Industrial

# 5300 Canotek Road

## Ottawa, Ontario

±45,833 Sq.ft.

**Epic Investment Services**

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PROUDLY MANAGED BY:

Epic

# Property Details

| | |
|---|---|
| **TOTAL AREA** | **±45,833 Sq. Ft.** |
| **NUMBER OF FLOORS** | 2 |
| **PSF OPERATING COST** | $7.42 |
| **PSF REALTY TAX** | $3.12 |
| **CERTIFICATIONS** | BOMA BEST Baseline Certified |

### BUILDING HIGHLIGHTS

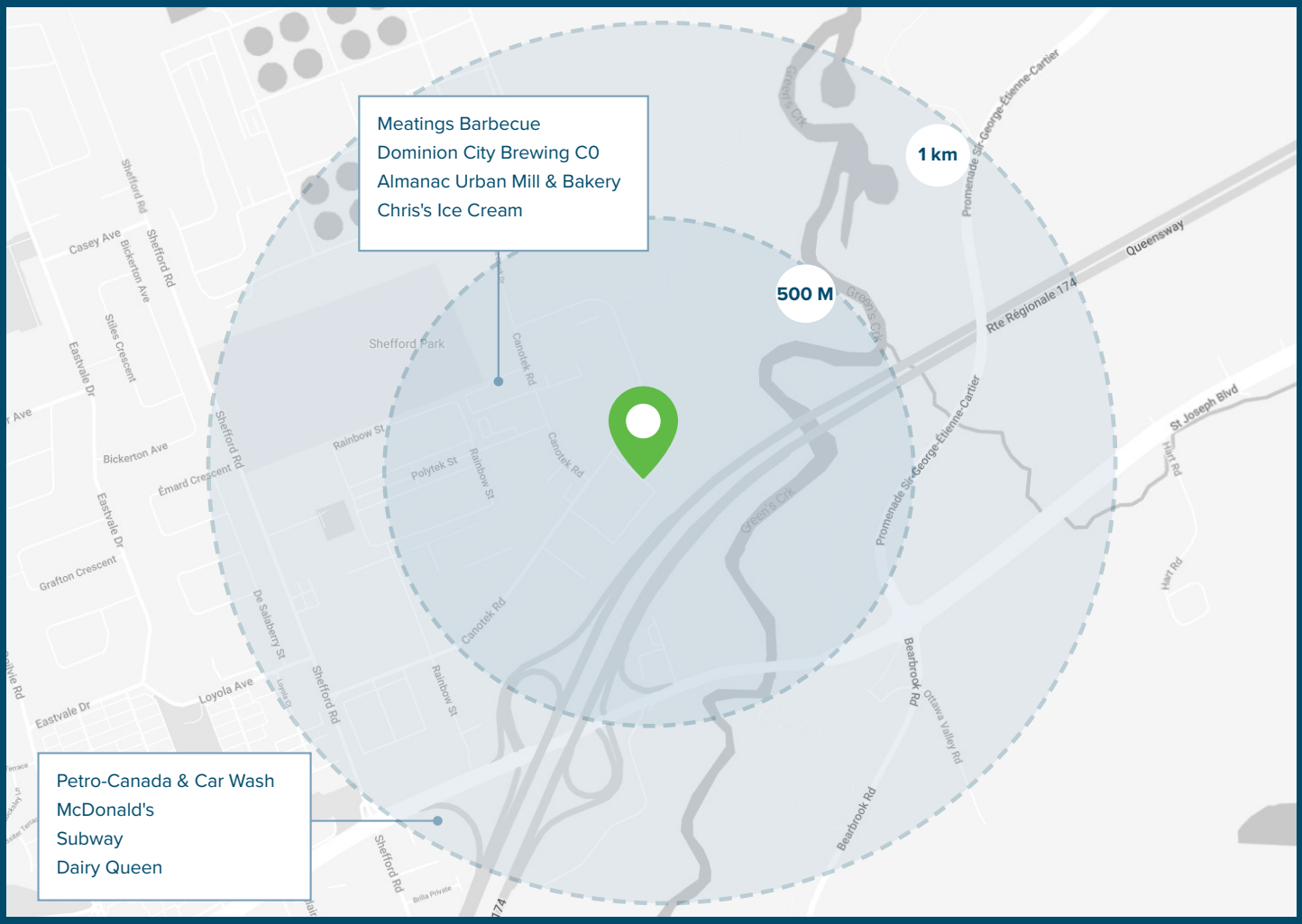
- Located within the Hunt Club and Walkley submarket
- Exceptional access to Highway 174 and Montreal Road
- Convenient access to a variety of tenant amenities
- Efficient access to major shipping routes

BOMA BEST
SUSTAINABLE BASELINE

# Distances & Amenities

5300 Canotek Road

| Drive Times | | Public Transit | |
|---|---|---|---|
| Highway 174 | **5 min** | Bus Stop | **1 min walk** |
| Highway 417 | **8 min** | | |
| Hunt Club Road | **15 min** | | |





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