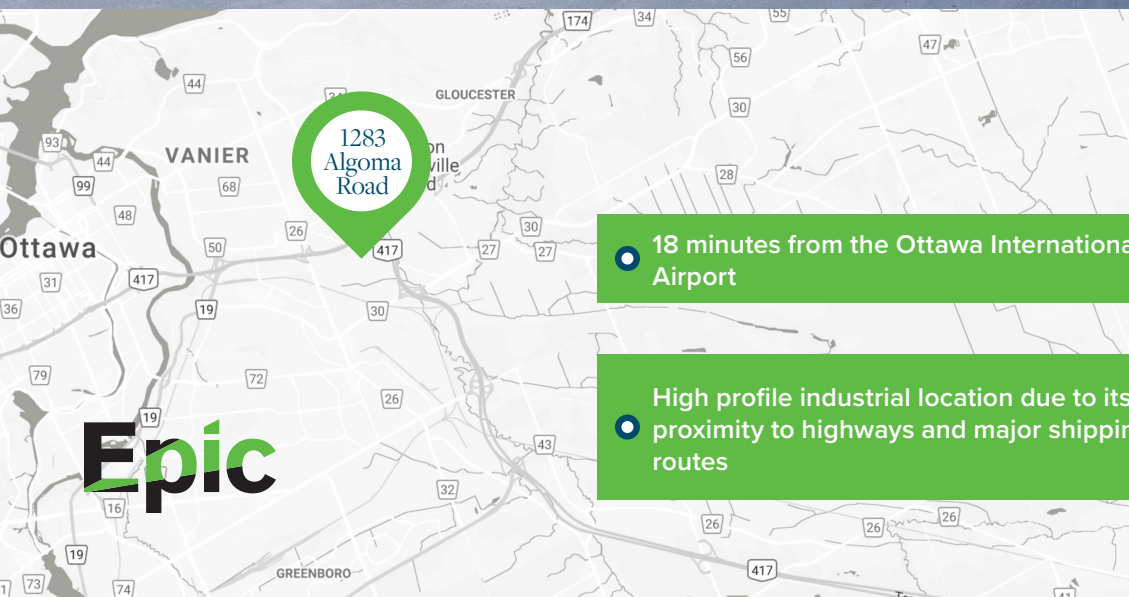


1283 Algoma Road

Ottawa, Ontario – 2,816 sq.ft. available

Property Details

- 33,423 sq.ft. industrial/commercial building located in Ottawa's Belfast/Sheffield node
- The building comprises of two multi-tenant industrial/commercial buildings, situated on a 4.8 acre site.
- Exceptional access to Highways 417/174, Innes Road and public transit




Industrial/Commercial
Building



Several Nearby
Amenities


Quick Access to
Major Highways


Close Proximity to
Public Transit


Trusted
Landlord

 18 minutes from the Ottawa International Airport

 High profile industrial location due to its proximity to highways and major shipping routes

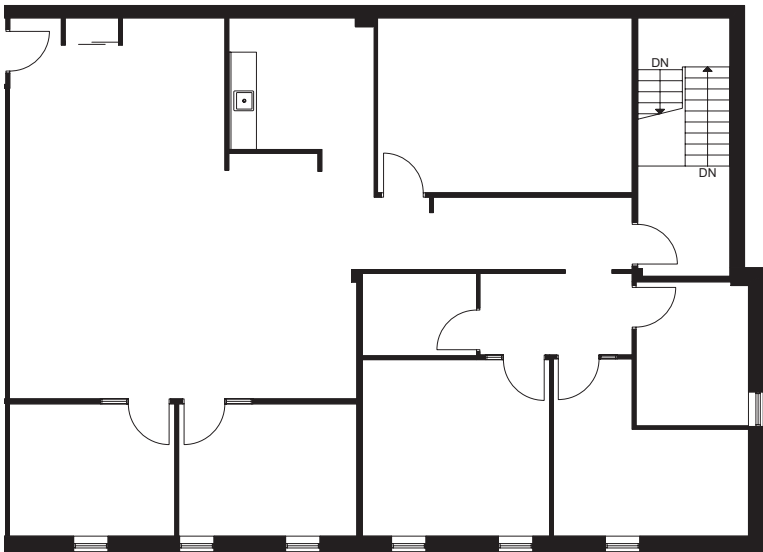
Industrial/ Commercial Building

1283 Algoma Road is located in Ottawa's Belfast/Sheffield node, the City's highest profile industrial location. The property offers exceptional access to Highways 417/174 and Innes Road.

The building comprises of two multi-tenant industrial/commercial buildings, situated on a 4.8-acre site. Clear heights of 16' to 20', 3 truck level doors and 6 drive-in doors.

Tenants can take advantage of excellent on-site parking, immediate access to public transit, and nearby amenities: Farm Boy, Walmart Supercentre, Canadian Tire, Nordstrom Rack, Shopper's Drug Mart, Red Lobster, Wendy's and Tim Hortons.

Unit 203



Unit	Size (SF)	Type	Availability
203	2,816	Office	Immediate

Operating Costs: \$6.46 psf | Realty Tax: \$3.05 psf
Total 2024 Additional Rent: \$9.51 psf



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