Industrial

700-770 Industrial Avenue

Ottawa, Ontario

±39,855 Sq.ft.

Epic Investment Services

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PROUDLY MANAGED BY:

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Property Details

TOTAL AREA	**±39,855 Sq. Ft.**
NUMBER OF FLOORS	1
CERTIFICATIONS	BOMA BEST Baseline Certified
SHIPPING	57 Truck Level Doors, 22 Drive-In Doors

BUILDING HIGHLIGHTS

- High profile industrial location due to its proximity to highways and major shipping routes
- Exceptional access to Highways 417/174 and Innes Road
- Excellent on-site parking
- Immediate access to public transit, and nearby amenities

BOMA BEST
SUSTAINABLE BASELINE

Availability

700-770 Industrial Avenue is located in Ottawa's Belfast/Sheffield node, the City's highest profile industrial location. The property offers exceptional access to Highways 417/174 and Innes Road. This property is also BOMA BEST Baseline certified.

The property is part of a large industrial complex totaling seven buildings, and feature functional clear heights, 57 truck level doors and 22 drive-in doors and office space.

Tenants can take advantage of excellent on-site parking, immediate access to public transit, and nearby amenities such as Farm Boy, Walmart Supercentre, Canadian Tire, Nordstrom Rack, Shopper's Drug Mart, Red Lobster, Wendy's and Tim Hortons.

AVAILABILITY

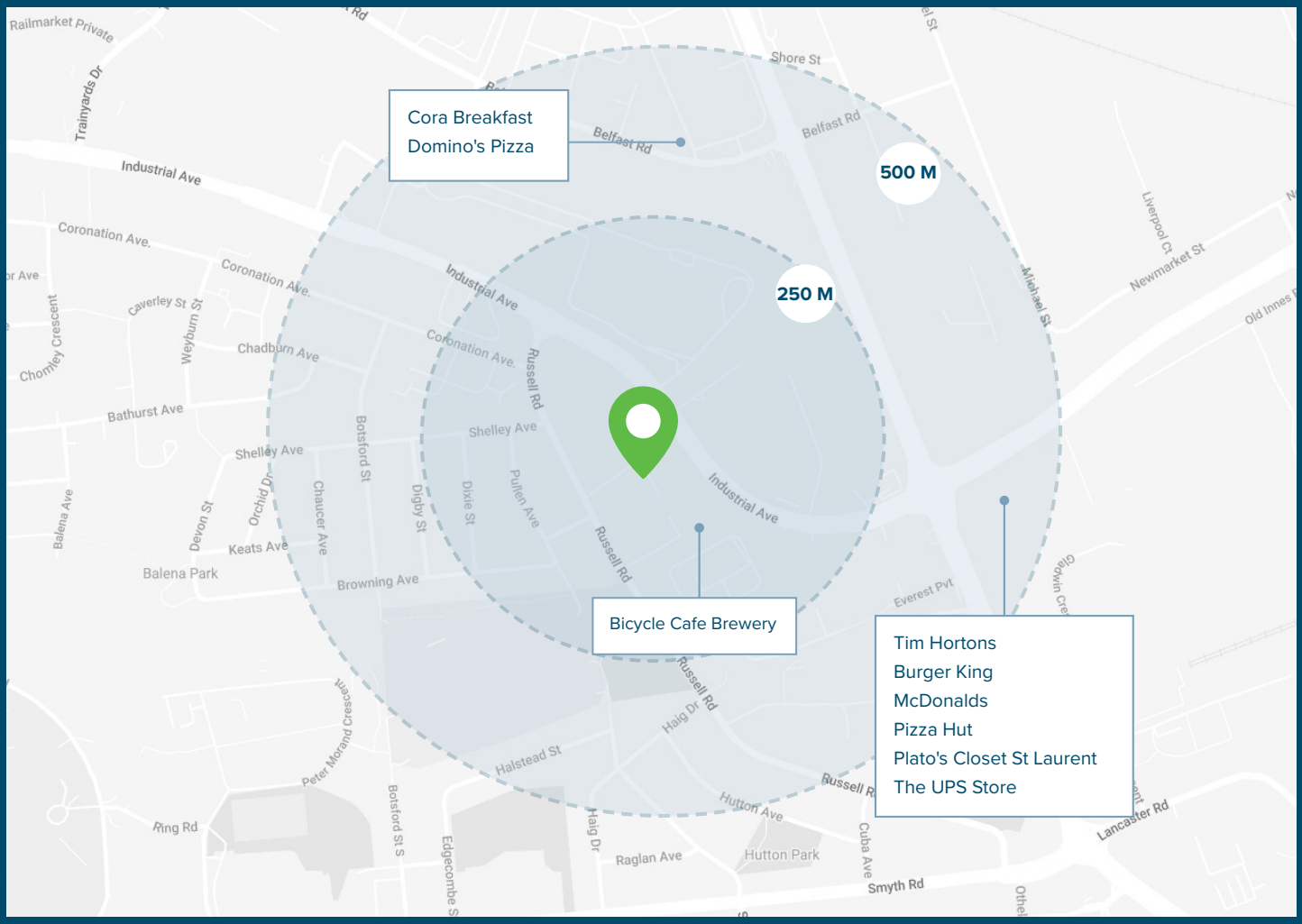
200	2,804 sq. ft.	Office	Immediate	Turnkey 2nd floor office with recent upgrades and modification. Unit includes open and closed.
201	925 sq.ft.	Office	Immediate	CONDITIONALLY LEASED Turnkey space with open and closed offices. Unit is located on the 2nd floor of the building that is accessible by stairs.

Operating Costs: $6.62 psf | Realty Tax: $3.22 psf | 2026 Additional Rent: $12.18 psf

Distances & Amenities

700-770 Industrial Avenue

Drive Times		Public Transit	
Innes Road	**4 min**	Bus Stop	**1 min walk**
Highway 417	**7 min**		
Hunt Club Road	**12 min**		



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