



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 & water
- Air-conditioning throughout the entire building



15 minute drive
to Ottawa Airport



3KM west of
Highway 417



150 surface parking
spots available



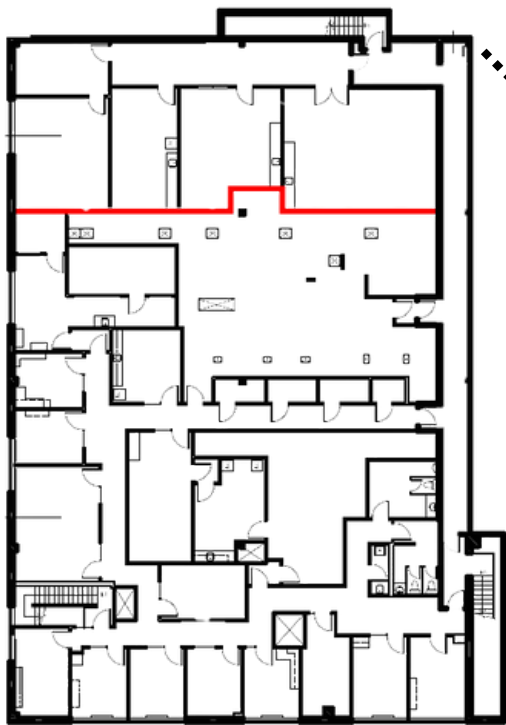
5 min walk to
the bus stop

Building plan

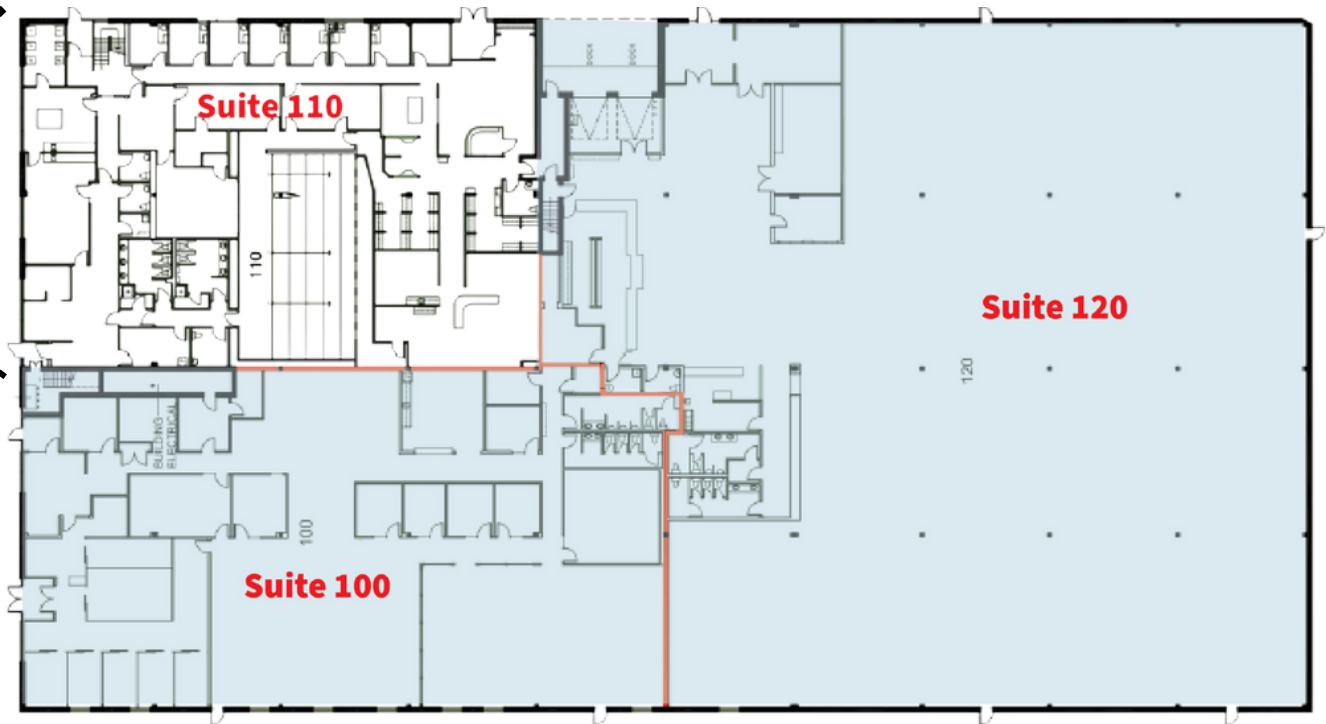


Suite for office use (over 2 floors)

Can be combined for industrial use



Suite 210 - Floor 2
of the office space

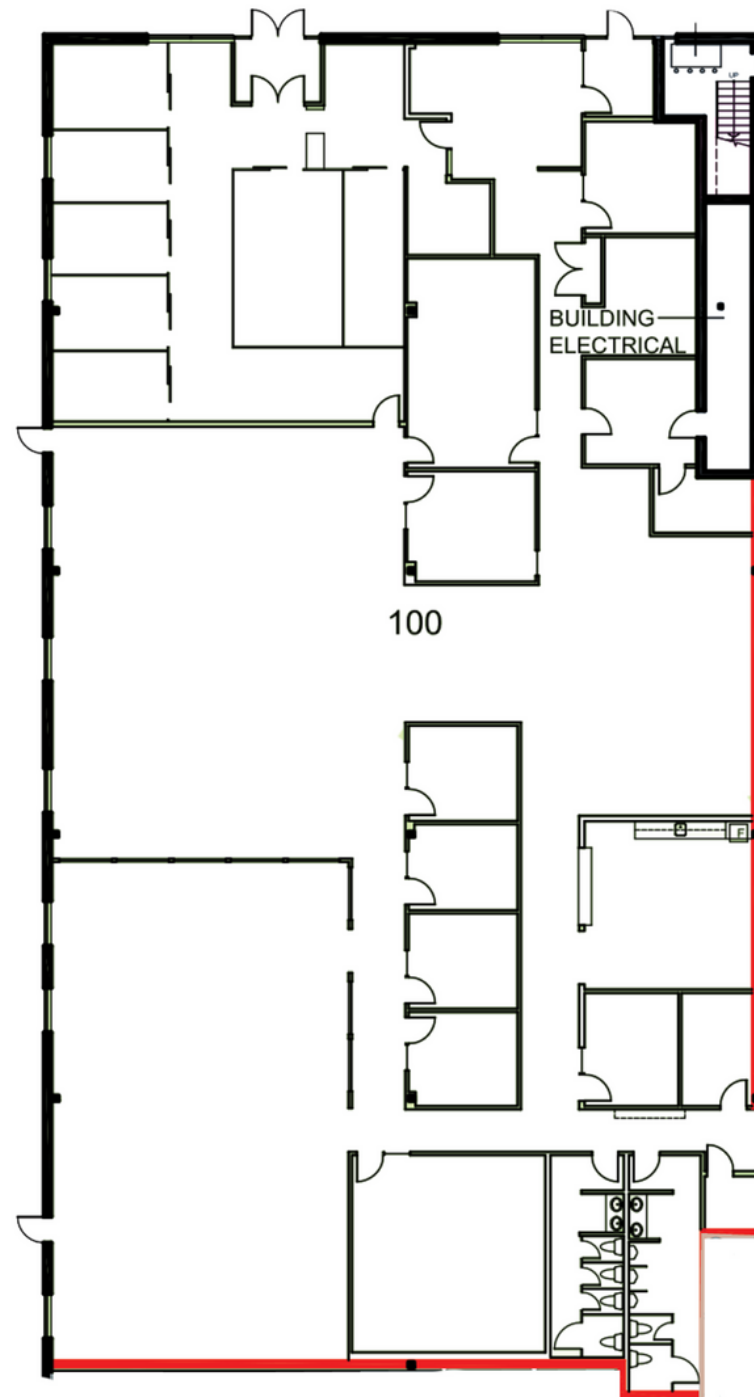


Unit 100

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.

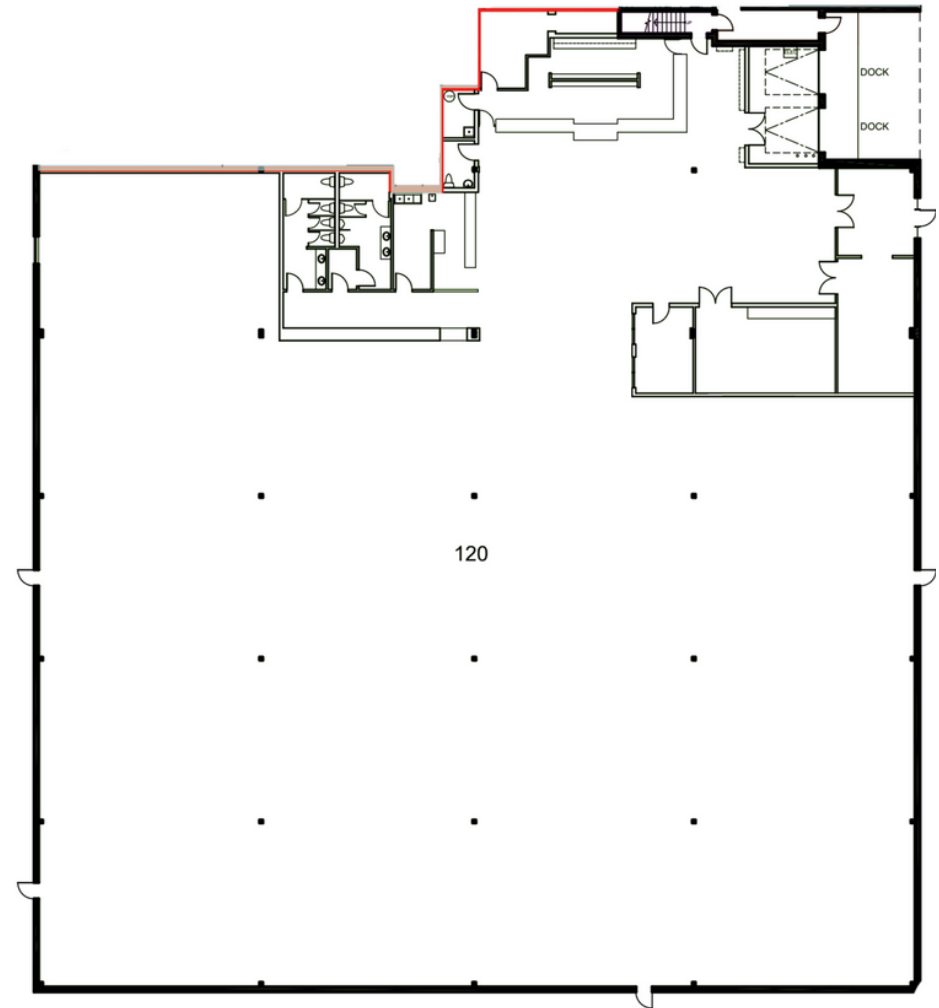


Unit 120

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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