



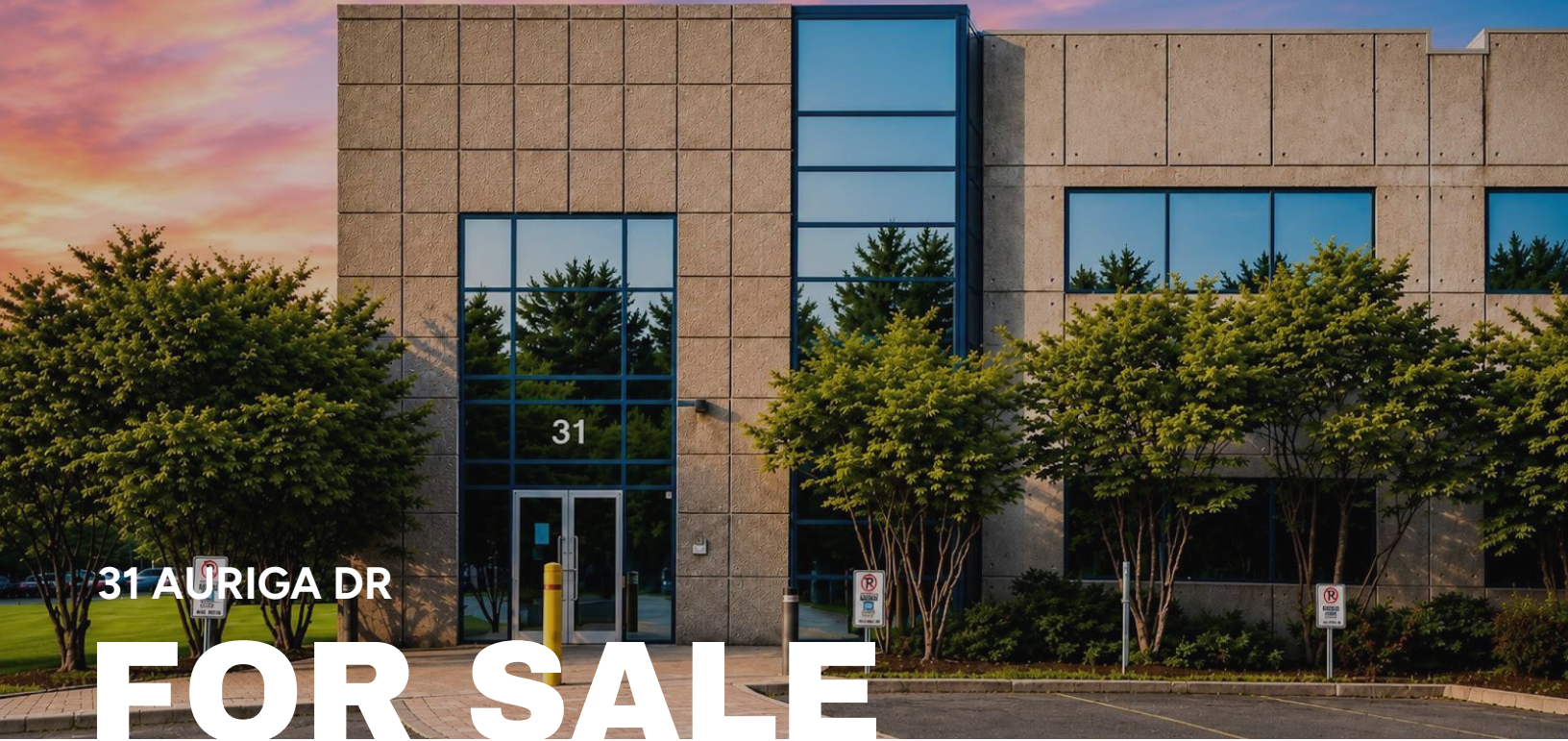
# FOR SALE



**31 AURIGA DR**

**A HEADQUARTERS BUILT TO PERFORM**





31 AURIGA DR

# FOR SALE

**\$7,288,900 | 29,338 SF, 2.77 A**

Located in Ottawa's Hunt Club Business Corridor, 31 Auriga Drive offers excellent access to Highway 416 and Ottawa International Airport. Flexible IM H(21) zoning and existing specialized infrastructure make the property well suited for defence, technology, engineering, R&D, training, and other knowledge-based users.



**Adaptable Lab Infrastructure**



**Elevator on Site**



**Double Man Loading Doors**



**600A / 600V / 3-Phase**



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VANDENBELT**

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