

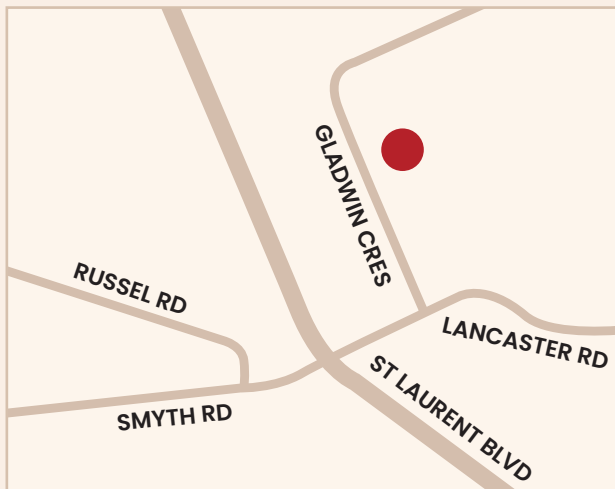


PROPERTY DESCRIPTION

2255, 2259-2261 Gladwin Crescent

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 Russel Road and St. Laurent Boulevard to the west. It is seven kilometres east of Ottawa's downtown core and is located just to the south and east of Highway #417.



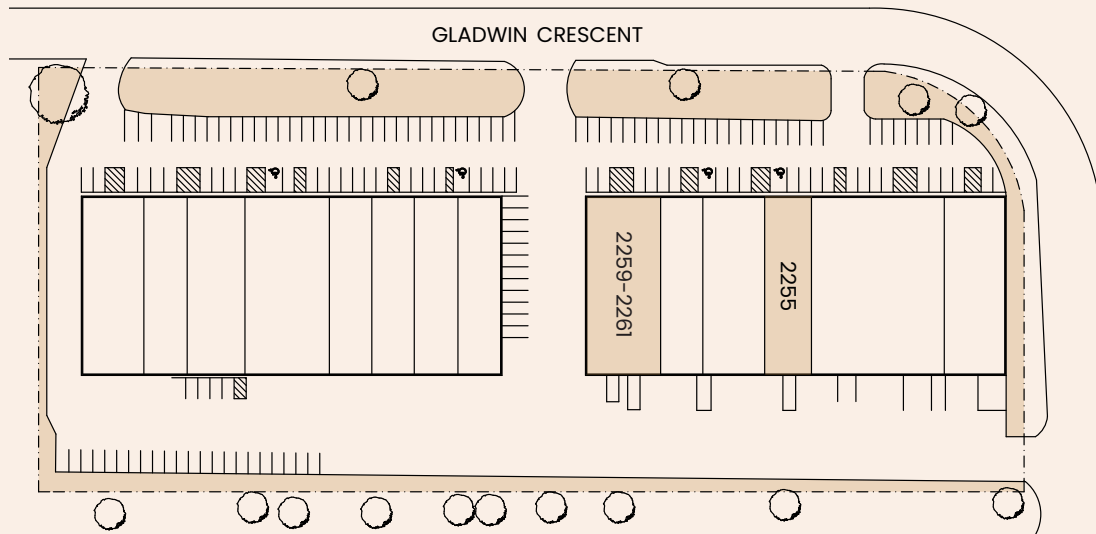
Civic Address	Gladwin Crescent
Location	Ottawa, Ontario
Rentable Area	3,175 - 6,914 sq.ft.
Occupancy	Available immediately
Base Rent	\$20,00 PSF
Operating Costs	\$9.85 PSF (est 2025)

PROPERTY DESCRIPTION

Flex Industrial exposure with visibility to St. Laurent Boulevard, a major commercial corridor. This unit has a mix of showroom and warehouse area.

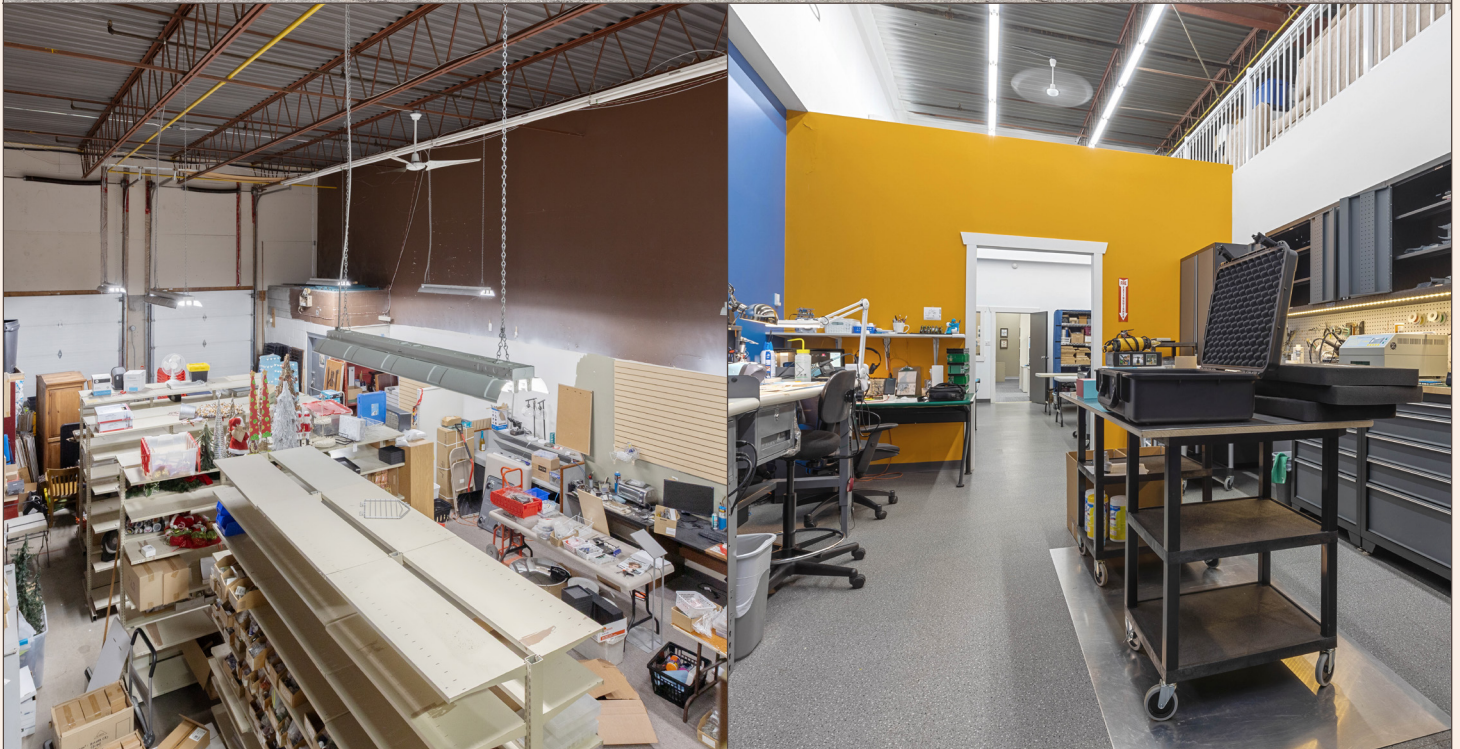
PROPERTY FEATURES

- 18' clear ceiling height
- 1 dock level door and 1 ramped door
- Prime storefront visibility to St. Laurent Blvd
- 2259 and 2261 are currently built out with mix of office and warehouse
- 2255 is currently built with mix of showroom and warehouse space
- Ample surface parking available



Gladwin Crescent

Flex Industrial



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Ask about this space
Call or email

leasing@richcraft.com
613.739.5777