and could accommodate tenants seeking 50,000 to 100,000 square feet.

Situated within the dynamic Stittsville and Kanata suburbs, the area is complemented by a well-rounded mix of residential, commercial, and retail amenities. The building features a functional layout with 10% office space and 90% warehouse space, along with an expansive site ideal for trailer and vehicle parking. This combination of attributes makes it an exceptional opportunity in Ottawa's industrial market.



Space Details	
Address	201 Iber Road
Constructed	2002 (original) 2008 (addition) 2020 (addition)
Land Area	5.69 acres (248,182 sf)
Rentable Area	100,354.45 SF
Services	Full municipal
Zoning	IL – Light Industrial [1559]
Parking	123 stalls
Trailer Parking	5 trailer stalls (approx.)
Power	400A – 600V – 3PH
Clear Height	28'7"
Available Loading	16 loading docks 1 drive-in door
Signage	Building
Column Size	35'5" x 25'4"
Financial Information	
Availability	Immediate
Base Rent	\$18.00 PSF
Additional Rent	\$4.10 PSF (est)



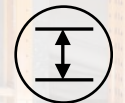
SHIPPING
16 Truck level
1 Drive-in



POWER
400 AMP / 600
Volt / 3 Phase

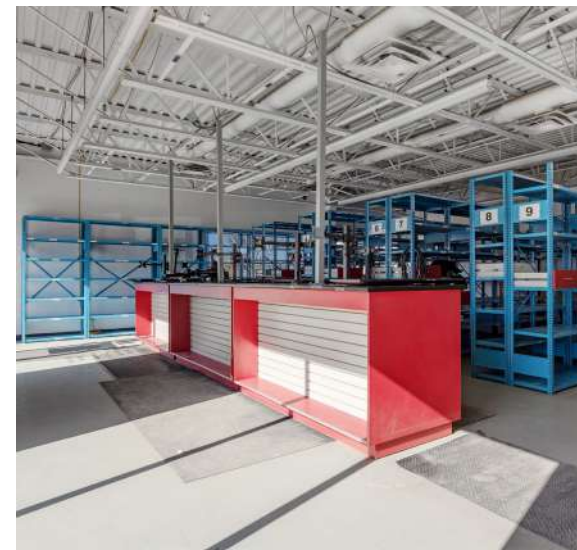
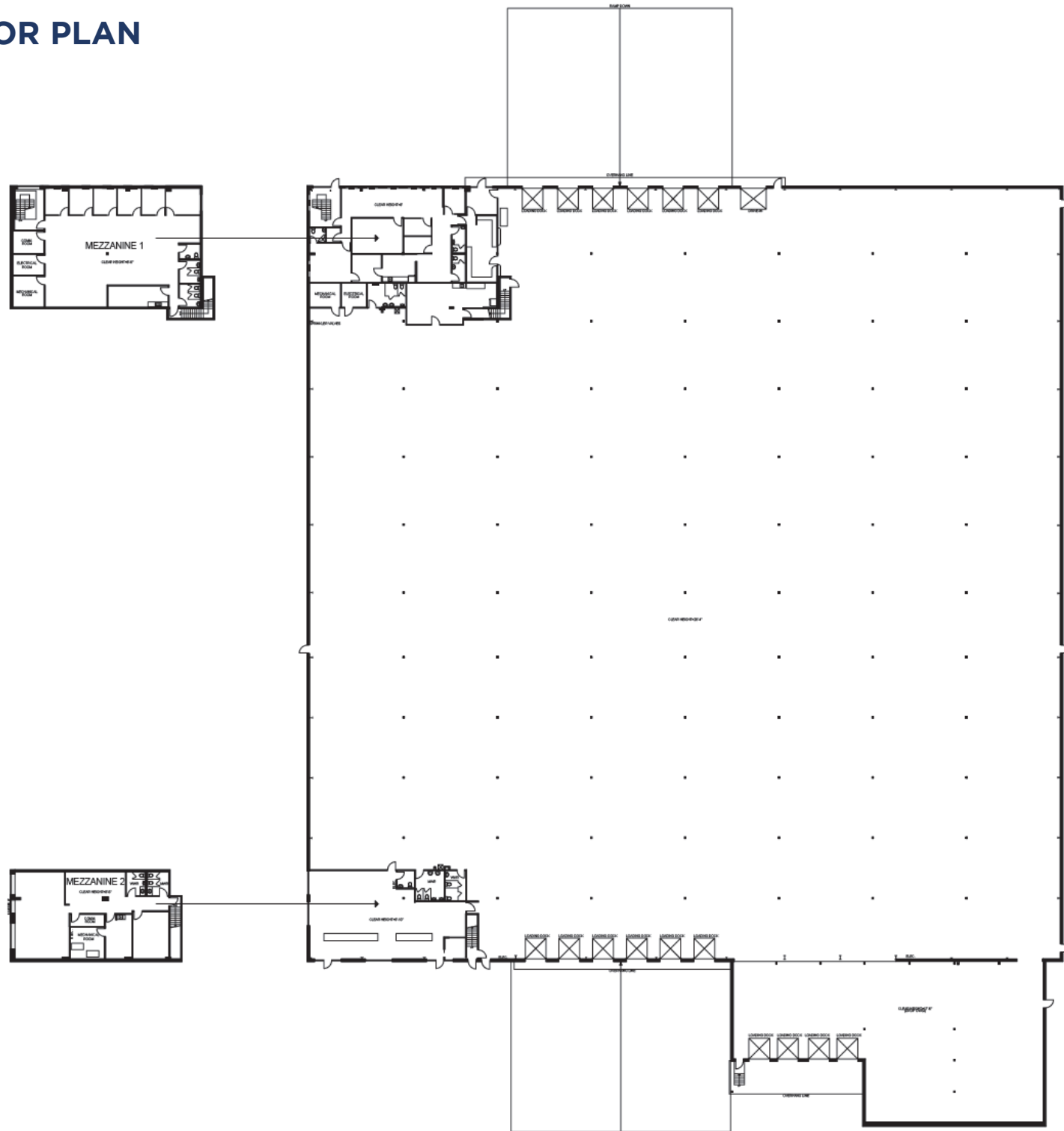


PARKING
123 stalls
5 trailer

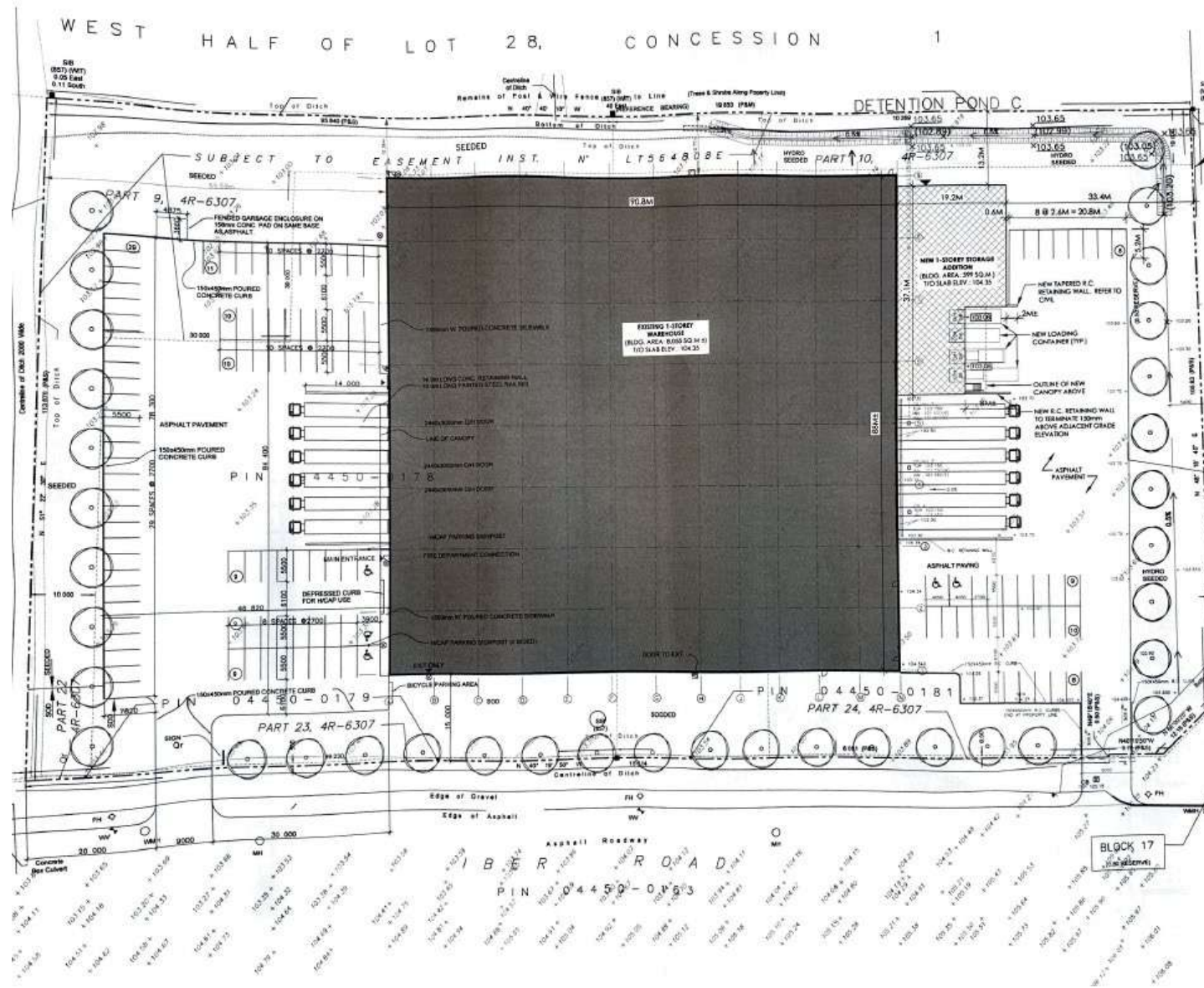


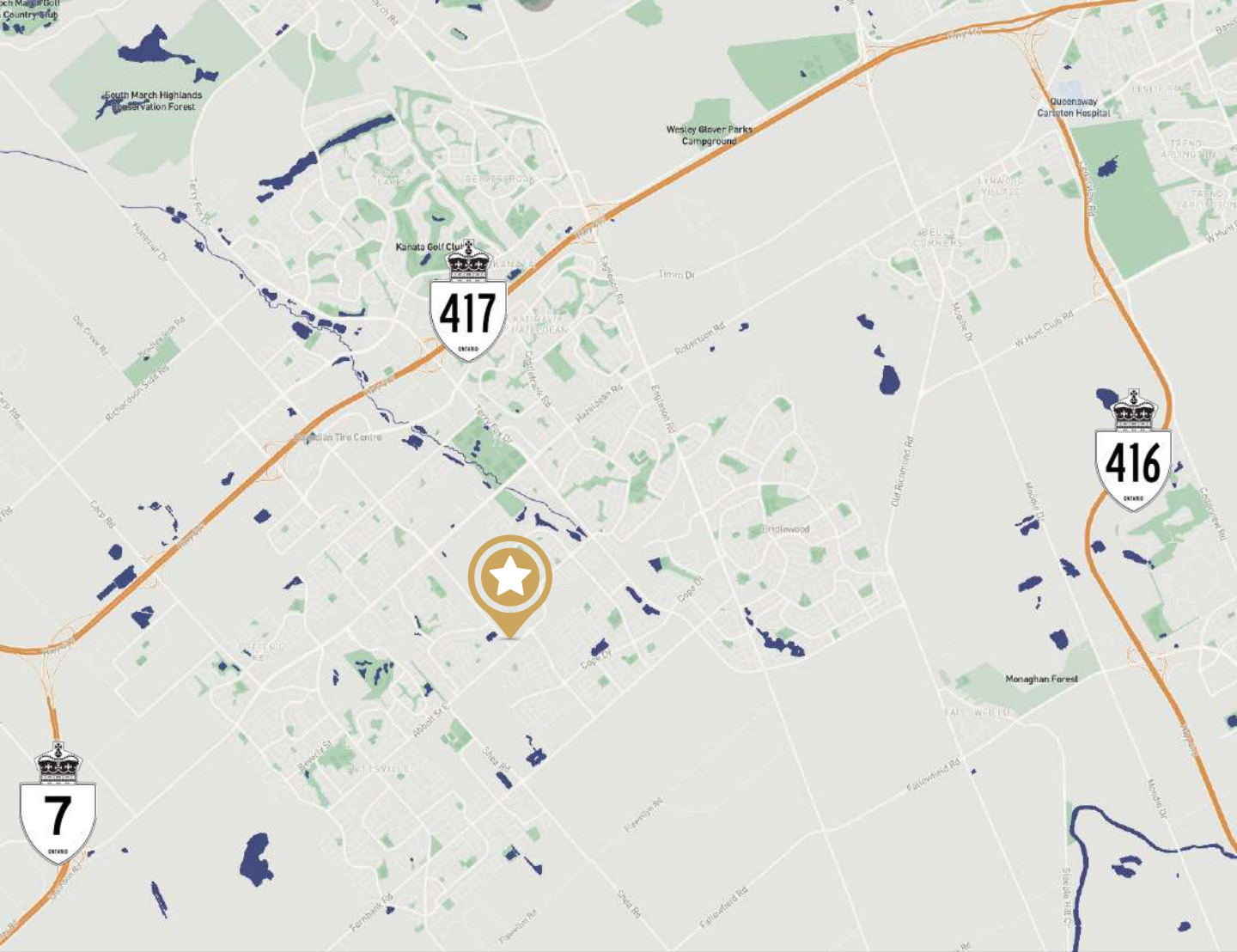
CLEAR HEIGHT
28'7" clear

FLOOR PLAN



SITE PLAN





For more information:

ASKING PRICE
\$18.00 PSF NNN

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