



For Lease

Industrial / Flex Space

3210 Swansea Crescent, Unit 1 | Ottawa, ON

Property Specifications

Size	3,100 SF
Availability	Immediate
Net Rent	\$16.25 PSF
Additional Rent	\$8.06 PSF + Gas & Hydro
Loading Doors	1 Grade Level Door
Clear Height	11'
Zoning	IH (Heavy Industrial)
Utilities	<ul style="list-style-type: none">• Includes Water• Air Conditioning• Power: 125 amps - 3 phase - 120/208 Volts (Front of Unit) 30 amps - 3 phase - 600 volts (Rear of Unit)



This versatile 3,100 sf open industrial space offers excellent operational flexibility with its practical 11' clear height & 1 grade level loading door. The interior can be fully customized to meet your specific business requirements. As an end cap unit, the property includes a valuable adjacent concrete pad that provides additional functionality for outdoor storage, supplemental parking, a patio area, or any other specialized needs your business may have.



Located within the Hunt Club and Walkley submarket, an established industrial neighborhood within Ottawa's east end



Proximity to Highway 417 & other important local arterials



Variety of tenant amenities nearby such as Subway, A&W Canada, Boston Pizza, Tim Hortons, and McDonald's.



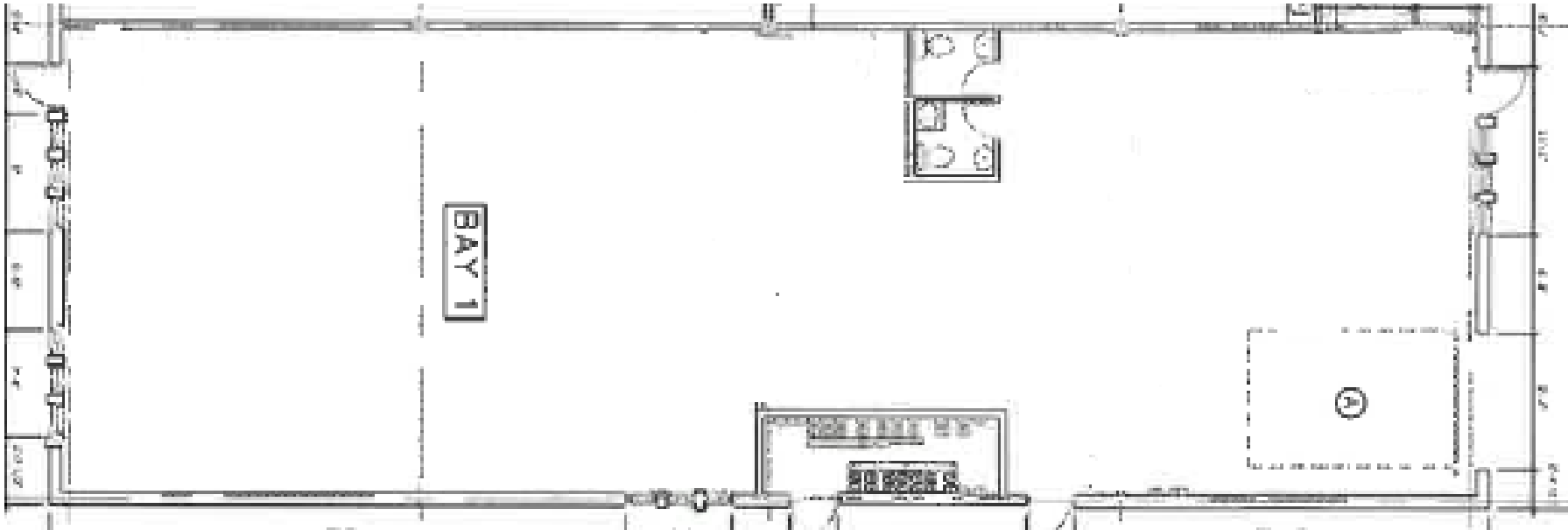
Parking – 1/1,000 SF



BOMA BEST Baseline certified

Floorplan

Unit 1A: 3,100 SF



Photos

Unit 1A: 3,100 SF



JLL

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