

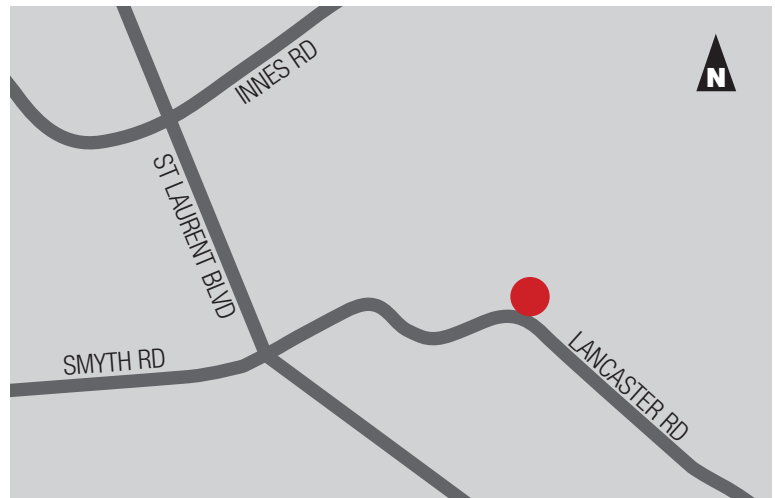


PROPERTY DESCRIPTION

2495 Lancaster is an industrial warehouse featuring 24' ceiling heights and column spacing of 32' X 35.' The unit has 2 dock doors, 1 drive in door and a new roof that was installed in 2017. Ideal for dry good storage use with limited parking requirement.

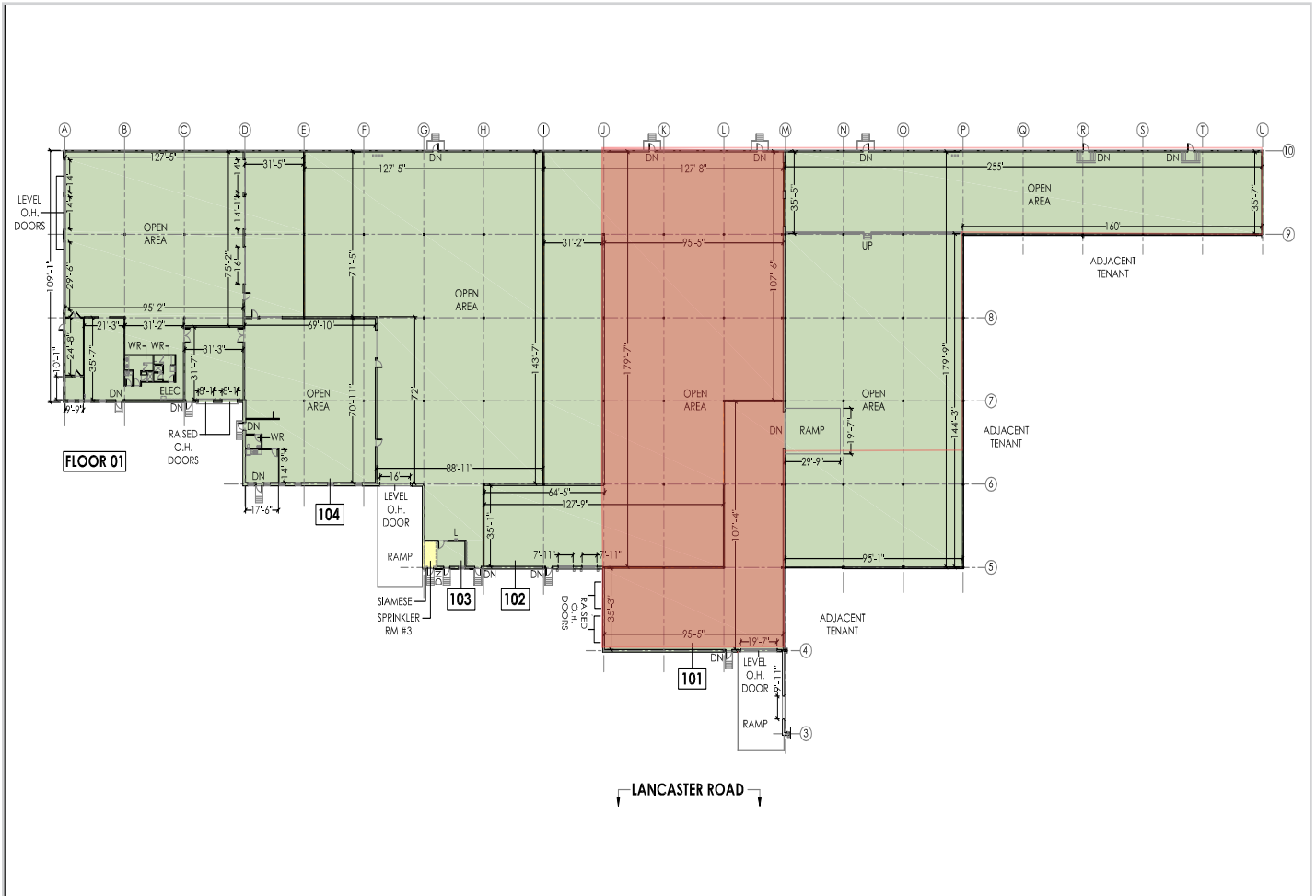
Warehouse Unit 101

- 21,000 SF
- Rental Rate: Please contact
- Operating Costs: \$5.34 PSF (est 2023)
- Open bay warehouse space
- 2 dock doors and 1 20"x 20" drive-in door
- 24' ceiling height
- 600 volt 200 amp service
- Available November 1, 2023



LOCATION

2495 Lancaster Road is located on the north side of Lancaster Road, in the Lancaster-Sheffield Industrial Park which forms part of the broader Ottawa East Industrial Area. The Sheffield Industrial Park is bound by Innes Road to the north, Highway #417 to the east, Walkley Road to the south and Russell Road and St. Laurent Boulevard to the west. The Park is centrally located and benefits from ready accessibility. It is some seven kilometres east of Ottawa's downtown core and is located just to the south and east of Highway #417.



RICHCRAFT

2495 LANCASTER ROAD
WAREHOUSE



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This second floor office can be used as storage space for light materials. There are stairwell access points at each end of the building. The office is built out and in good condition. The layout can be altered to allow for a more open concept space and more efficient storage. Please inquire within for further information on the unit and pricing.

2nd FLOOR STORAGE 2,944 SF

- Rental Rate: Inquire within
- Operating Costs: \$5.72 PSF
- Building Signage available
- 1 surface parking spot with unit
- Bus Route Accessible
- Available Immediately



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