

4,966 Sq. Ft. of
Industrial Space

FOR LEASE

**240-250 Enterprise Road
Units 6 and 7
Vars,
Russell, ON.**



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PROPERTY DETAILS



Address 240-250 Enterprise Rd. Units 6 and 7, Russell, ON

Neighbourhood Vars

Total Size 4,966 SF (Approx.)

Zoning PT LT 21-22 CON 5 RUSSELL PT 2, 3, 4, 5, 6, 7, 50R6206;
RUSSELL

Base Rent \$14.00 per SF

Additional Rent \$3.90 per SF

Gross Rent \$17.90 per SF

Availability August 1, 2025

INTERIOR FEATURES



Interior features:

- Estimated clear ceiling height at approximately 22 feet
- Power: 600 V., 60 amp. (TBC)
- 2 loading doors, one at dock level and one at grade level

240-250 Enterprise Road Units 6 and 7, Vars, Russell

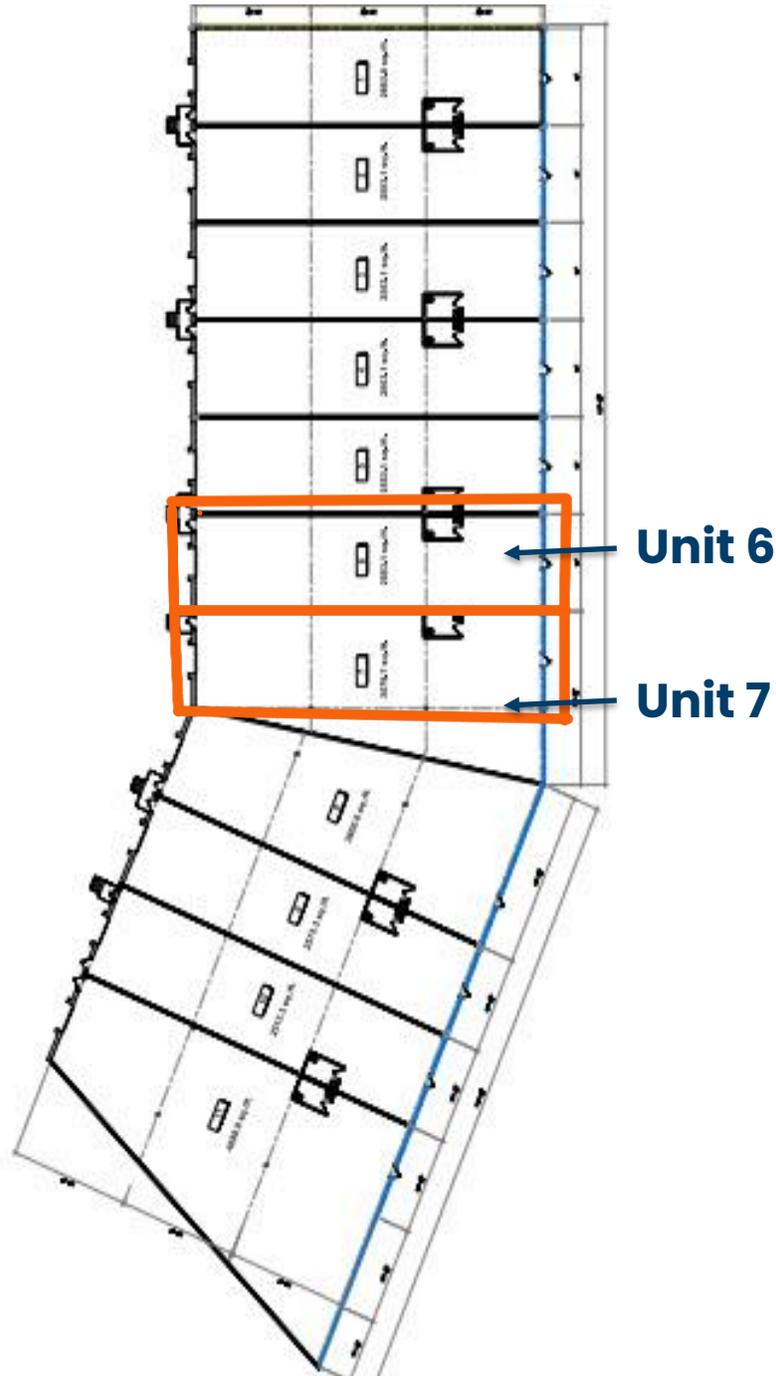
INTERIOR/EXTERIOR FEATURES



FLOOR PLAN

240-250 Enterprise Rd., Russell, ON

CONCEPTUAL ONLY
(Not all demising walls are constructed as shown)



Total floor plan area is 4,966 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION & CONTACT

Vars, Russell, ON

Situated in Russell, Ontario, 240-250 Enterprise Rd. is a multi-tenanted industrial building located in the Vars Industrial Park, close to the intersection of Clement Street and Enterprise Road. Units 6 and 7 consist of approximately 4,966 SF. The front of the 240-250 Enterprise Rd. has storefront type windows while the rear of the property has overhead doors. The building has good access for large vehicles and transport trucks.



Drive Times

Trans Canada Hwy:
Embrun:
Casselman:

2 minutes
11 minutes
16 minutes

North Russell:
Ottawa:
Limoges:

5 minutes
22 minutes
11 minutes



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