

## 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> <li>Includes Water</li> <li>Air Conditioning</li> <li>Power: 125 amps - 3 phase - 120/208 Volts (Front of Unit)</li> <li>30 amps - 3 phase - 600 volts (Rear of Unit)</li> </ul>





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.



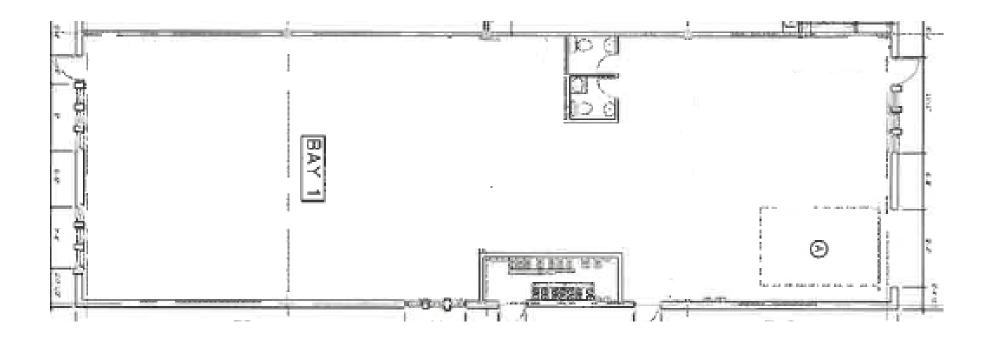
Parking - 1/1,000 SF



BOMA BEST Baseline certified

## **Floorplan**

Unit 1A: 3,100 SF





## **Photos**

Unit 1A: 3,100 SF

















JLL

Philippe Erdmann\* Stephanie Lui\*\*
Sales Associate Vice President
+1 613 400 6173 +1 613 323 7883

Philippe.Erdmann@jll.com Stephanie.Lui@jll.com

Jones Lang LaSalle Americas, Inc. License #: CO508577000

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative \*\*Broker