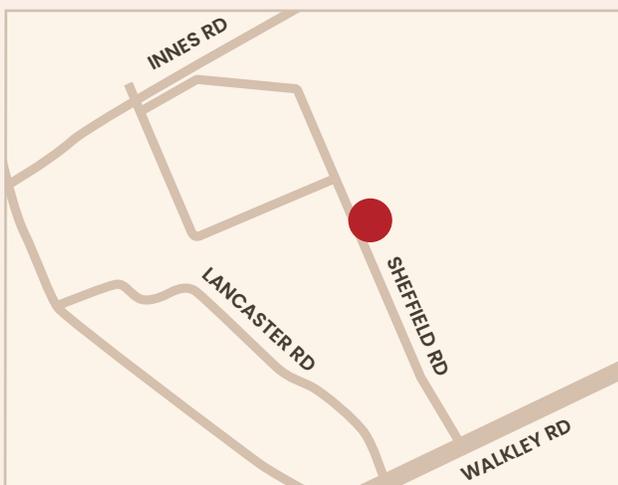



**PROPERTY DESCRIPTION**

## 2630 Sheffield Road

**Industrial**

Located within Sheffield Industrial Park, bound by Innes Road to the north, Walkley Road to the south and St. Laurent Boulevard to the west. Minutes from Highway 417 On/Off Exit on Walkley Road and Innes Road.



|               |                     |
|---------------|---------------------|
| Civic Address | 2630 Sheffield Road |
|---------------|---------------------|

|          |                 |
|----------|-----------------|
| Location | Ottawa, Ontario |
|----------|-----------------|

|               |                |
|---------------|----------------|
| Building Size | 47,500 sq. ft. |
|---------------|----------------|

|        |    |
|--------|----|
| Zoning | IH |
|--------|----|

|                   |            |
|-------------------|------------|
| Surrounding Areas | Industrial |
|-------------------|------------|

|           |             |
|-----------|-------------|
| Base Rent | \$15.00 PSF |
|-----------|-------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| Additional Rent | \$7.30 PSF (est 2026)<br>includes water |
|-----------------|-----------------------------------------|

|           |                  |
|-----------|------------------|
| Occupancy | December 1, 2026 |
|-----------|------------------|

**PROPERTY FEATURES**

- Rare standalone industrial building
- 3 Grade level loading doors
- Zoned Heavy Industrial (IH)
- 18' clear ceiling
- Unit currently built out in front area with two storey office (approx. 8,000 SF) and balance as warehouse temperature controlled areas

