

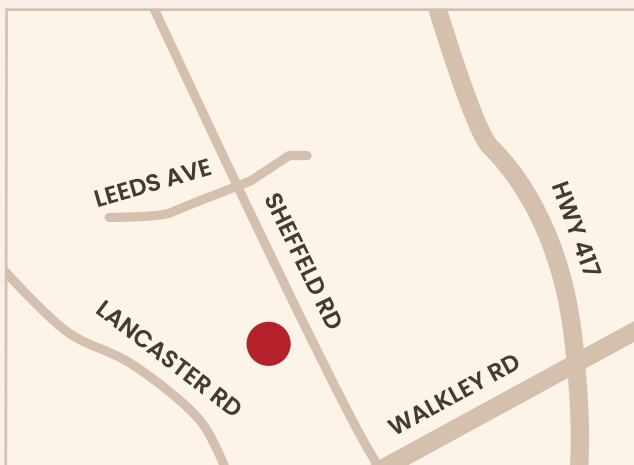


PROPERTY DESCRIPTION

**2750 Sheffield Road, Unit 1**  
Warehouse + Outside Storage

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 6,015 SQ. FT.

Occupancy Available immediately

Base Rent \$16.00 PSF

Additional Rent \$9.02 PSF (est 2026)

Inclusive of utilities

FEATURES:

- End cap with frontage facing Sheffield Road
- Approximately 1,000 SF of built out office /showroom space with the balance as open warehouse space
- 1 dock door
- 19 ft ceiling height
- Pylon signage available
- Available immediately

