

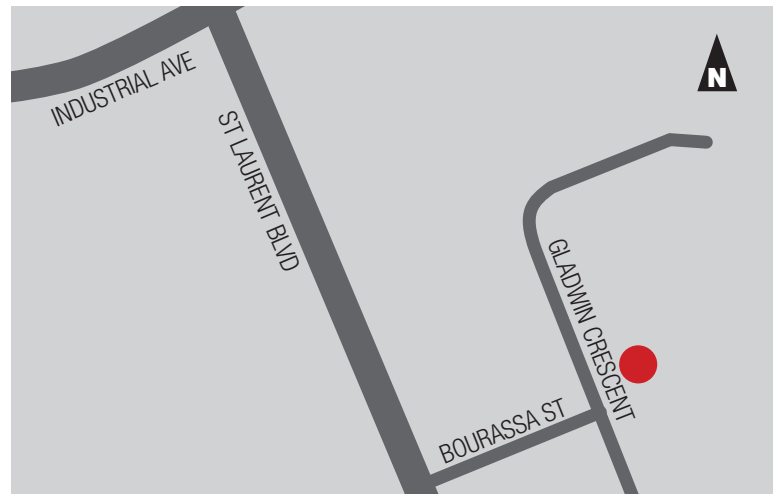


PROPERTY DESCRIPTION

Retail/Showroom exposure with visibility to St. Laurent Boulevard, a major commercial corridor. This unit has a mix of showroom and warehouse area with a small office mezzanine.

Gladwin Crescent Unit 2275 - 3,240 SF

- Rental Rate: \$13 PSF
- Operating Costs: \$6.64 PSF, includes water (2020)
- Prime storefront signage visibility to St. Laurent Blvd
- 500 SF office mezzanine
- 1 grade level floor
- 18 ft ceiling height
- Ample parking
- Available immediately



LOCATION

Gladwin Crescent is located in the Lancaster-Sheffield Industrial Park which forms part of the broader Ottawa East Industrial Area. The Sheffield Industrial Park is bound by Innes Road to the north, Highway #417 to the east, Walkley Road to the south and Russell Road and St. Laurent Boulevard to the west. The Park is centrally located and benefits from ready accessibility. It is some seven kilometres east of Ottawa's downtown core and is located just to the south and east of Highway #417.

