



**CUSHMAN &
WAKEFIELD**
Ottawa

FOR LEASE

1199 NEWMARKET STREET
Ottawa, ON



PROPERTY DETAILS

Square Footage:	100,000 - Warehouse
Net Rent:	Contact Listing Agent
Additional Rent:	\$6.50
Available:	June 2022

BUILDING FEATURES

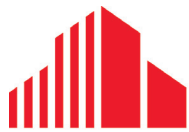
Main warehouse section 26 foot clear height
Dock area 16 foot clear height
28 dock level doors with levelers
Warehouse is sprinklered
Air conditioned office area
Washrooms with showers
95 parking spots in front lot

For more information, please contact:

Neil Mason
Sales Representative
+ 1 613 780 1571
nmason@cwottawa.com

55 Metcalfe Street, Suite 400
Ottawa ON K1P 6L5

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cwottawa.com



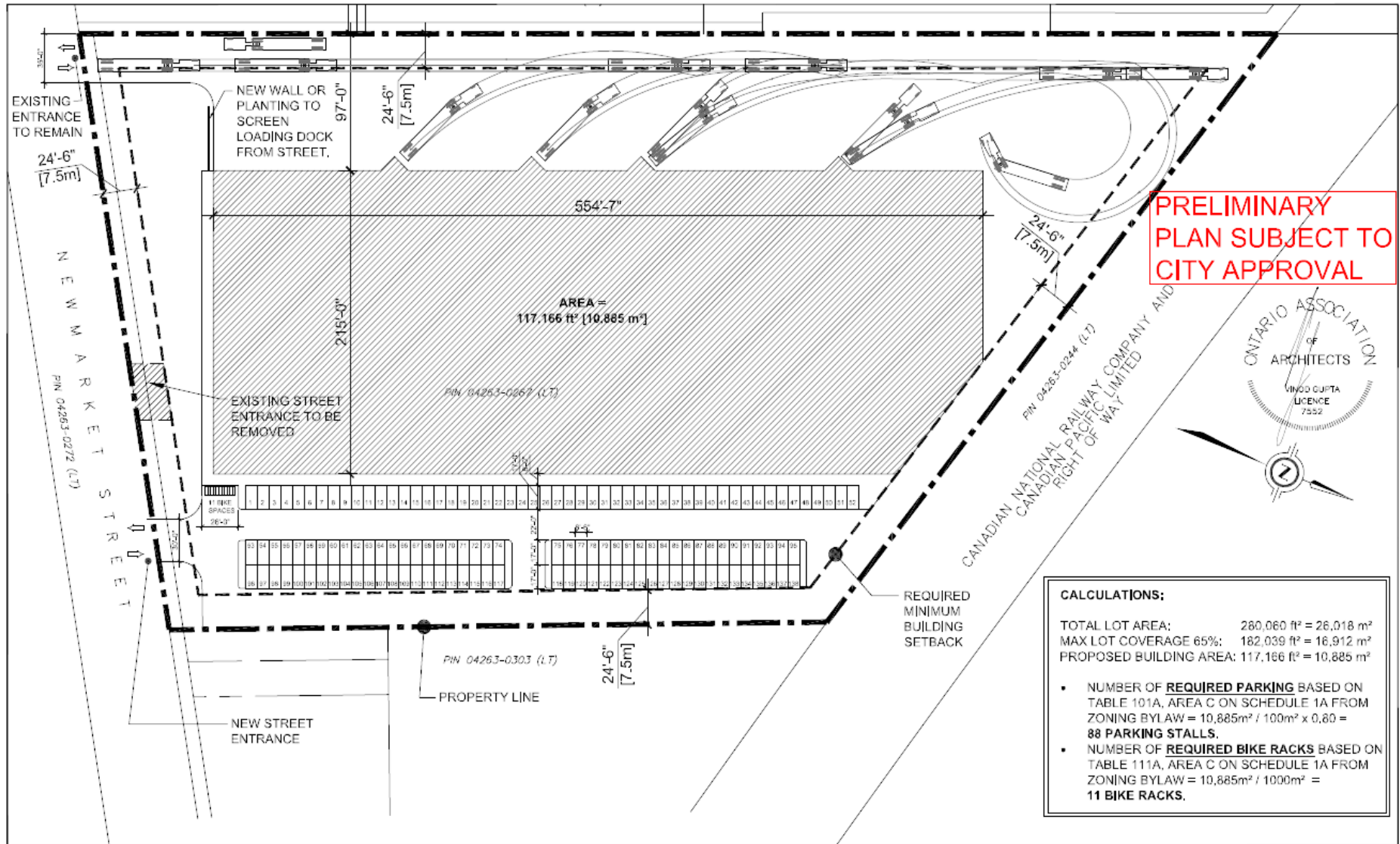
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**PRELIMINARY
PLAN SUBJECT TO
CITY APPROVAL**

CALCULATIONS:

TOTAL LOT AREA: 280,060 ft² = 26,018 m²
 MAX LOT COVERAGE 65%: 182,039 ft² = 16,912 m²
 PROPOSED BUILDING AREA: 117,166 ft² = 10,885 m²

- NUMBER OF **REQUIRED PARKING** BASED ON TABLE 101A, AREA C ON SCHEDULE 1A FROM ZONING BYLAW = 10,885m² / 100m² x 0,80 = **88 PARKING STALLS.**
- NUMBER OF **REQUIRED BIKE RACKS** BASED ON TABLE 111A, AREA C ON SCHEDULE 1A FROM ZONING BYLAW = 10,885m² / 1000m² = **11 BIKE RACKS.**

G GUPTA ARCHITECTURE INC.
 345 VICTORIA PARK AVE
 WESTMOUNT, ONTARIO M6K 3H2
 TEL: (416) 464-0555
 WWW.GUPTAARCHITECTURE.COM

**PAS POUR CONSTRUCTION
 NOT FOR CONSTRUCTION**

DATE	REVISIONS	ISSUED FOR
2018-12-21	00	INFORMATION

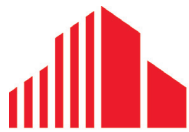
PROPOSED SITE PLAN

TITLE: 1199 NEWMARKET STREET
 OTTAWA, ONTARIO,
 PROJECT:

DESIGN REF: 18630
 VISA NO. 18630

DATE: 2018-07-12
 SCALE: 1/64"=1'-0"
 SHEET: A02
 NO. PAGES: 6

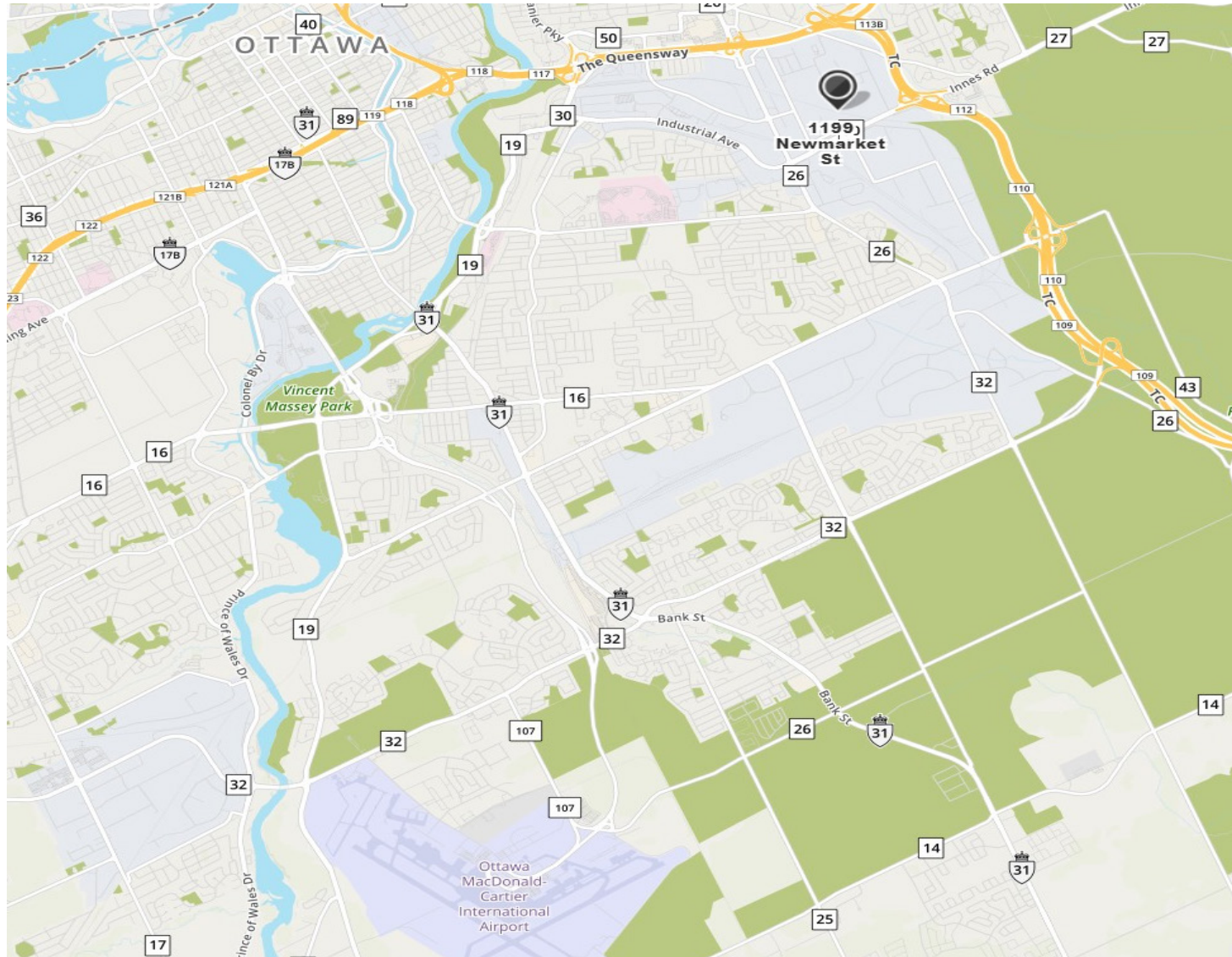
ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN METERS



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Location Features:

- Prime location within the city
- Quick passage to Huntclub giving access to Hwy 416 and 417
- Excellent signage opportunity
- Close proximity to the airport

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