



**Price:** \$18.00/sf  
**OPC:** \$ 5.13/sf (approx.)

Unit 200A - 15,175 sf

CONTACT:  
**613-759-8383**  
leasing@districtrealty.com

**Darren Clare**  
Director, Leasing & Investment Sales  
Sales Representative

Light industrial unit for lease in Ottawa East, just off HWY 417. Perfect showroom space with high ceilings, dock and grade loading, and dedicated customer parking.

Corner unit with highly effective building signage facing Hawthorne Road. Close to the intersection of Walkley Road with over 49,764 vehicles travelling daily.\*

## HIGHLIGHTS

- Zoning: IL[2561] H(22)
- Ceiling: 23' to joist; 25' to roof deck
- Grade loading door
- Dock loading door with leveller
- Customer parking
- Quick access to HWY 417

\*open.ottawa.ca Transportation Intersection Volume 2023



1 2690-3020 Hawthorne Road, Ottawa

District Realty Corporation Brokerage  
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