



SHEFFIELD SOUTH

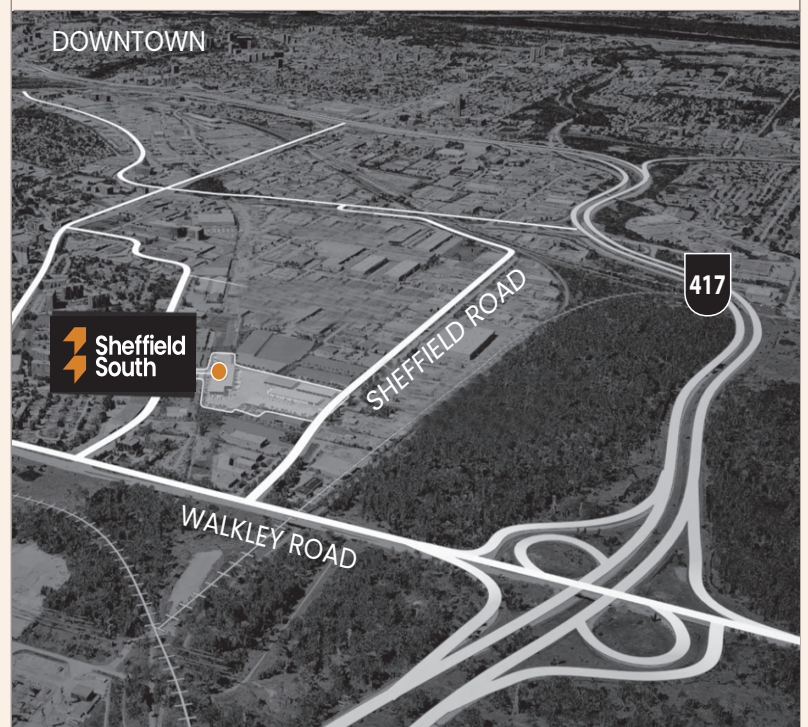
Ottawa's Newest Industrial Hub

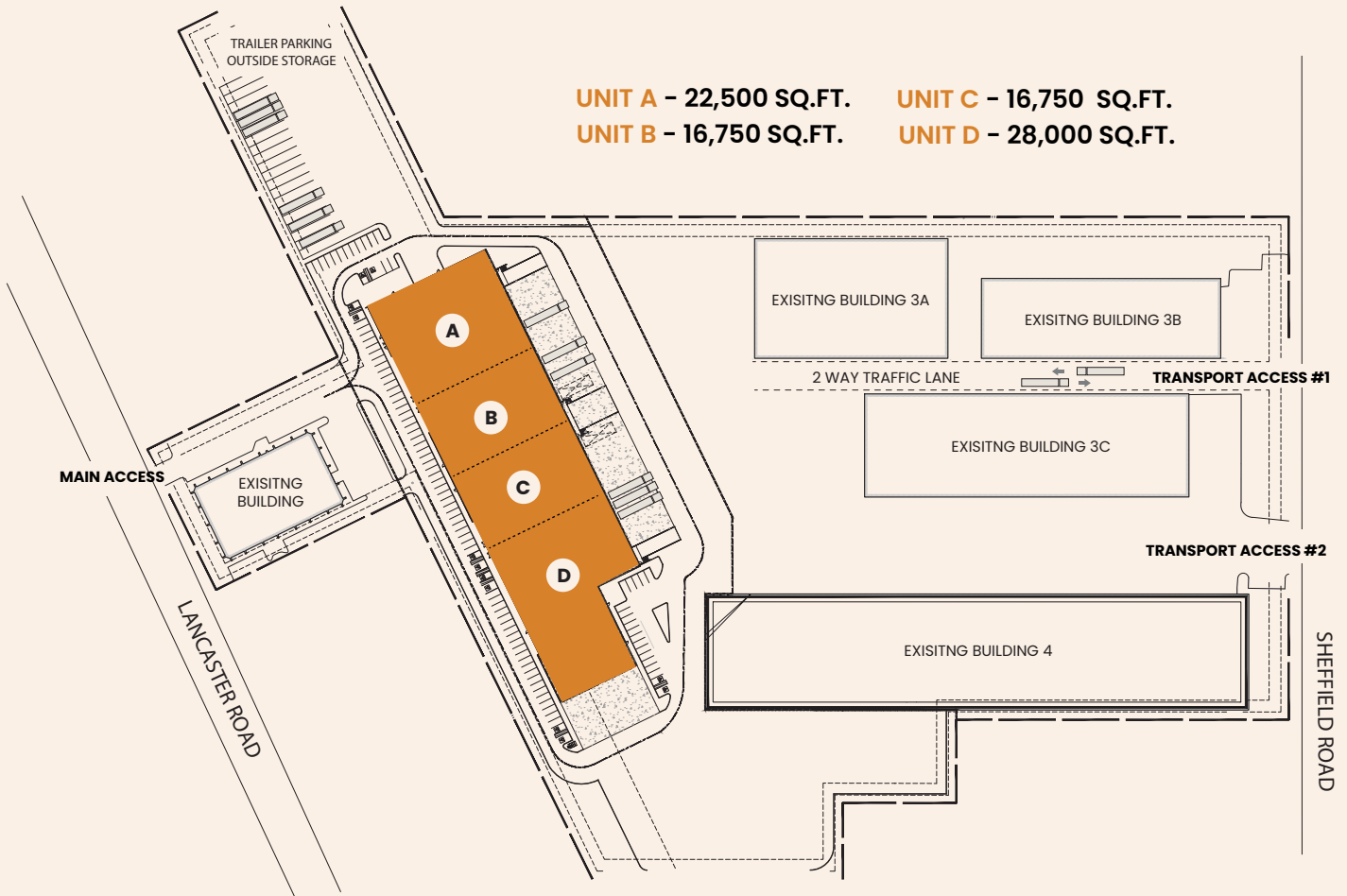
Introducing Sheffield South, a next-generation industrial facility tailored for modern logistics, warehousing and advanced operations in Ottawa's largest and most concentrated industrial node.

Positioned in the heart of the city's east-end industrial hub, 2774 Sheffield Road offers unparalleled access, functionality and flexibility to meet the needs of today's forward-thinking businesses.

This premier development features 220,000 sq. ft. of existing industrial space and a new, state-of-the-art 84,000 sq. ft. high-bay building, built to support the evolving demands of the region's most dynamic industries.

Civic Address	2774 Sheffield Road
Location	Ottawa, Ontario
Rentable Area	16,750 – 84,000 sq.ft.
Occupancy	Available Q1 2027
Base Rent	Contact for Details
Additional Rent	\$6.50 PSF (estimated 2026)





PROPERTY FEATURES

- 32' Clear Height Ceilings
- 50'x 40' Wide Column Spacing
- Dedicated Shipping & Receiving Access
- High Ratio of Dock-Level and Drive-In Doors
- Surplus Trailer Parking & Truck Maneuvering Area
- Early Suppression Fast Response (ESFR) Sprinkler System
- Potential for Outside Storage

Ask about this space
 Call or email
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 613.739.5777

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