



SHEFFIELD SOUTH

Ottawa's Newest Industrial Hub

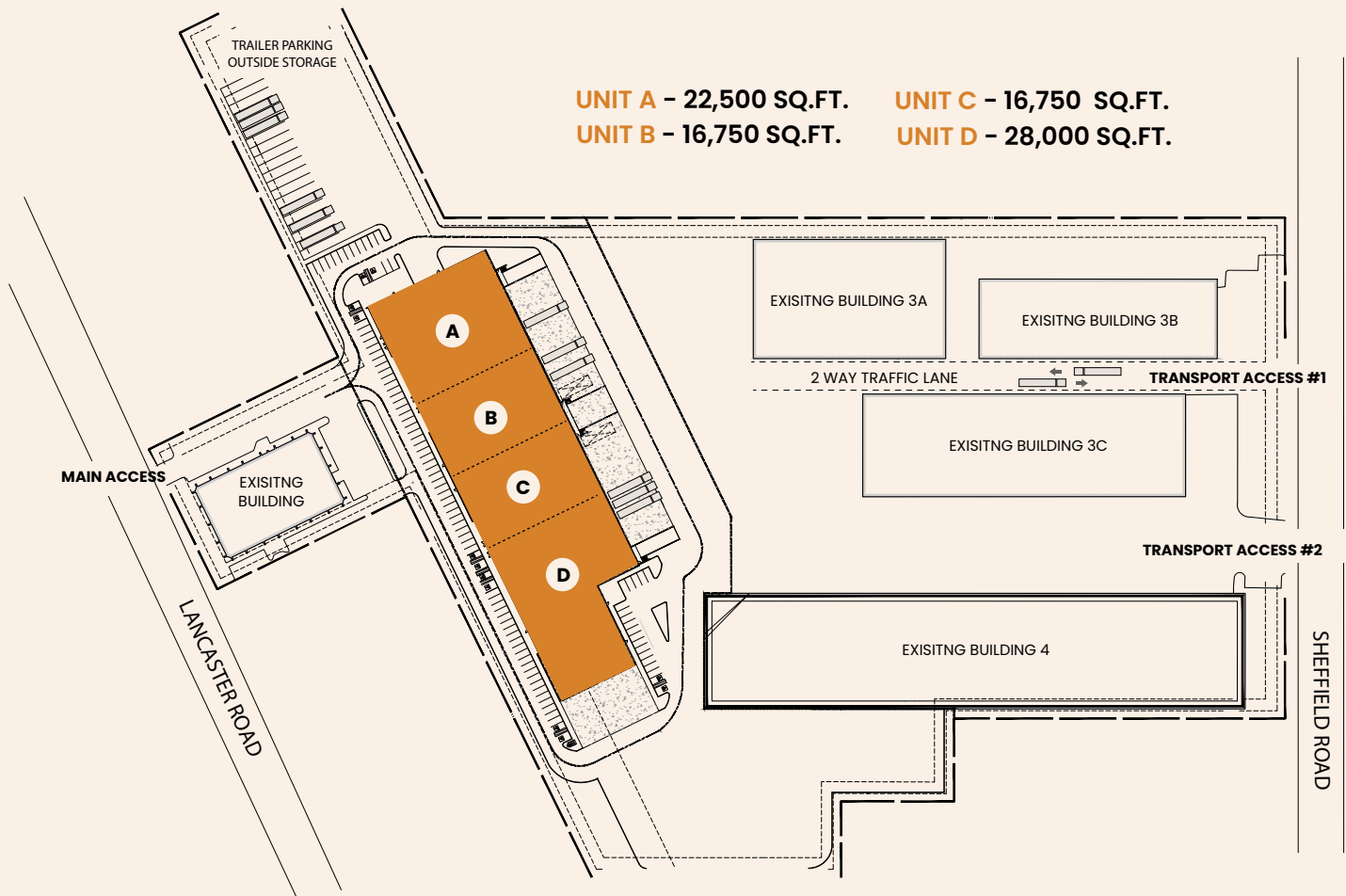
Introducing a next-generation facility tailored for modern logistics, warehousing, and advanced industrial operations.

Positioned in the heart of Ottawa's east-end industrial hub, 2774 Sheffield Road offers unparalleled access, functionality, and flexibility designed to meet the needs of modern industrial and logistics operations for forward-thinking businesses.

Located in Ottawa's largest and most concentrated industrial node, Sheffield South is a premier warehouse complex offering a total of 220,000SF of existing industrial space and a new state-of-the-art 84,000 SF high-bay industrial building.

Civic Address	2774 Sheffield Road
Location	Ottawa, Ontario
Rentable Area	16,750 - 84,000 sq.ft.
Occupancy	Available Q1 2027
Base Rent	Inquire within
Additional Rent	\$6.50 PSF (estimated 2025)





PROPERTY FEATURES

- 32' Clear Height Ceilings
- 50'x 40' Wide Column Spacing
- Dedicated Shipping & Receiving Access
- High Ratio of Dock-Level and Drive-In Doors
- Surplus Trailer Parking & Truck Maneuvering Area
- Early Suppression Fast Response (ESFR) Sprinkler System
- Potential for Outside Storage

Ask about this space call
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