

For lease

Prime Industrial/Office/Flex Space 2935 Conroy Road, Ottawa



Building specifications

Location	2935 Conroy Road, Ottawa
Availability	Entire Building - 56,722 SF (up to 41,420 SF industrial/warehouse & 15,302 SF of office space) • Unit 110 - 15,302 SF (office over 2 floors) • Unit 100* - 11,895 SF (industrial/warehouse) • Unit 120* - 29,525 SF (industrial/warehouse) * Can be combined
Possession	Immediate
Parking	Surface - 150 Spaces
Shipping	2 dock level doors
Clear Height	22.5'
Rent	Contact listing broker
Additional Rent	\$10.66 per SF (2024) (includes hydro, gas and water)
Utilities	Includes hydro, gas & waterAir-conditioning throughout the entire building





15 minute drive to Ottawa Airport



3KM west of Highway 417

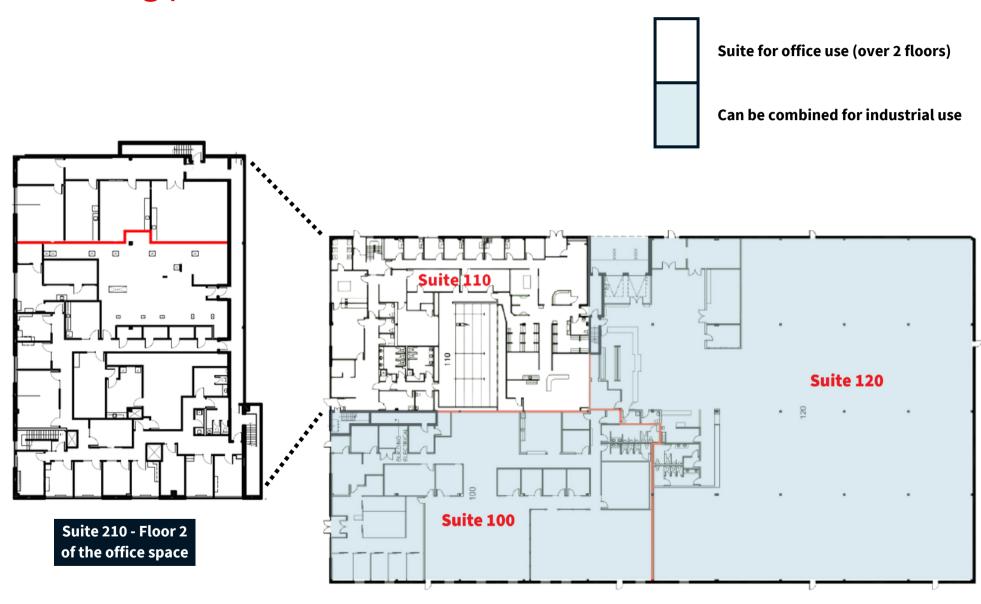


150 surface parking spots available



5 min walk to the bus stop

Building plan



Unit 100

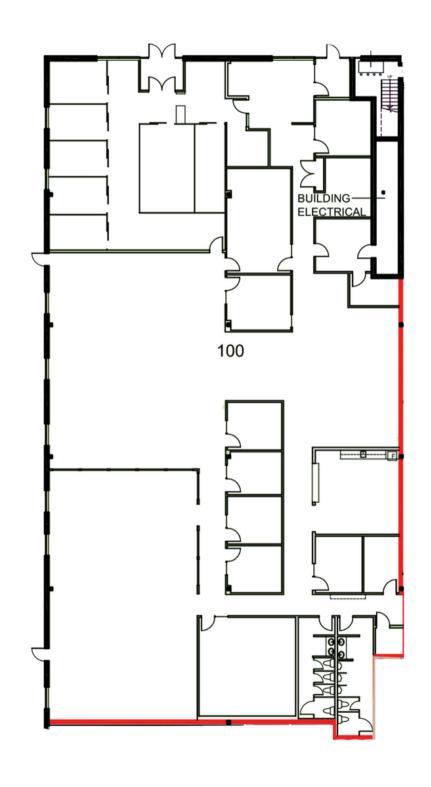
Use	Industrial/office/flex space
Available Area	11,895 SF (Can be combined with Unit 120 for a total of 41,420 SF of industrial warehouse)
Possession	Immediate
Parking	Surface - 150 Spaces
Rent	Contact Listing Broker
Additional Rent	\$10.66 per SF (2024) (includes hydro, gas and water)

Unit 100 can be combined with Unit 120 for a total of 41,420 sf of Industrial/Warehouse space (22.5' clear ceilings) and access to 2 dock level doors.

The existing layout is perfect for call centers, training centers, and government services.

Additionally, the flexible floor plan allows for customization, giving businesses the opportunity to design the space to suit their unique needs.

Whether you're looking for a space to inspire creativity or a place to support collaboration.

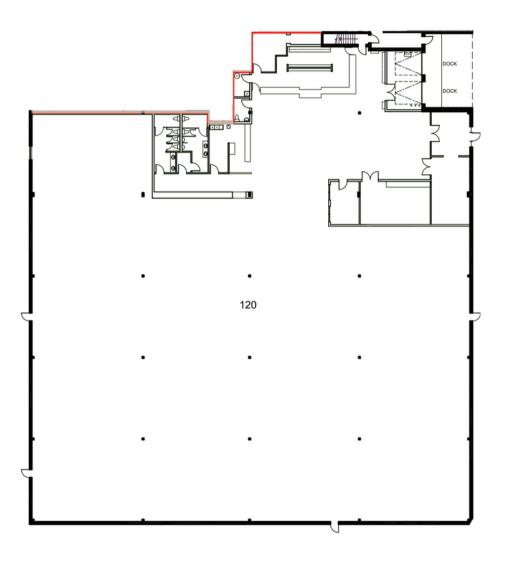


Unit 120

Use	Industrial Warehouse Space
Available Area	29,525 SF
Possession	Immediate
Clear Height	22.5 Foot Ceilings
Shipping Door	2 Dock level loading doors
Building	Air-conditioned
Rent	Contact Listing Broker
Additional Rent	\$10.66 per SF (2024) (includes hydro, gas and water)

This space presents an outstanding opportunity for businesses in need of a flexible and functional warehouse environment.

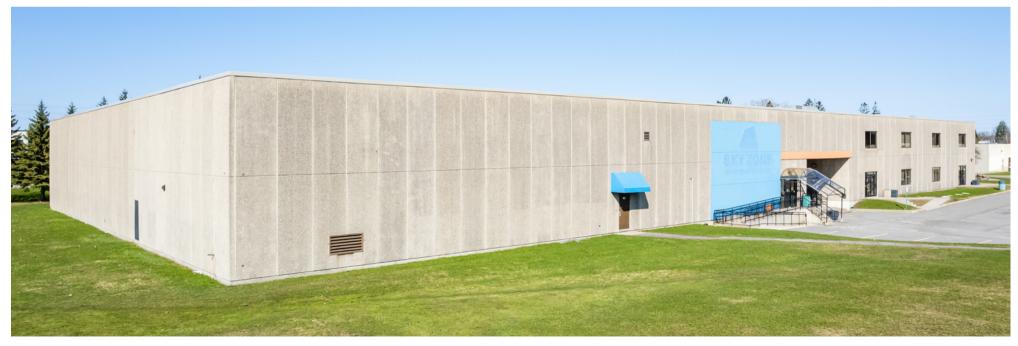
Whether you require space for storage, manufacturing, or distribution, this property is well-suited to meet your needs.



Photos Unit 120











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