

**AVISON
YOUNG**



FOR LEASE

1670 | **VIMONT COURT**
OTTAWA, ON

Partnership. Performance.

- Showroom/warehouse space for lease
 - ~~3 units available~~ 1 unit left
 - Available immediately
 - Asking \$9.75 psf NET
- Located in Taylor Creek Business Park



Platinum
member

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Location

Property located on the West side of Vimont Court, in the Taylor Creek Business Park. Minutes away from Highway 174, Ottawa's main East-West transportation hub. Excellent transportation access as well as public transit station on Trim Road, within walking distance to building.

Available Size

~~Unit 2 - 4,024 sf~~ - LEASED

Unit 4 - 3,900 sf

~~Unit 5 - 3,950 sf (2nd floor office space)~~ - LEASED

Zoning

IL4 H(21) - Light Industrial Zone

Availability

Immediately

Asking Net Rent

\$9.75 psf

Operating Costs

\$6.25 (plus utilities)

Highlights

- Bright and clean warehouse space
- Large overhead doors
- Washroom to be built by landlord
- OC Transpo Park & Ride close by

Sprinklers

No sprinklers

Signage

Available

Power

200 Amps/600 Volts/3 Phase service

Ceiling Height

26 ft

Loading Door

Unit 4 - 8 ft drive-in door

Parking

Abundant

Heating

Forced air gas

Drains

Floor drains

Unit 2

Unit 4

Unit 5



