

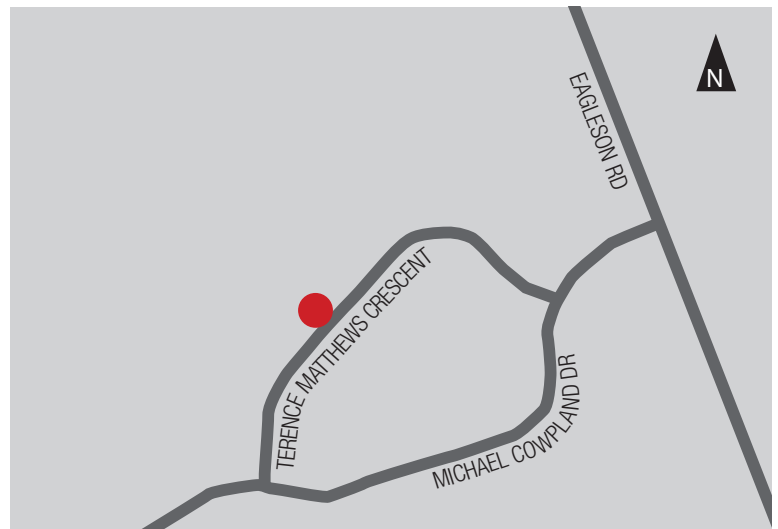


PROPERTY DESCRIPTION

This property ideal flex space allowing for a mix of office, industrial, and showroom use. The available unit is currently 20% office with the balance as an open warehouse. The property has 18' ceiling heights and 4 existing dock doors.

INDUSTRIAL FLEX SPACE UNIT 200B – 10,424 SF

- Base Rent: \$15.00 per SF
- Additional Rent: \$8.56 per SF (est 2025) includes water
- 4 docks doors (with 1 dock that can accommodate 53' trailer)
- 18' ceiling height
- Building signage opportunity
- 12 parking spaces
- Available immediately



LOCATION

200 Terrence Matthews Crescent is located on the north side of Terrence Matthews Cres., in the Kanata South Business Park. The Kanata South Business Park is situated at the south western edge of Kanata. It's comprised of some 180 acres of serviced land primarily zoned light industrial. Improvements typically comprise light industrial and office uses.

