

# 3234-3270 HAWTHORNE ROAD

Ottawa, Ontario

Unit 3234 - 5,246 sq.ft.

Unit 3236 - 7,189 sq.ft.

Unit 3238/3240 - 7,147 sq.ft.

## LEE LACOMBE

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INDUSTRIAL SPACE  
FOR LEASE



COLONNADE  
BRIDGEPORT

Realty Inc., Brokerage

# 3234-3270

## HAWTHORNE ROAD

Ottawa, Ontario

### LEASE DETAILS

**Basic Rental Rate:** \$16.00/sq.ft.

**Taxes & Operating:** \$7.33/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.

### OPPORTUNITY

**Unit 3234 - 5,246 sq.ft.**

**AVAILABLE DECEMBER 1, 2024**

**Unit 3236 - 7,189 sq.ft.**

**AVAILABLE NOVEMBER 1, 2024**

**Unit 3238/3240 - 7,147 sq.ft.**

**AVAILABLE APRIL 1, 2024**

### HIGHLIGHTS



3 dock-level doors  
1 ramp loading dock



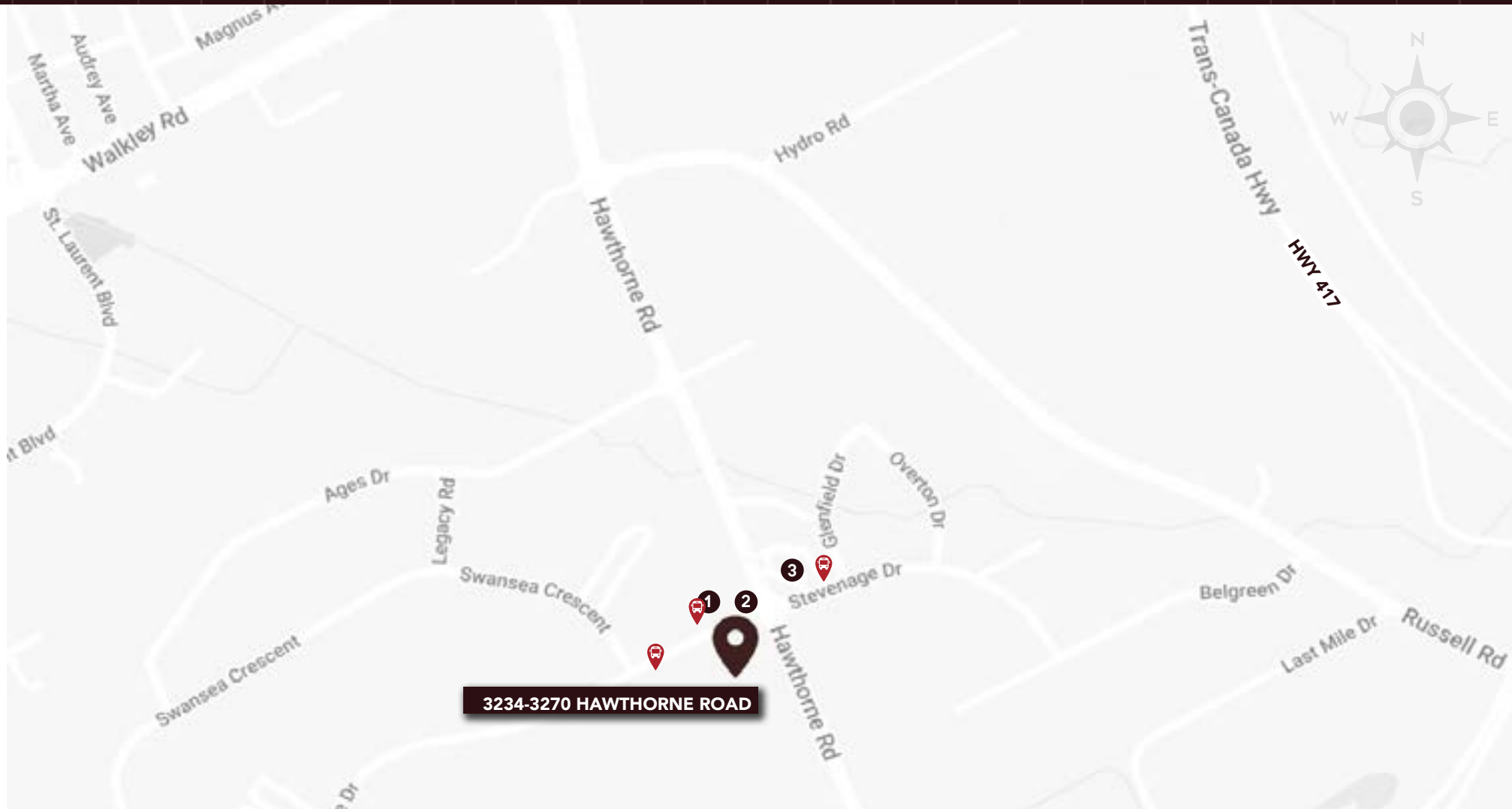
Office and showroom at front of space



Close to HWY 417, Walkley Road, Sheffield Road, Hunt Club Road, and St. Laurent Blvd



## AREA MAP



**3234-3270 HAWTHORNE ROAD**  
Ottawa, Ontario

- 1 Tim Hortons
- 2 A&W
- 3 Ultramar

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