



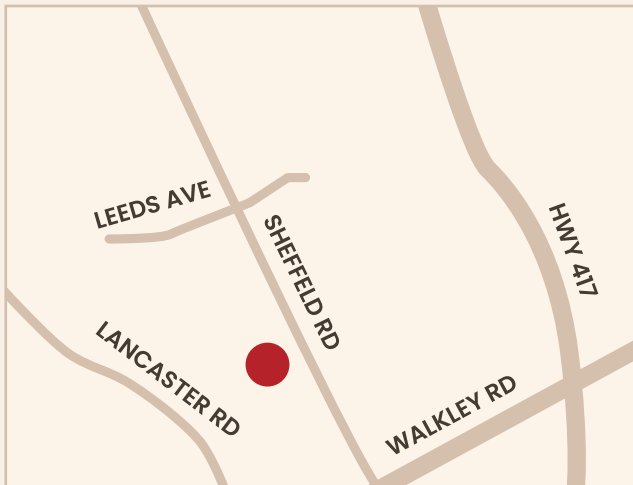
PROPERTY DESCRIPTION

2760 SHEFFIELD ROAD

Industrial Space Available

2760-2770 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.

The property consists for two improved single storey multi-tenant industrial warehouse buildings totalling 16,380 SF.



Civic Address	2760 SHEFFIELD ROAD
Location	Ottawa, Ontario
Average Size	16,380 sq.ft.
Bay 7	3,276 SF
Bay 8	3,276 SF
Bay 9	3,276 SF
Bay 10-11	6,552 SF
Surrounding Areas	Industrial
Base Rent	Upon Request. Varies depending on square footage.
Additional Rent	\$8.50 PSF (est 2026) Includes water

PROPERTY FEATURES

- 5 door docks (1 dock per bay)
- 18 ft clear ceiling height
- LED lighting
- Bay 7: available September 1, 2026
- Bays 8-11: available November 1, 2026

