

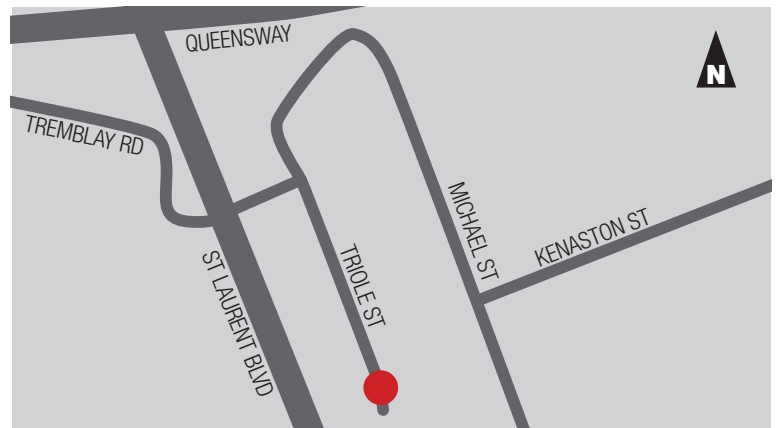


## PROPERTY DESCRIPTION

1385 Triole Street features flex warehouse product with 90% of the unit currently as an open warehouse with the balance being a mix of ground floor and mezzanine office. The space has both a dock level and drive-in door.

## WAREHOUSE 1385 Triole Street - Unit B

- Last Remaining Unit
- Base rent \$11.50 per SF
- 11,300 SF
- Additional rent \$5.65 per SF (est 2020)
- 1 dock and 1 drive-in door
- 18' ceiling height
- Parking: 1 per 1,000 SF
- Available with 90 days notice



## LOCATION

1385 Triole Street is situated on the northeast side of Triole Street, between St. Laurent Boulevard and Michael Street, in the Cyrville Industrial Area of the City of Ottawa which forms part of the larger Ottawa East Industrial Area. The Cyrville Industrial Area is situated on the south and east sides of Highway #417 and is bound by St. Laurent Boulevard on the west and Innes Road on the south. The neighbourhood consists primarily of low-rise office, flex and industrial development.

