

1377-1411 Triole Street

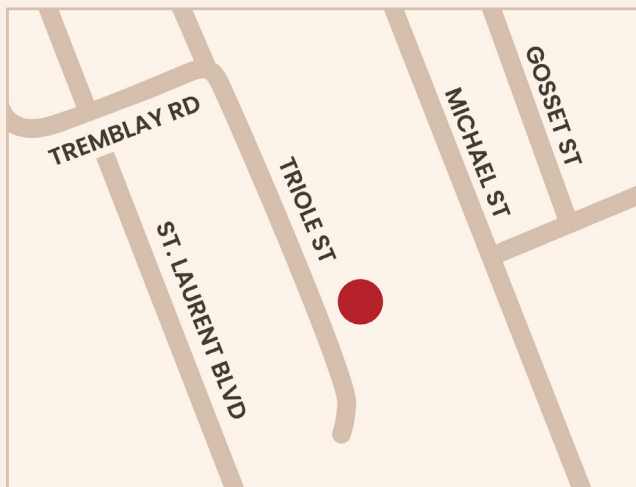
Warehouse + Office



PROPERTY DESCRIPTION

1377-1411 Triole Street**Warehouse + Office**

Located between St. Laurent Boulevard and Michael Street in the Cyrville Industrial Area, part of 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 developments.



Civic Address	1377-1411 Triole Street
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Location	Ottawa, Ontario
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Building Size	109,370 sq.ft.
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Site Area	4.6 acres
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Zoning	IL2, IL
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Surrounding Areas	Industrial
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PROPERTY FEATURES

- 1 per 1000 SF parking space
- Flex Warehouse
- Dock and Grade level Loading options
- 18' Clear Ceiling Height
- Close proximity to Highway 417 On/Off Exit on St Laurent Boulevard"

RICH CRAFT

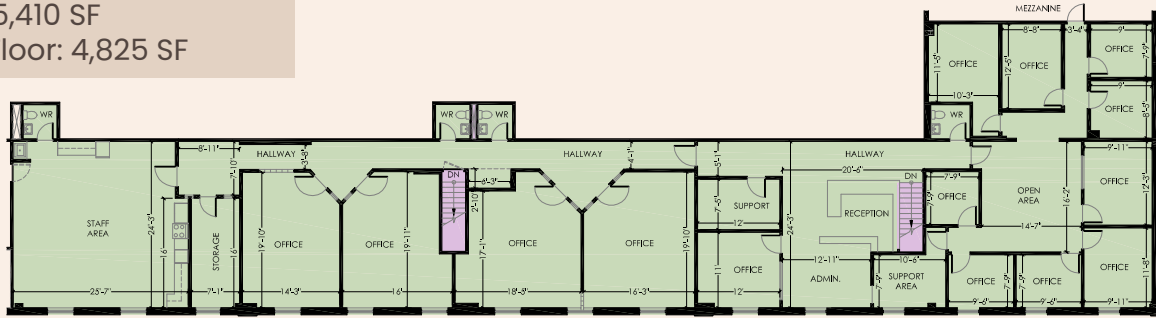
Ask about this space
Call or email

leasing@richcraft.com
613.739.5777

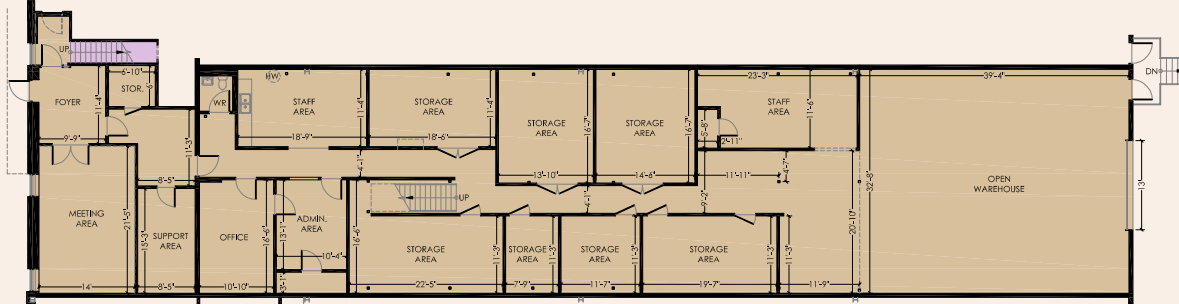
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Warehouse + Office

GF: 5,410 SF
2nd Floor: 4,825 SF



FLOOR 02



FLOOR 01



Demographics

2KM

5KM

2028 Households Proj

10,946

113,679

2033 Households Proj

12,051

124,897

Average Household Size

2.6

2.1

Population

2KM

5KM

2023 Population

24,280

212,828

2028 Population Proj

27,014

235,522

2033 Population

29,410

256,225

Median Age

37.4

38.9

WEBSITE

www.richcraftproperties.com/1403-triole-street



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