

FOR LEASE

858-868 CAMPBELL AVENUE

Ottawa, ON K2A 2C5



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OFFERING SUMMARY

Available SF: 1,056 - 6,155 SF
Lease Rate: \$16.50 PSF
Additional Rent: Approx. \$8.12 - \$10.00 PSF

PROPERTY OVERVIEW

Central warehouse space available for lease located at the corner of Campbell Avenue and Dobbie Street, just off of Carling Avenue. Unit 858 with approx. 1,056 sq ft has warehouse space with a grade loading door, storage area and washroom. Unit 866 with approx. 6,155 sq ft has a large warehouse area with two grade loading doors, a kitchenette, washrooms and enclosed offices. Unit 868 with 1,909 sq ft has a warehouse area with an overhead loading door and washroom. Lit signage with Queensway exposure and ample onsite parking. Quick access to Highway 417 from Maitland or Carling Avenue. Close proximity to Carlingwood Shopping Centre and transit stops along Carling Avenue.

PROPERTY HIGHLIGHTS

- 3 phase/240v/400 amp
- 13'6" clear ceiling height
- Onsite parking
- Available May 1, 2025
- Units 858 & 866 fully climate controlled (Unit 868 heat only)

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
858 Campbell Avenue	Available	1,056 SF	NNN	\$16.50 SF/yr	Additional rent approx. \$8.12 PSF. Available May 1, 2025. Utilities extra.
866 Campbell Avenue	Available	6,155 SF	NNN	\$16.50 SF/yr	Additional rent approx. \$10.00 PSF. Available May 1, 2025. Utilities included.
868 Campbell Avenue	Available	1,909 SF	NNN	\$16.50 SF/yr	Additional rent approx. \$10.00 PSF. Available May 1, 2025. Utilities included.

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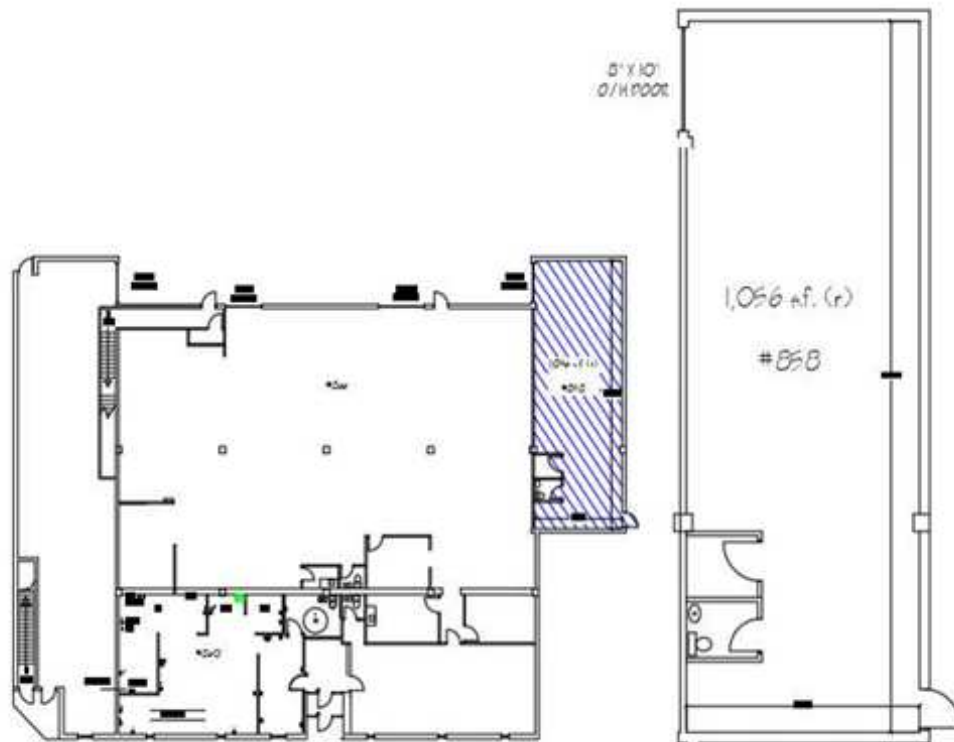
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Floor Plan - 858 Campbell Avenue



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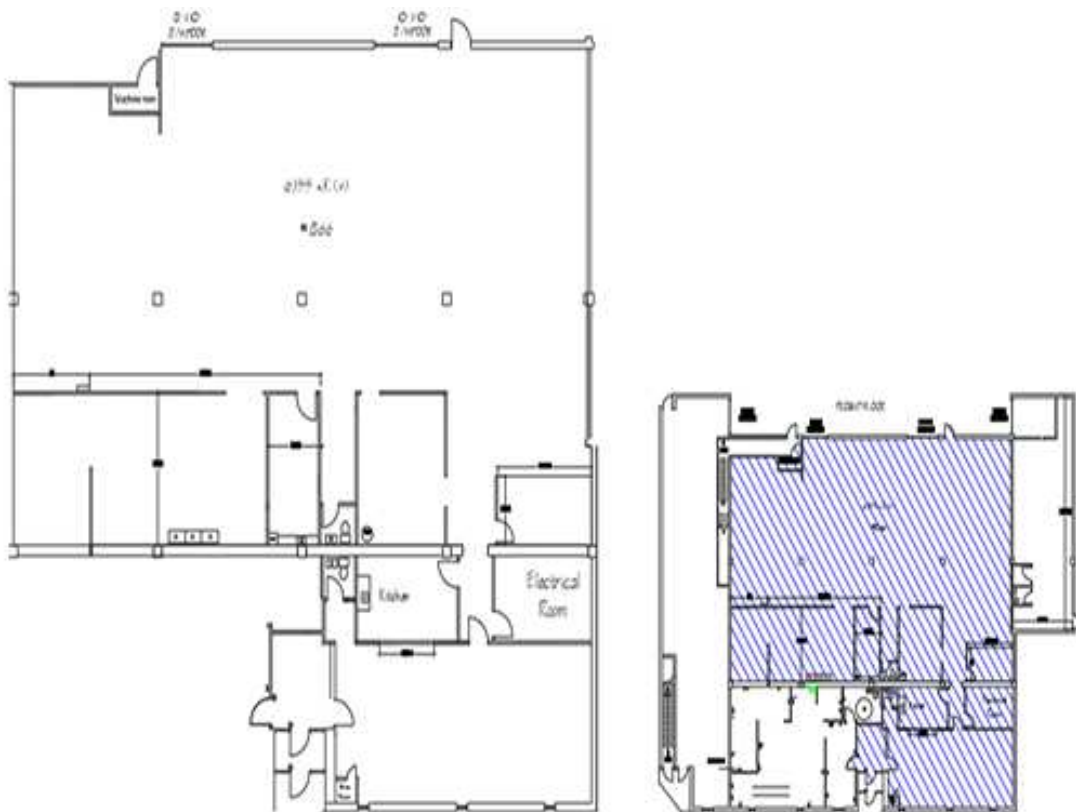
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Floor Plan - 866 Campbell Avenue



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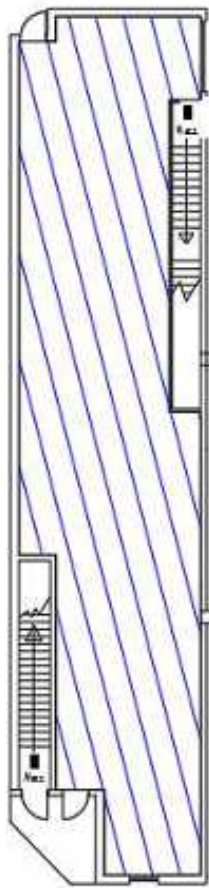
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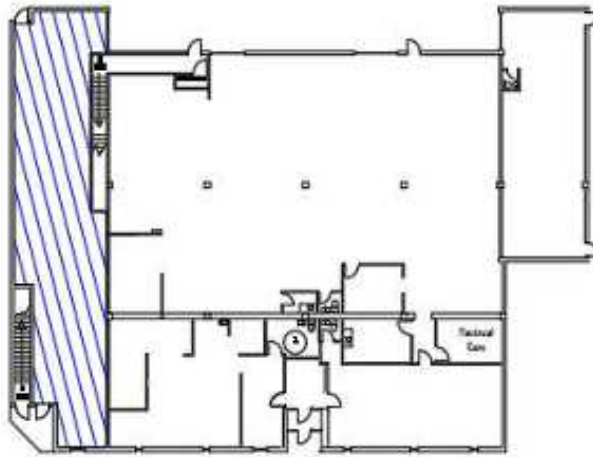
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Floor Plan - 868 Campbell Avenue



868 Campbell Avenue
1,909 sq.ft



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Additional Photos



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Retailer Map



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