

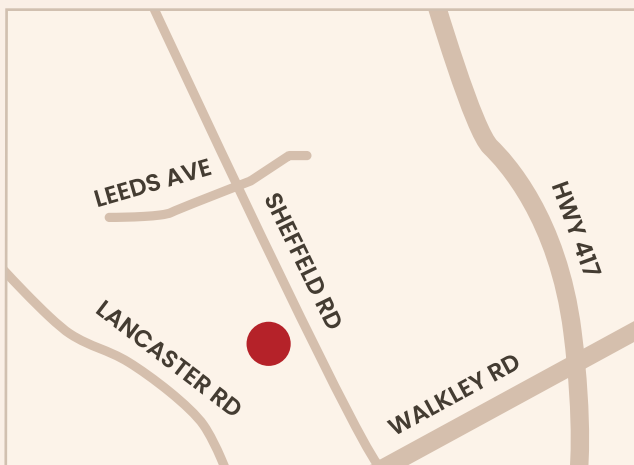


#### PROPERTY DESCRIPTION

## 2750 Sheffield Road

### Warehouse + Outside Storage

2750 Sheffield Road is located within Sheffield Industrial Park, which is bound by Innes Road to the north, Highway 417 to the east, Walkley Road to the south and Russel Road and St. Laurent Boulevard to the west.



Civic Address 2750 Sheffield Road

Location Ottawa, Ontario

Building Size 60,250 Sq. Ft.

Site Area 4.6 Acres

Zoning IH

Surrounding Areas Industrial

#### PROPERTY FEATURES

- Dock and Grade Loading
- 19' Clear Ceiling Height (front building), 28' Clear ceiling height (back building)
- Outside storage permitted
- Located close to amenities on Walkley Road
- Heavy Industrial Zoning
- Mix of Warehouse and Office buildout -part of the Sheffield Campus

