

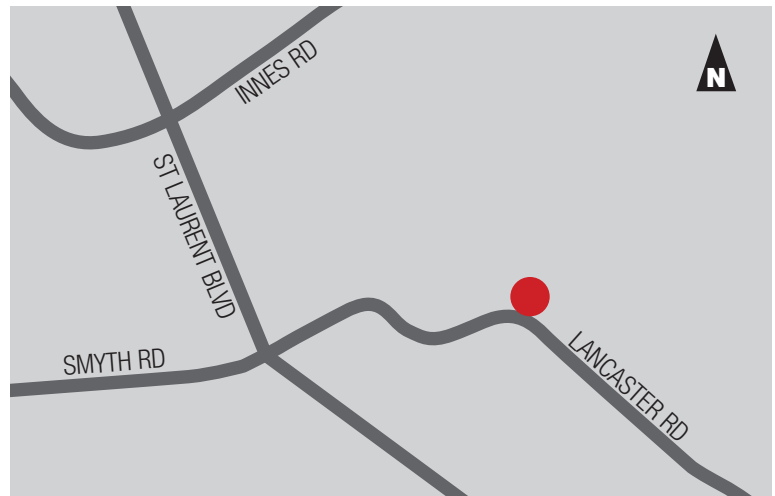


## PROPERTY DESCRIPTION

2495 Lancaster is an industrial warehouse featuring 24' ceiling heights and column spacing of 32' X 35.' The unit has 2 dock doors, 1 drive in door and a new roof that was installed in 2017.

### Warehouse Unit 101

- 21,000 SF - 30,100 SF
- Rental Rate: \$9.50 PSF
- Operating Costs: \$4.74 PSF (Est 2021)
- Open bay warehouse space
- 2 dock doors and 1 20"x 20" drive-in door
- 24' ceiling height
- 600 volt 200 amp service
- Building signage available
- Available Immediately



## LOCATION

2495 Lancaster Road is located on the north side of Lancaster Road, 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.

