

415 Legget Drive

Office and Warehouse Space Available in Kanata North.

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Lennard:



415 Legget Drive



Located in a prime area of Kanata North, located close to March Road and Terry Fox Drive.



Available Space

Unit 1: 38,000

(industrial space)

Unit 2: 50,000 SF

(office space)



Zoning

IP6 (Business Park

Industrial Zone)



Loading Doors

2 grade level

2 dock doors

Clear Height

Flex/Office - 11.6'

Warehouse - 24' high bay



Parking

834 (before development)



Net Rent

Please contact listing agents

Op. Costs

\$5.90 PSF (includes utilities)



Availability

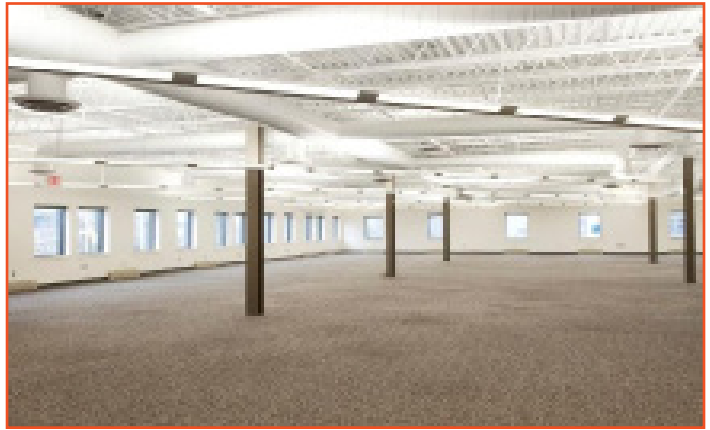
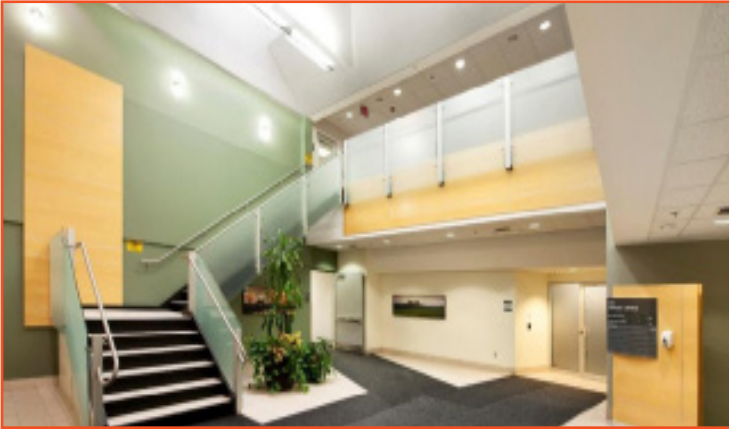
Immediately

Property Highlights

- Existing 2-storey building
- Combination of office, flex, and warehouse space
- Divisible to a minimum of 25,000 SF - Unit 2 only
- Custom layouts available
- Branding and building signage opportunities
- Power: 600/347V, 600A, 800A - 2500 Amp power service
- HVAC: Cooling - 22 rooftop gas unit Heating - gas
- Building can accommodate traditional office uses as well as combinations of lab, production, and warehouse space

415 Legget Drive

Photos (space is currently in base building condition)



RENDERING



RENDERING



RENDERING

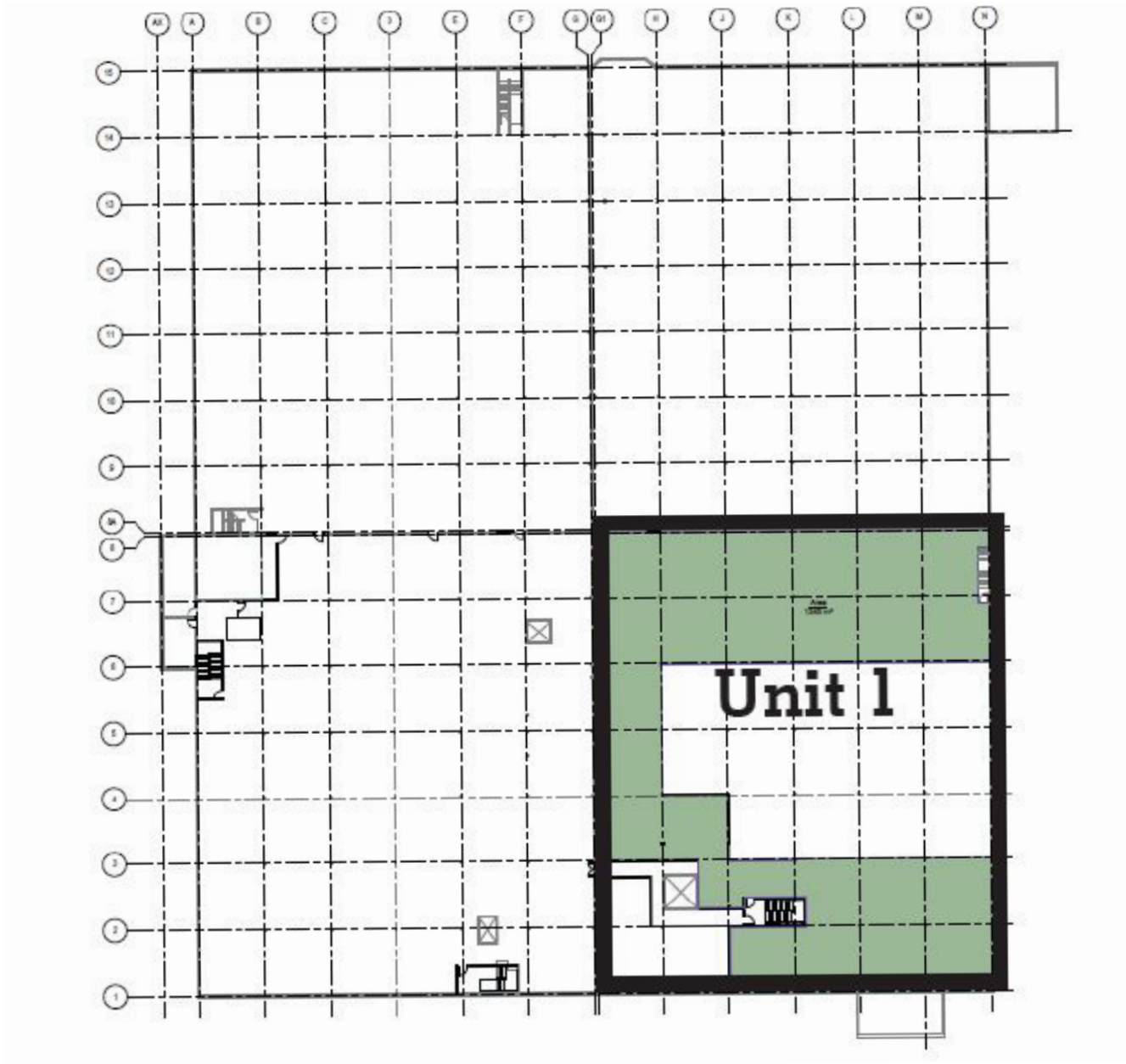
415 Legget Drive

Floor Plan - Unit 1

Ground Floor: 23,000 SF

2nd Floor: 15,000 SF

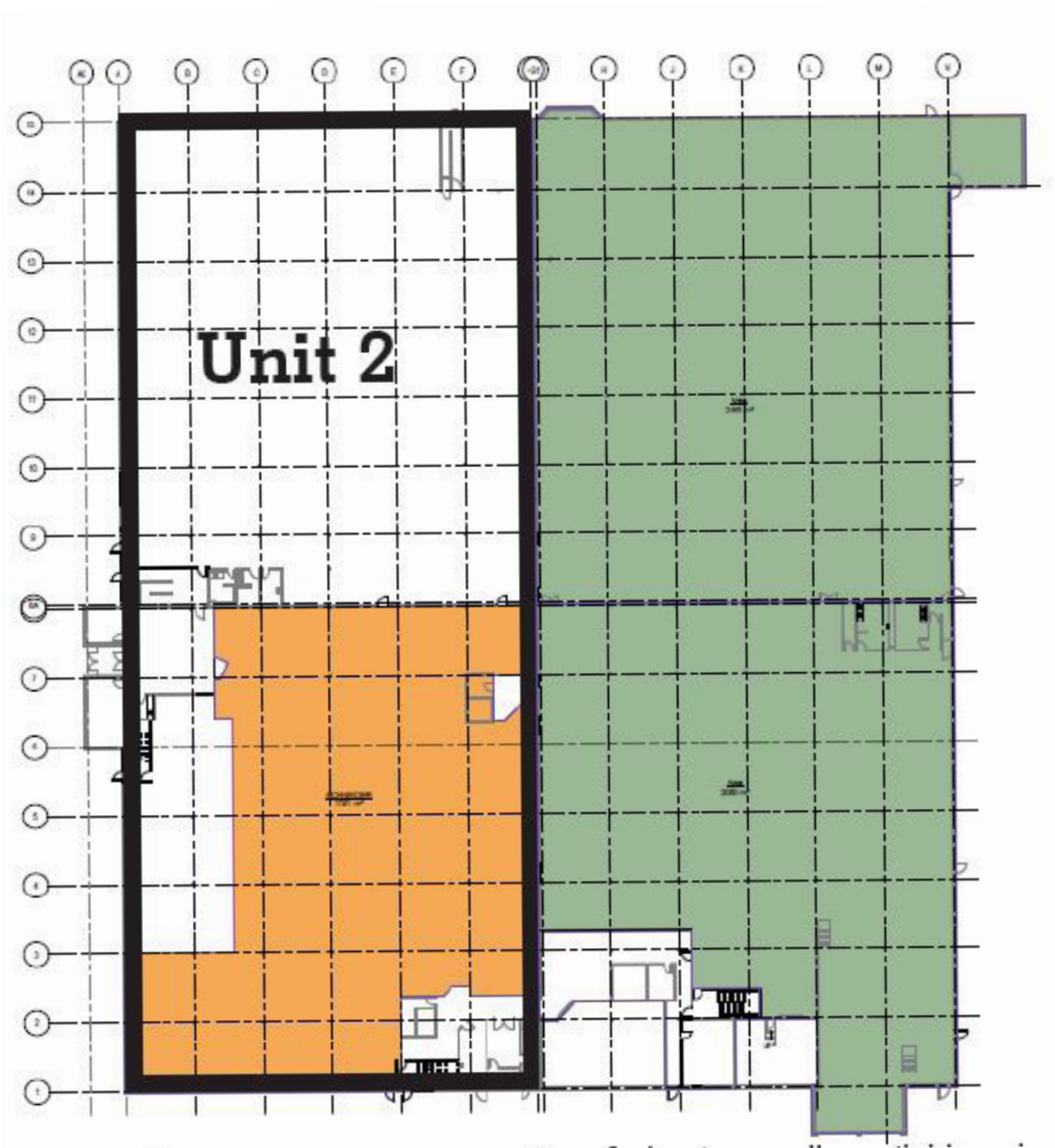
Mezzanine office space



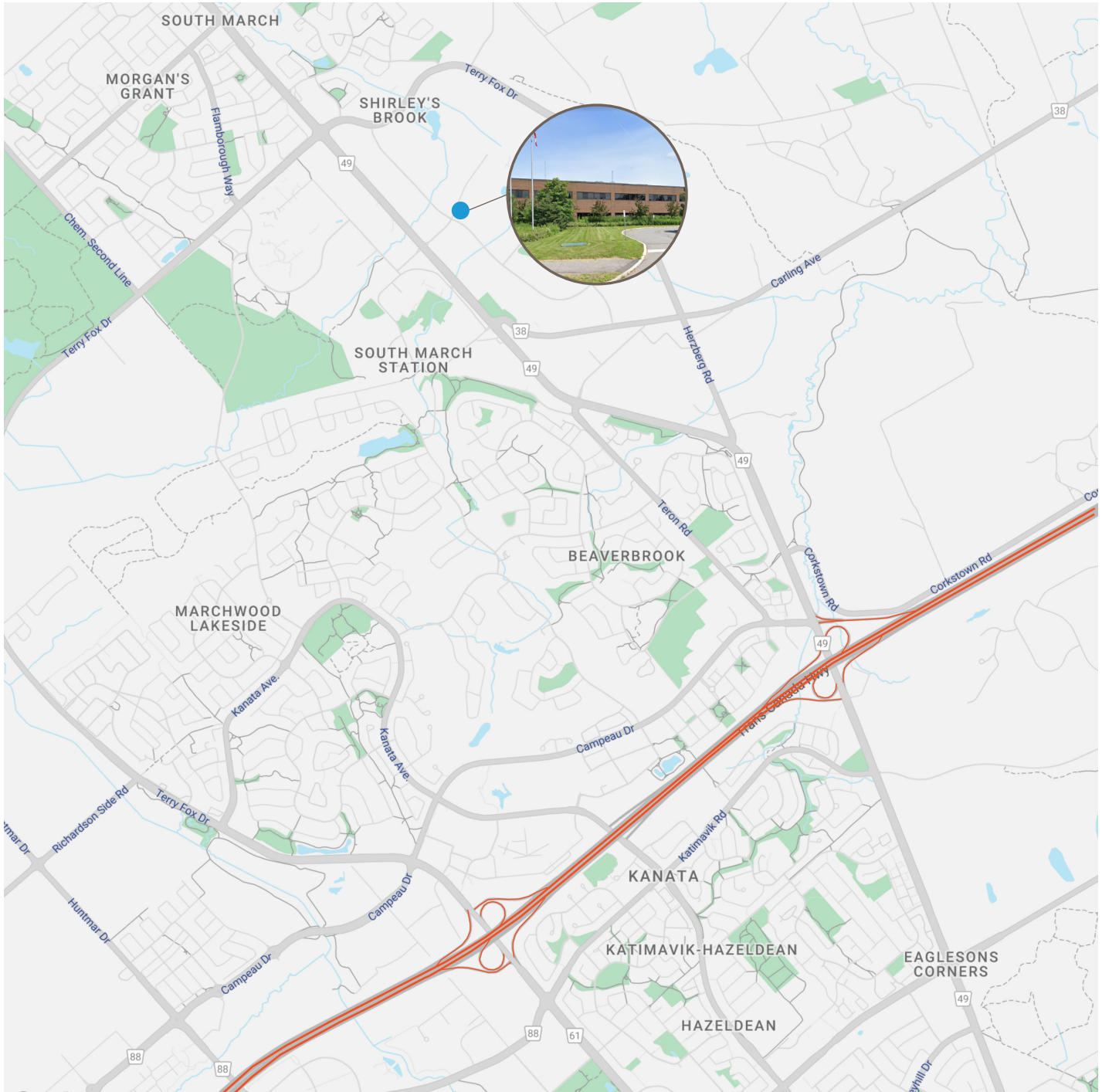
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Floor Plan - Unit 2

2nd floor office space



Location Map



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