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2285-2287 GLADWIN CRESCENT

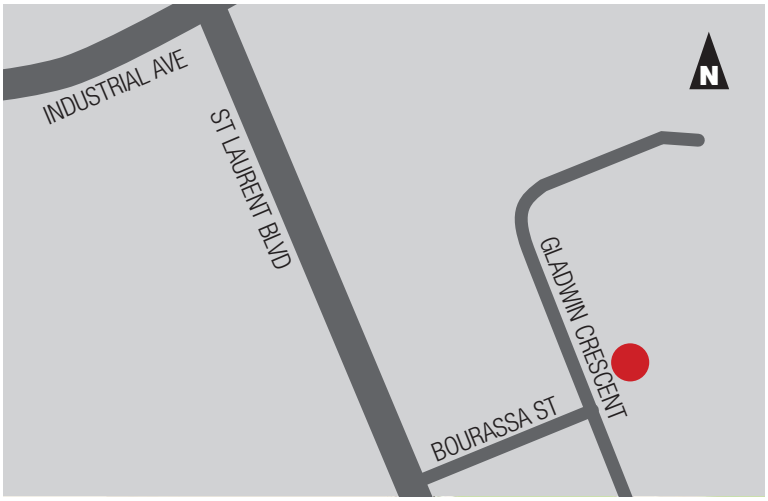
WAREHOUSE / RETAIL

PROPERTY DESCRIPTION

Retail/Showroom exposure with visibility to St. Laurent Boulevard, a major commercial corridor. This unit has some interior buildout with the balance as open warehouse.

Gladwin Crescent
Unit 2285 - 2287

- 6,562 SF
- Rental Rate: $13 PSF
- Operating Costs: $6.70 PSF, includes water (2019)
- Prime signage visibility to St. Laurent Blvd
- 2 dock doors
- 18 ft ceiling height
- Existing interior walls can be removed
- End cap
- Ample parking
- Available October 2019



LOCATION

Gladwin Crescent is located on the East side of Gladwin Crescent, 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.

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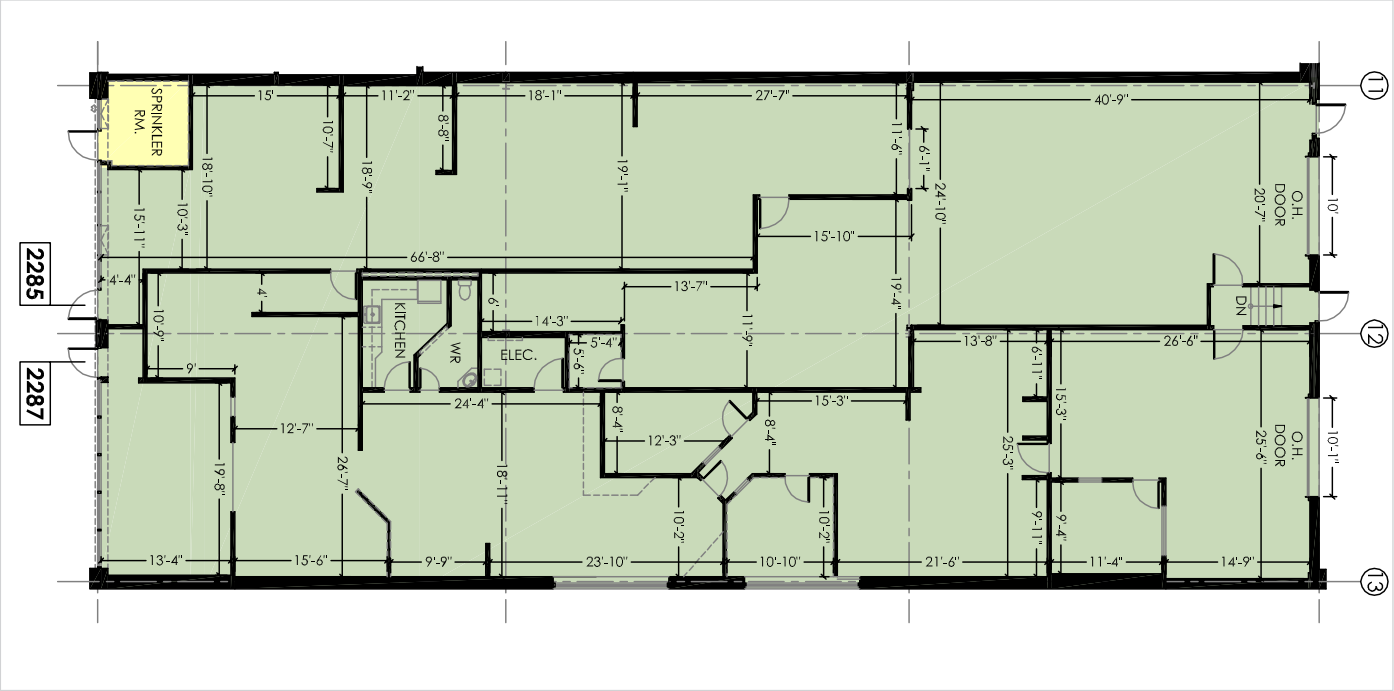

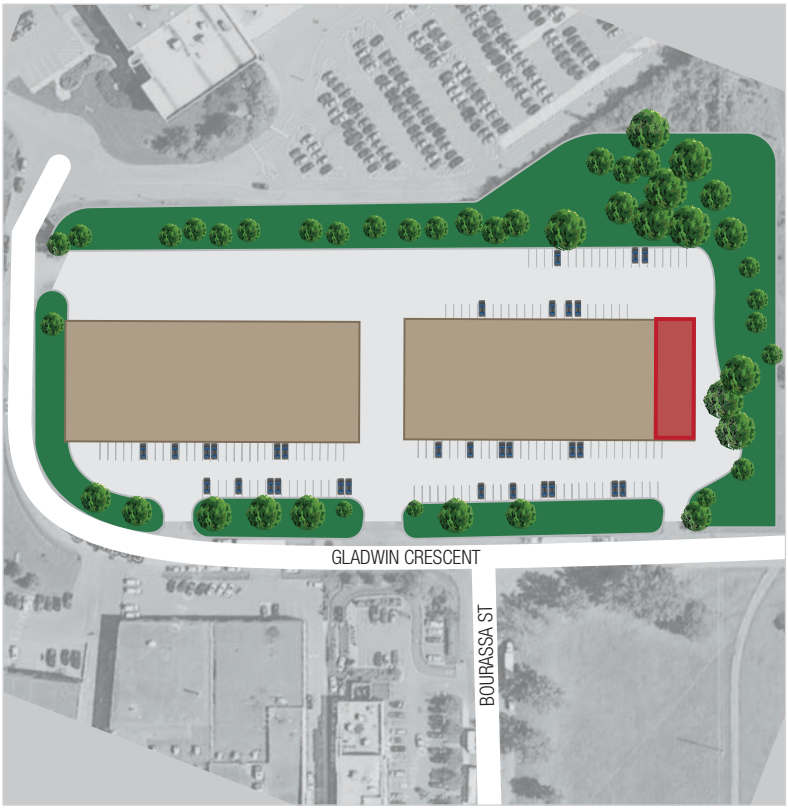

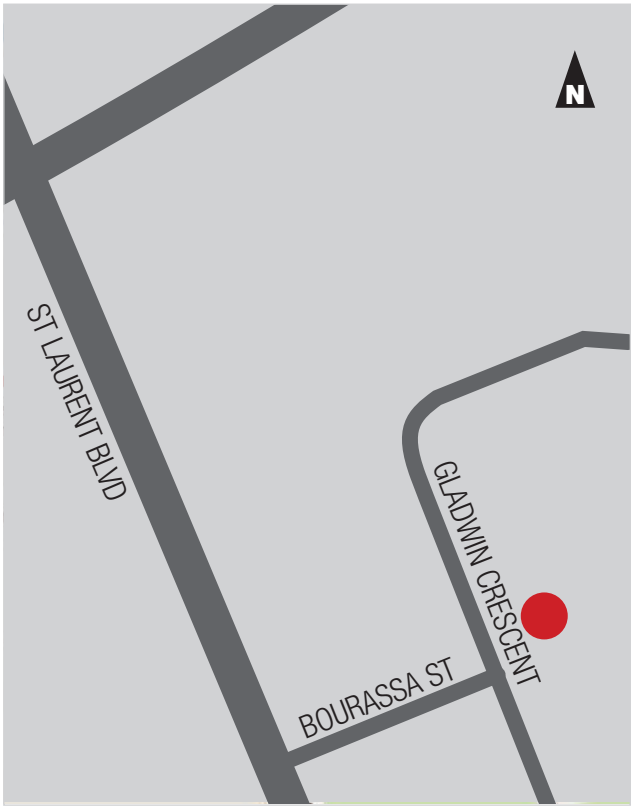

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