

4,966 Sq. Ft. of  
Industrial Space

# FOR LEASE

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



**PHILIP ZUNDER** President | Broker of Record  
613.725.7170 | [pzunder@cdnglobal.com](mailto:pzunder@cdnglobal.com)

**BEN ZUNDER** Vice President | Sales Representative  
613.913.8858 | [bzunder@cdnglobal.com](mailto:bzunder@cdnglobal.com)

**CDN GLOBAL (OTTAWA) LTD.**

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6

[www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL®**  
Commercial Real Estate Advisors

# PROPERTY DETAILS



<b>Address</b>	240-250 Enterprise Rd. Units 6 and 7, Russell, ON
<b>Neighbourhood</b>	Vars
<b>Total Size</b>	4,966 SF (Approx.)
<b>Zoning</b>	PT LT 21-22 CON 5 RUSSELL PT 2, 3, 4, 5, 6, 7, 50R6206; RUSSELL
<b>Base Rent</b>	\$14.00 per SF
<b>Additional Rent</b>	\$3.90 per SF
<b>Gross Rent</b>	\$17.90 per SF
<b>Availability</b>	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

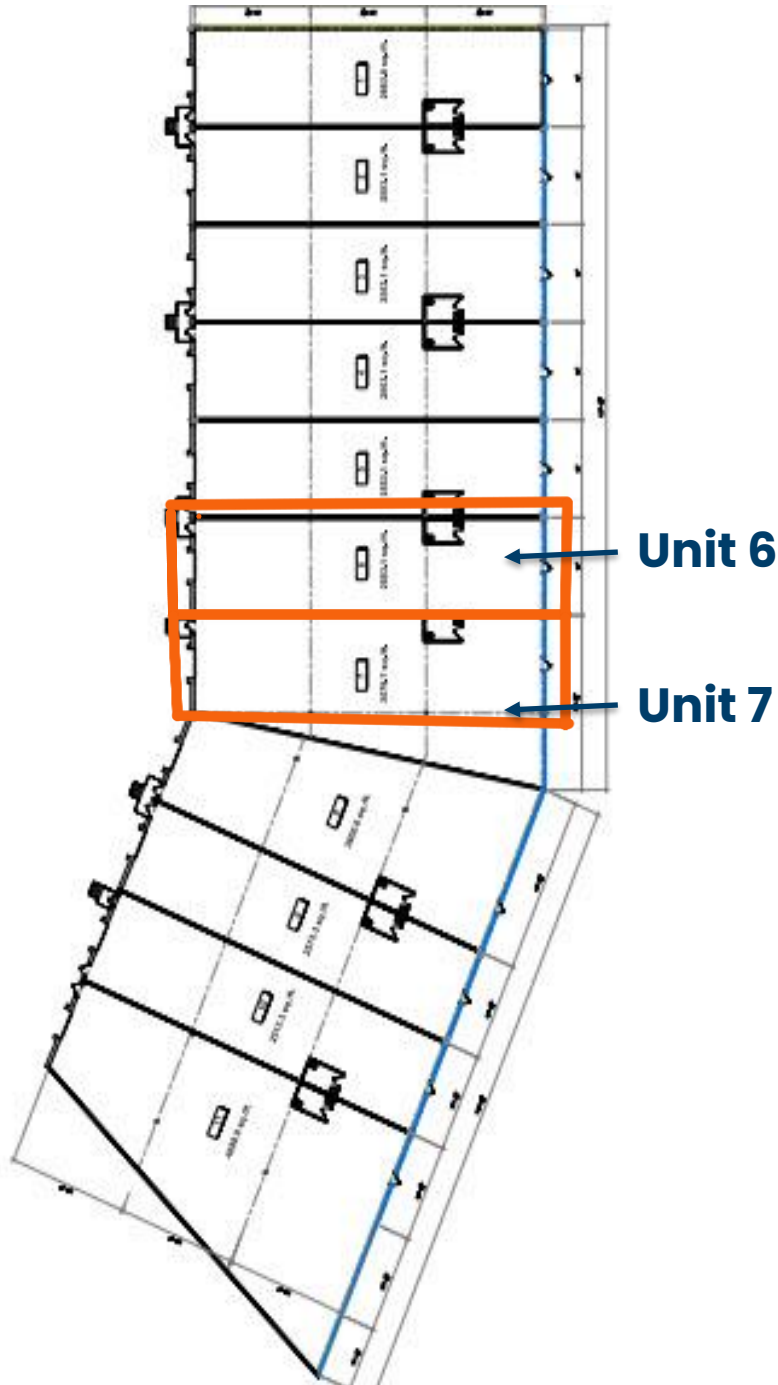




# FLOOR PLAN

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**



This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

**PHILIP ZUNDER** President | Broker of Record

613.725.7170 | [pzunder@cdnglobal.com](mailto:pzunder@cdnglobal.com)

**BEN ZUNDER** Vice President | Sales Representative

613.913.8858 | [bzunder@cdnglobal.com](mailto:bzunder@cdnglobal.com)

**CDN GLOBAL (OTTAWA) LTD. | [www.cdnglobal.com](http://www.cdnglobal.com)**

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors