



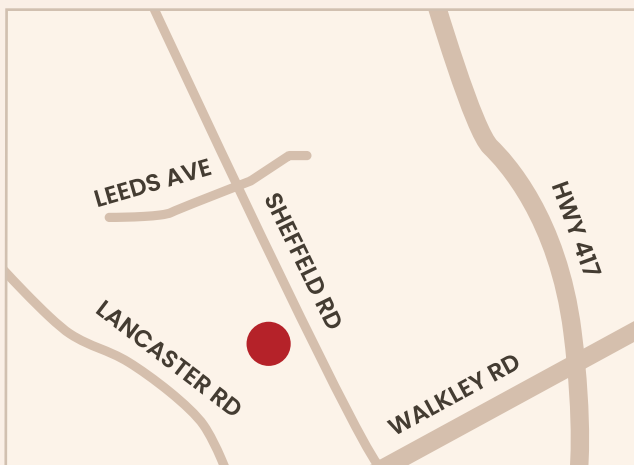
PROPERTY DESCRIPTION

2750 Sheffield Road, Unit 3

Warehouse

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	15,000 – 21,500 sq. Ft.
Occupancy	Available immediately
Gross Rent	\$20 PSF (Includes Base Rent, Additional Rent, and Utilities)

FEATURES:

- Stand alone building with oversized grade level loading door.
- Heavy industrial zoning.
- 25' to 28' clear ceiling height.
- Ideal for construction material and heavy equipment storage.

