

# 830 Industrial Avenue

Ottawa, Ontario

## Property Details

- 51,284 square foot industrial building located in Ottawa's Belfast/Sheffield node
- Access to top transportation roads and public transit
- Featuring a mixture of industrial and flex office units, and grade level loading doors



• Close proximity to the airport

• Exceptional access to Highways 417/174 and Innes Road

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



Industrial Building



Several Nearby Amenities



Quick Access to Major Highways



Close Proximity to Public Transit



Trusted Landlord

# Industrial Building

830 Industrial Avenue 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 property is part of a large industrial complex totaling seven buildings, and feature functional clear heights, 57 truck level doors and 22 drive-in doors and office space.

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



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