

Integrity. Dedication. Professionalism.  
INDUSTRIAL SPACE FOR LEASE

# 145 Spruce Street, Ottawa



## Light Industrial Space for Lease | Ottawa West

One warehouse unit remaining. Ideal for storage, and distribution. Currently fitted with a kitchenette and private washroom. Access to common loading dock and corridor. Double man door on unit for loading.

Conveniently located just west of downtown Ottawa. Close to HWY 417 and the bridge to Gatineau. Short walk to Bayview LRT. Walk to Little Italy, Chinatown, and Wellington West with a wide variety of convenient amenities.

**Price: \$27.00/sf**  
**Semi Gross**

Unit 102 - 1,708 sf

CONTACT:  
613-759-8383  
leasing@districtrealty.com

**Darren Clare**  
Director, Leasing & Investment Sales  
Sales Representative

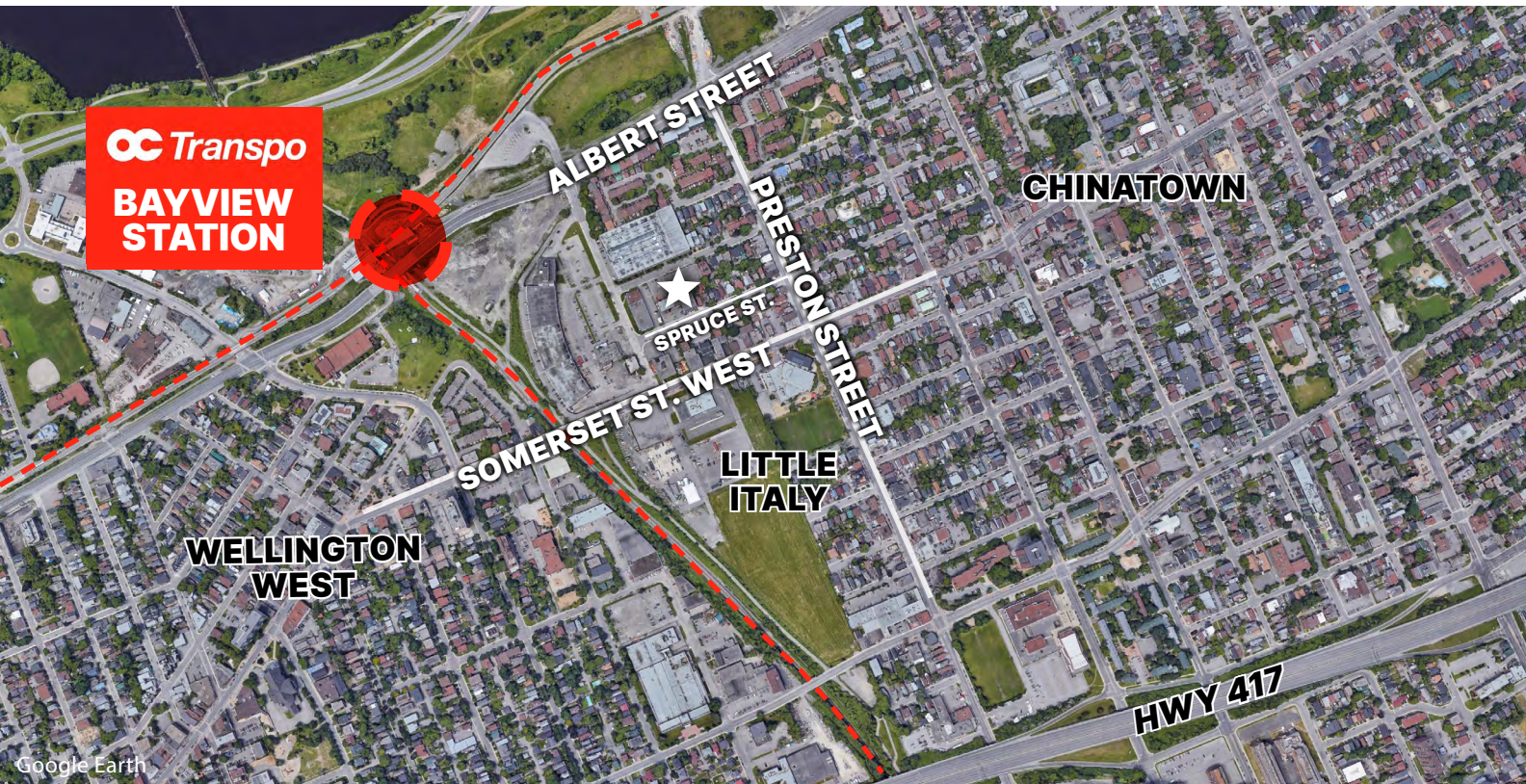


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1 145 Spruce Street, Ottawa

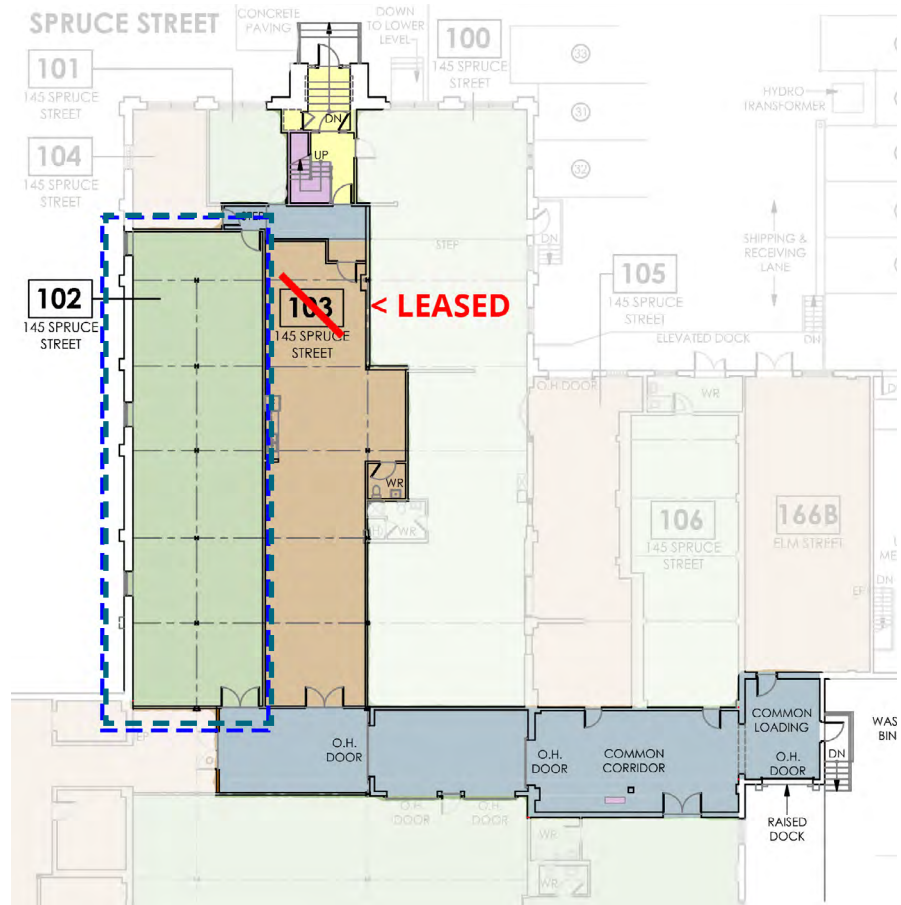


The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



## HIGHLIGHTS

- Zoning: MC F(2.5)
- Common loading dock & corridor
- Kitchenette and washroom in unit
- Just west of downtown Ottawa
- Close to HWY 417 and Gatineau



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