

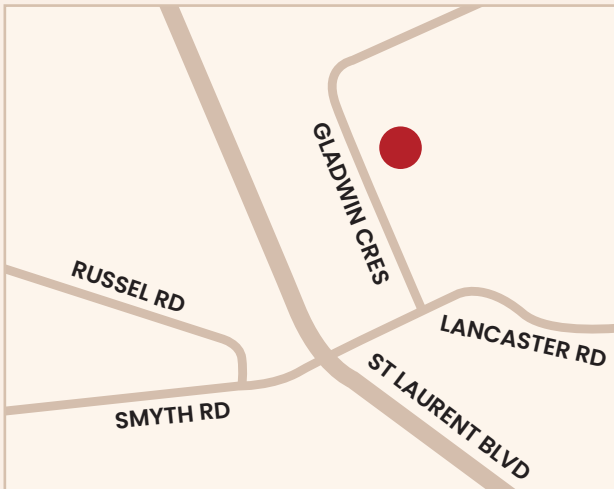


PROPERTY DESCRIPTION

2239-2287 Gladwin Cres

Flex Industrial

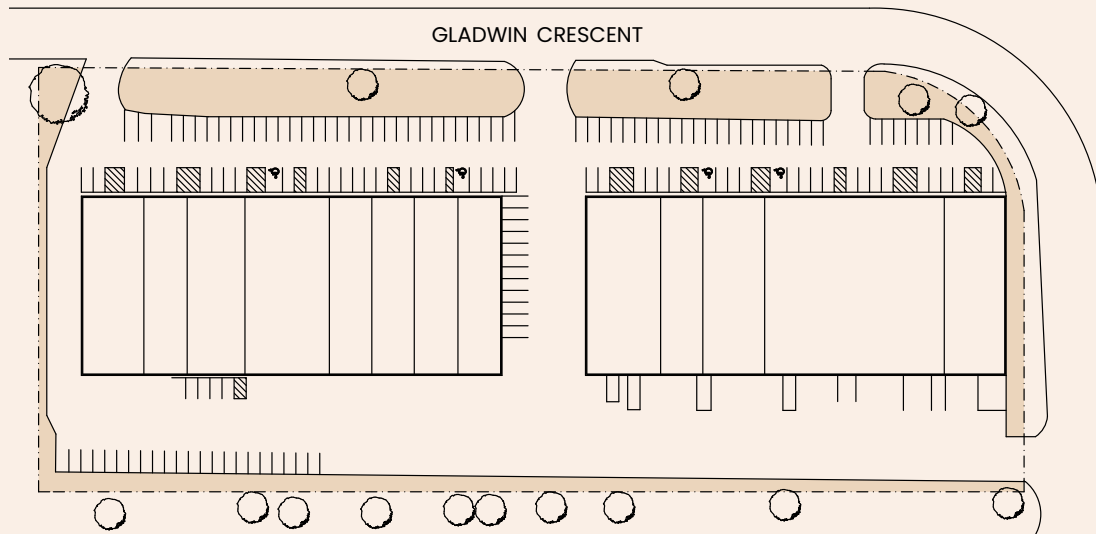
Gladwin Crescent is located in the Lancaster-Sheffield Industrial Park which forms part of the broader Ottawa East Industrial Area. The Sheffield Industrial Park is bound by Innes Road to the north, Highway #417 to the east, Walkley Road to the south and Russell Road and St. Laurent Boulevard to the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



Civic Address	Gladwin Crescent
Location	Ottawa, Ontario
Building Size	152,400 sq.ft.
Site Area	4.8 Acres
Zoning	IL
Surrounding Areas	Industrial, Retail, Office, Residential

PROPERTY FEATURES

- Prime Visibility and Storefront signage along St Laurent Boulevard
- Built out showroom, office and warehousing units
- Ample parking available
- 3.0 KM away from Highway 417 On/Off exit on Innes Road
- Dock and Grade Loading
- 18' Clear Ceiling Height



Gladwin Crescent

Flex Industrial



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