



PROPERTY DESCRIPTION

Gladwin Crescent

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.



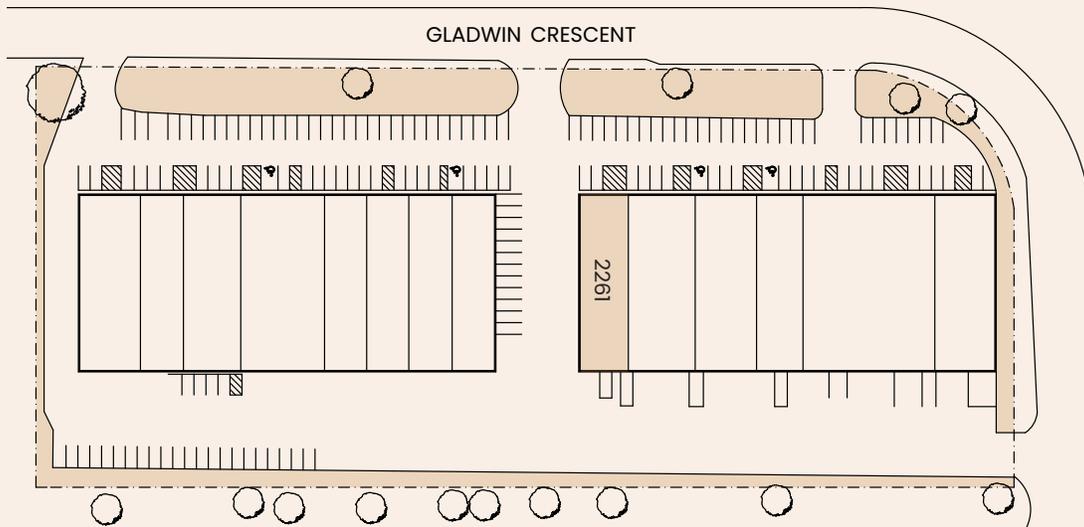
Civic Address	2261 Gladwin Crescent
Location	Ottawa, Ontario
Rentable Area	3,257 sq.ft.
Occupancy	Immediately
Base Rent	\$20.00 PSF
Operating Costs	\$10.00 PSF (est 2026)

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
- Flex warehouse space with division between office and warehouse
- Highly Visible End Cap with exposure to St. Laurent Boulevard
- Ample surface parking available



2261 Gladwin Crescent

Industrial Flex



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Ask about this space
Call or email

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