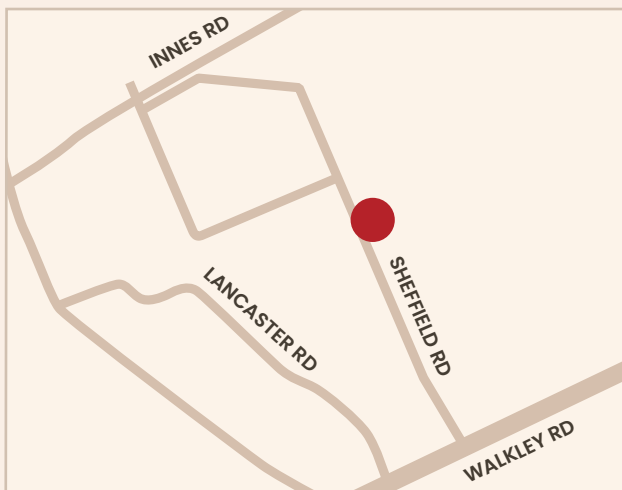



PROPERTY DESCRIPTION

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
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Location	Ottawa, Ontario
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Building Size	47,500 sq. ft.
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Zoning	IH
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Surrounding Areas	Industrial
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Base Rent	\$15.00 PSF
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Additional Rent	\$7.30 PSF (est 2026) includes water
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Occupancy	December 1, 2026
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PROPERTY FEATURES

- Rare standalone industrial building
- 4 Grade level loading doors
- Zoned Heavy Industrial (IH)
- 18' clear ceiling
- 400 amp, 600 volt 3 phase power
- Unit currently built out in front area with two storey office (approx. 8,000 SF) and balance as warehouse with temperature controlled areas

