

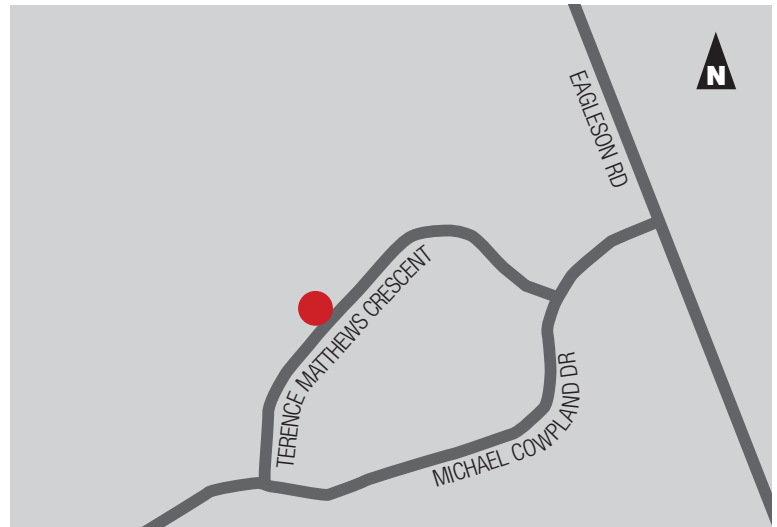


PROPERTY DESCRIPTION

This property is an ideal flex space allowing for a mix of office, industrial, and showroom space. The available unit is currently 20% office with the balance as an open warehouse. The property has 18' ceiling heights and 4 existing dock doors.

INDUSTRIAL FLEX SPACE UNIT 200A – 19,341 SF

- Rental Rate: \$12 PSF
- Operating Cost: \$6.73 PSF (est 2021)
- 4 dock doors
- 18' ceiling height
- 3 phase, 400 amps 600 volts power
- Building signage opportunity
- 22 parking spaces
- Available immediately

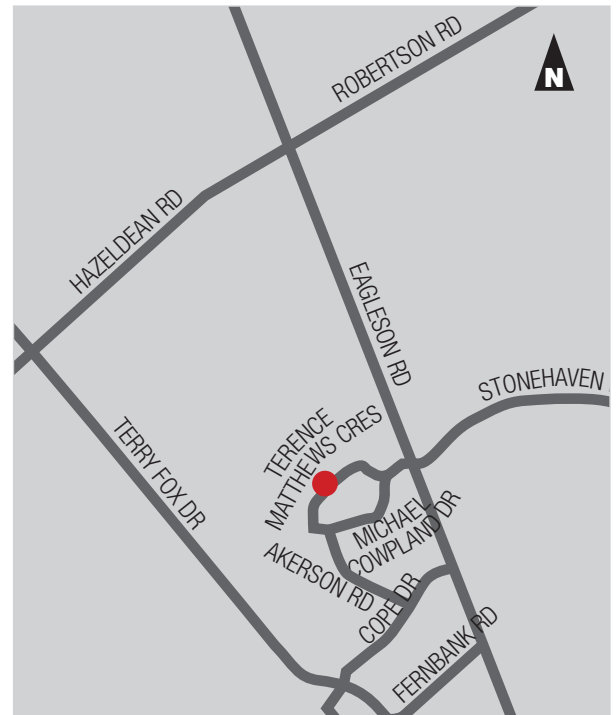
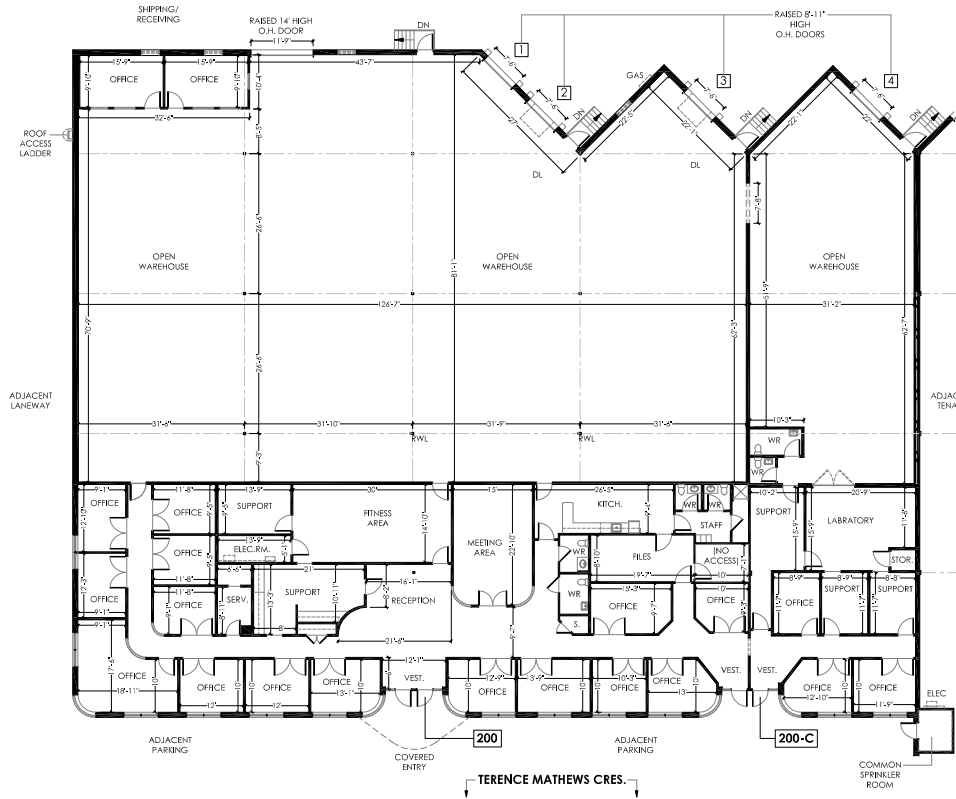


LOCATION

200 Terence Matthews Crescent is located on the north side of Terence Matthews Cres., in the Kanata South Business Park. The Kanata South Business Park is situated at the south western edge of Kanata. It's comprised of some 180 acres of serviced land primarily zoned light industrial. Improvements typically comprise light industrial and office uses.

200 TERENCE MATTHEWS

WAREHOUSE / FLEX SPACE





200 TERENCE MATTHEWS

WAREHOUSE / FLEX SPACE

