



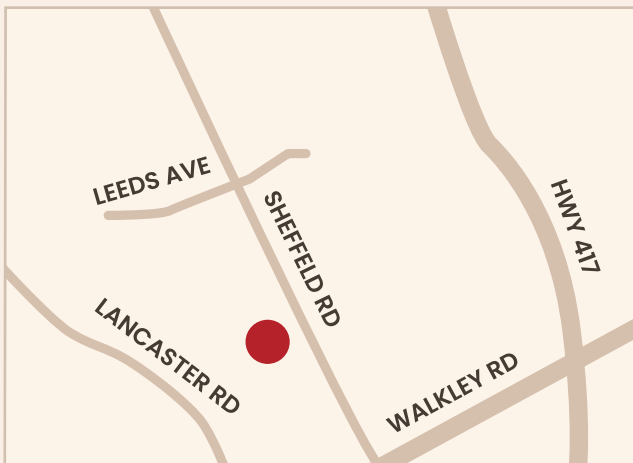
PROPERTY DESCRIPTION

2750 Sheffield Road, Unit 3

Warehouse + Outside Storage

The premises consist of three improved single-storey multi-tenant industrial warehouse buildings totalling 220,000 SF.

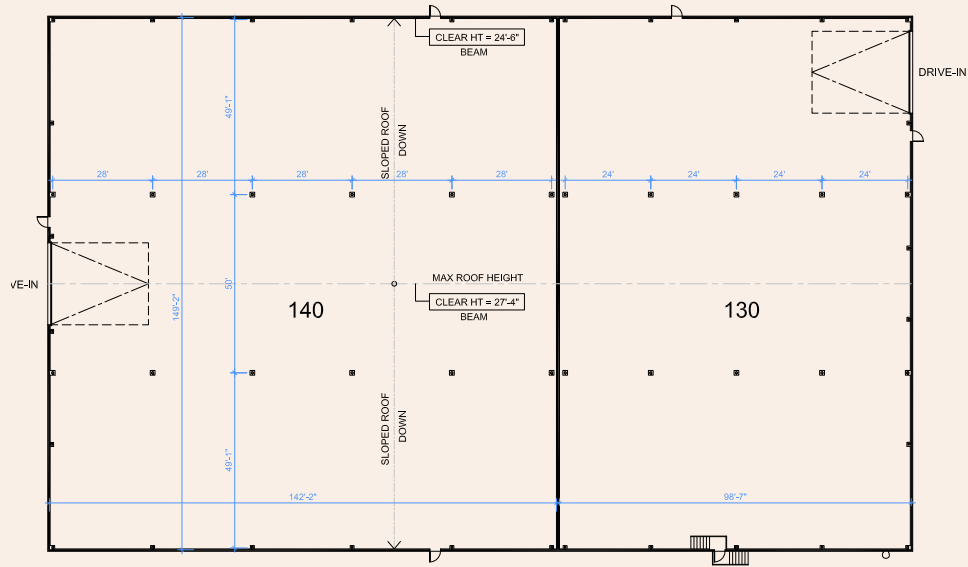
2750 Sheffield Road is located within Sheffield Industrial Park, which is bound by Innes Road to the north, Highway 417 to the east, Walkley Road to the south and Russel Road and St. Laurent Boulevard to the west.



Civic Address	2750 Sheffield Road
Location	Ottawa, Ontario
Total Rentable Area	36,378 Sq. Ft.
Occupancy	September 1, 2025
Base Rent	\$15 PSF
Operating Cost	\$8,60 PSF (est 2025) includes hydro, gas, and water

FEATURES:

- 10,000 SF of additional outside storage is included.
- Stand alone building with grade level loading on two sides.
- Heavy industrial zoning.
- 25' to 27' clear ceiling height.
- Demisable to 15,000 SF and 21,000 SF



Outside Storage Area

