

FOR LEASE

110 Bentley Avenue

Ottawa, ON



Unit 25: 19,411 SF

Unit 4: 11,900 SF



**CUSHMAN &
WAKEFIELD**

Ottawa

*Open warehouse
space with 24'-26'
ceiling height*

PROPERTY PHOTO

19,411 SF

Unit 25

AVAILABLE

Immediately

11,900 SF

Unit 4

AVAILABLE

Q2 2026

This column free space is ideal for general warehousing and distribution.

Zoning: IH1
No Recreational Uses

PROPERTY FLOOR PLAN

UNIT 25: 19,411 SF

19,411 SF

Unit 25: Space includes an air conditioned office, Two (2) bathrooms and in-floor heating throughout

SHIPPING

Two (2) oversized drive-in doors plus Two (2) dock level doors at the front for deliveries

24-26 ft.

Ceiling Height

HEATING

Hot water radiator heat (natural gas)

\$17.50

Asking Rent

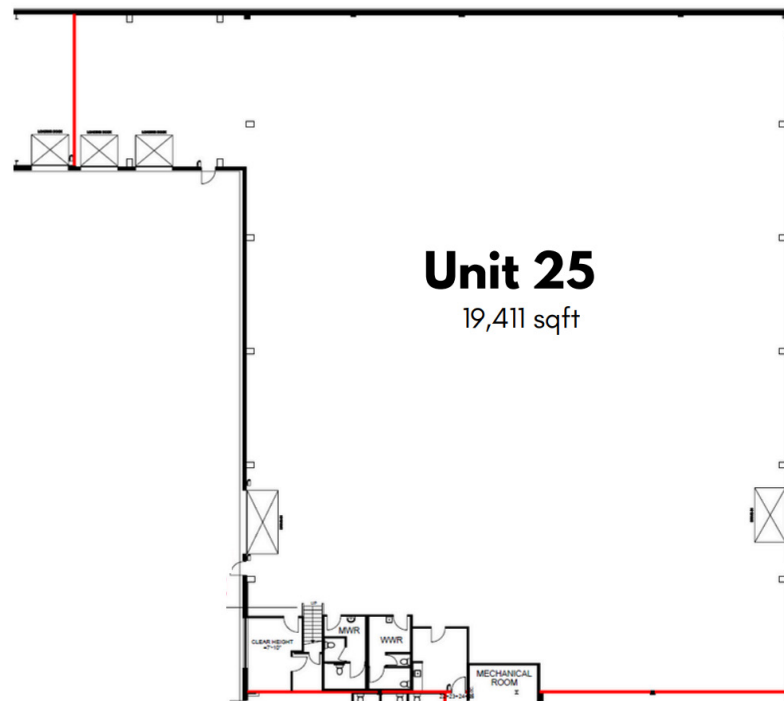
\$6.37 PSF

(est. 2025) Including utilities

Operating Cost

19

Parking Spaces



PROPERTY FLOOR PLAN

UNIT 4: 11,990 SF

11,990 SF

Unit 4: Space includes office and a showroom at the front and approximately 10,000 SF of column-free warehouse at the back. In-floor heating in the warehouse.

SHIPPING

One (1) drive-in door and two (2) dock level doors

24-26 ft.

Ceiling Height

HEATING

Hot water radiator heat (natural gas)

\$17.50

Asking Rent

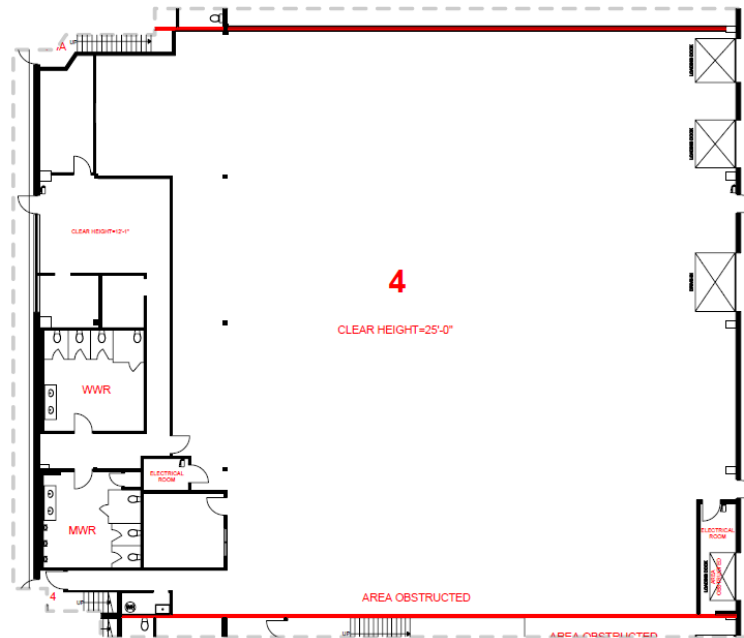
\$6.69PSF

(est. 2025) Including utilities

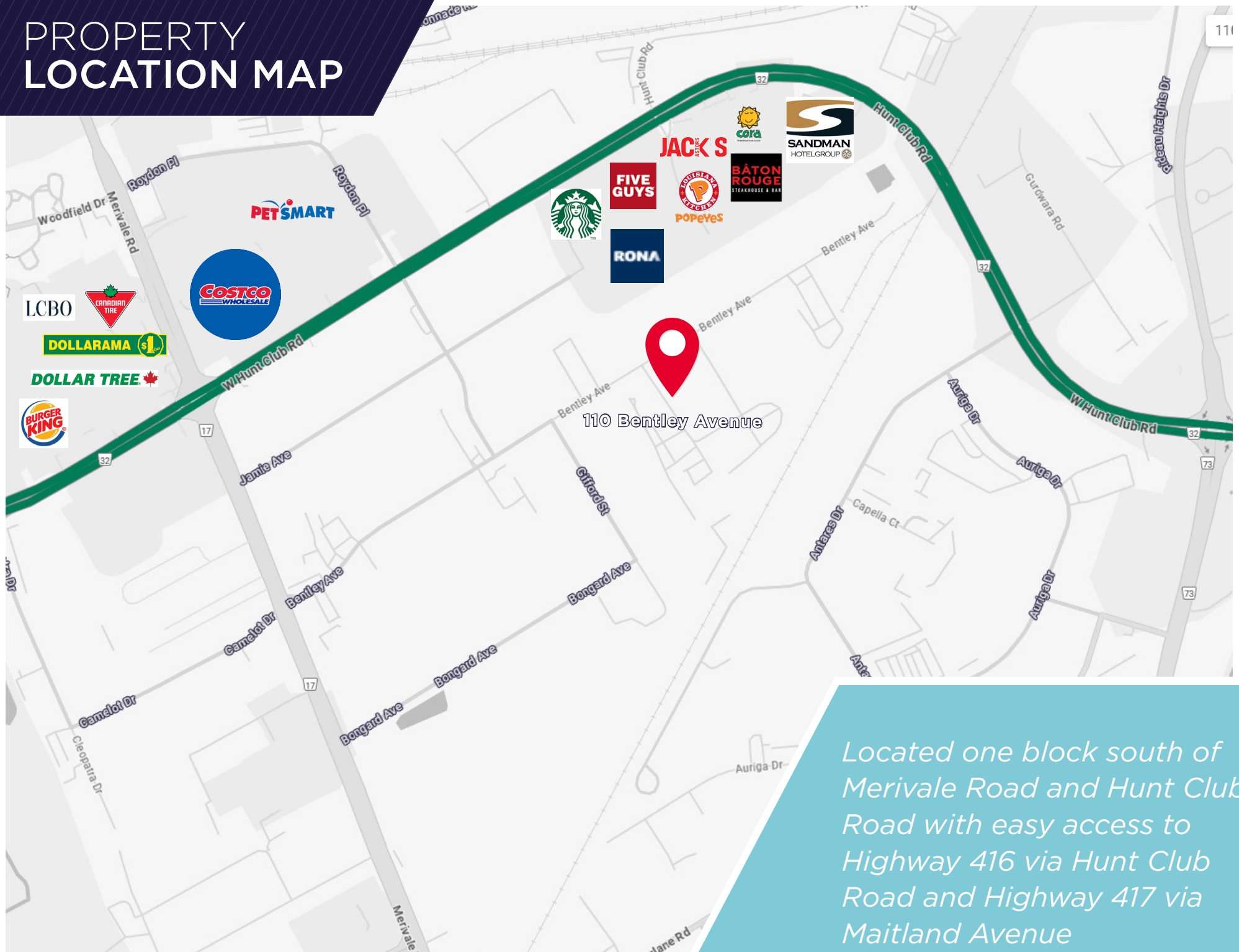
Operating Cost

11

Parking Spaces



PROPERTY LOCATION MAP



Located one block south of Merivale Road and Hunt Club Road with easy access to Highway 416 via Hunt Club Road and Highway 417 via Maitland Avenue



Jessica Whiting*
Vice President
Direct: +1 613 780 1597
jwhiting@cwottawa.com

Neil Mason*
Vice President
Direct: +1 613 780 1571
nmason@cwottawa.com

*Sales Representative