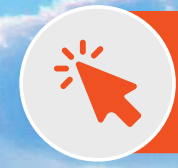


# 135-143 Walgreen Road Carp, Ontario



[View Listing](#)

**For Sale & Lease:  
Office, Warehouse, & Land**

**Lennard:**

420-333 Preston Street, Ottawa  
613.963.2640 • [lennard.com](http://lennard.com)



# Introduction to the Properties

Up to 5 acres of heavy industrial land featuring a 3,500 SF office building and a 6,500 SF warehouse.

The office building includes 16 private offices, ideal for administrative or professional use, with ample on-site parking for both employees and visitors. Prominent pylon and building signage offer excellent visibility for both the office and warehouse.

The warehouse is equipped with four large drive-in doors (14' high x 10' wide), providing easy access for shipping, receiving, and storage operations.

Strategically located off Highway 417, with an on-ramp just 2 minutes down the road, the property offers exceptional accessibility for logistics, employees, and clients.

Each parcel can be severed and sold individually or acquired together as a complete package. This property offers tremendous flexibility and potential, making it ideal for investors and owner-occupiers alike.

The property is available for sale and for lease.

Contact the listing agents today to arrange a private showing or to obtain further details.



# Property Overview

## 135 Walgreen Road Office Building



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Building Size	<b>3,500 SF</b>
Lot Size	<b>0.978 acres</b>

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## 143 Walgreen Road Warehouse



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Building Size	<b>6,400 SF</b>
Lot Size	<b>0.973 acres</b>

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## 141,139,137 Walgreen Road Land



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Lot Size	<b>2.756 Acres</b>
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# Available Options

## For Sale

Options Available	Property Type	Land Size (Acres)	Building Size (SF)	Price	Taxes	Availability	Notes
135 Walgreen Road	Office	0.978	3,500	\$2,326,000	\$22,286.36	March 1, 2026	3,500 SF of office space
143 Walgreen Road	Warehouse	0.973	6,400	\$3,910,000	\$21,186.49	March 1, 2026	6,400 SF of warehouse space with mezzanine storage space above the office
141,139,137 Walgreen Road	Land	2.756	—————	\$3,150,000	\$26,085.00	March 1, 2026	2.756 acres of land. Lots are all officially subdivided into 3 separate properties
135 -143 Walgreen Road	Office, Warehouse & Land	4.707	9,900	Contact Listing Agent	\$69,557.85	March 1, 2026	Combination of the office, warehouse and land sold together

## For Lease

Options Available	Property Type	Land Size (Acres)	Building Size (SF)	Net Rent (Monthly)	TMI	Availability	Notes
135 Walgreen Road	Office	0.978	3,500	\$7,584.00	\$5.50 PSF	March 1, 2026	3,500 SF of office space
143-141 Walgreen Road	Warehouse/ Land	0.973	6,400	\$24,000.00	\$5.50 PSF	March 1, 2026	Warehouse and one parcel of land leased together
141,139,137 Walgreen Road	Land	2.756	—————	\$24,000.00	\$5.50 PSF	March 1, 2026	2.756 acres of land. Lots are all officially subdivided into 3 separate properties



# 135-143 Walgreen Road Site Overview



135 Walgreen Road



141-137 Walgreen Road



143 Walgreen Road



# 135-143 Walgreen Road Availabilities

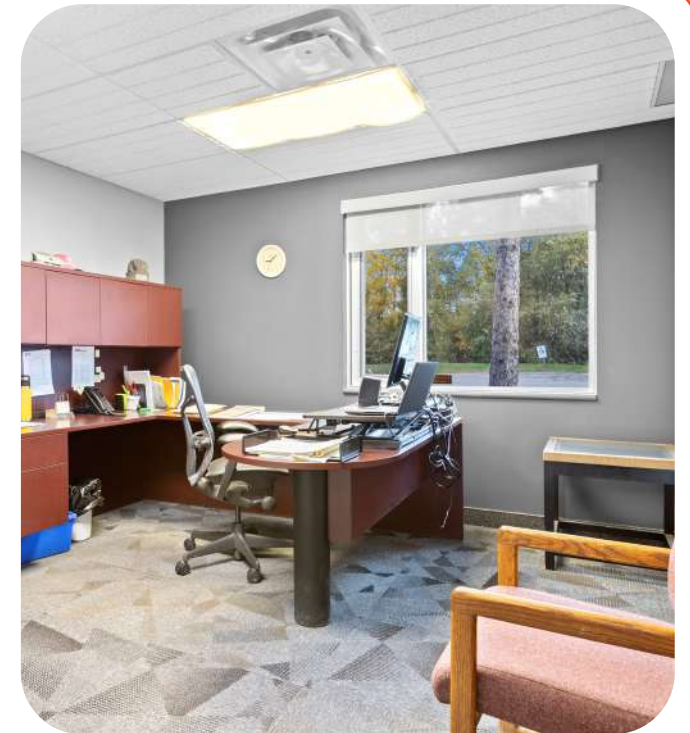
## 135 Walgreen Road Office Building



Building Size 3,500 SF

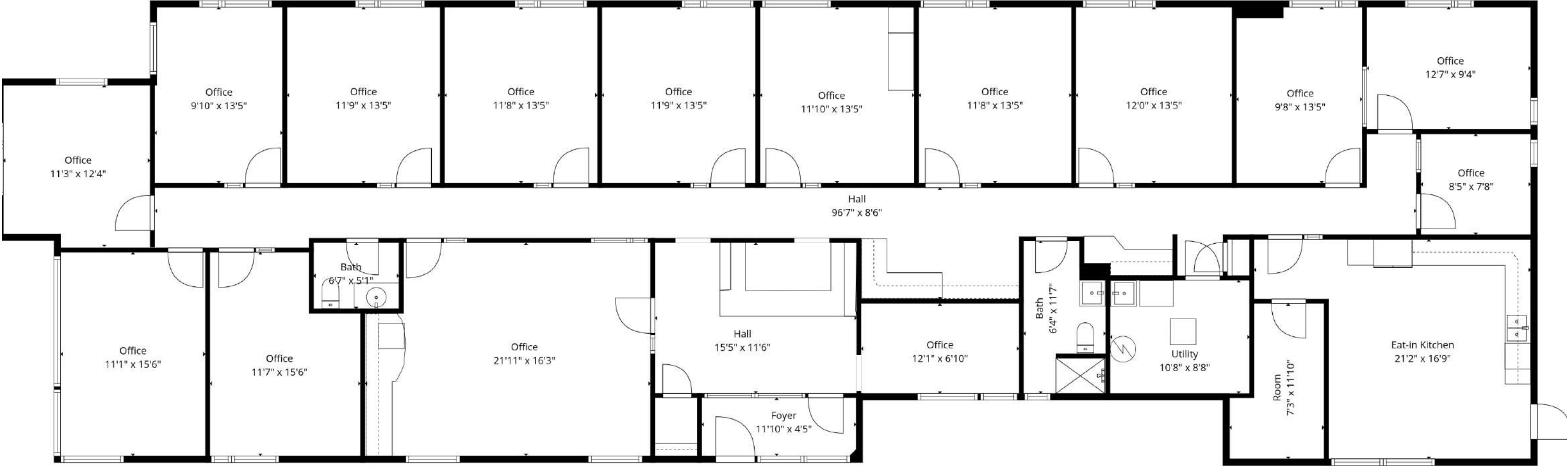
Lot Size 0.978 Acres

- Comments
- 16 private offices
  - Lunch room/break room
  - Boardroom
  - Utility/server room
  - 2 washrooms
  - All ground floor space





# 135 Walgreen Road Floor Plan



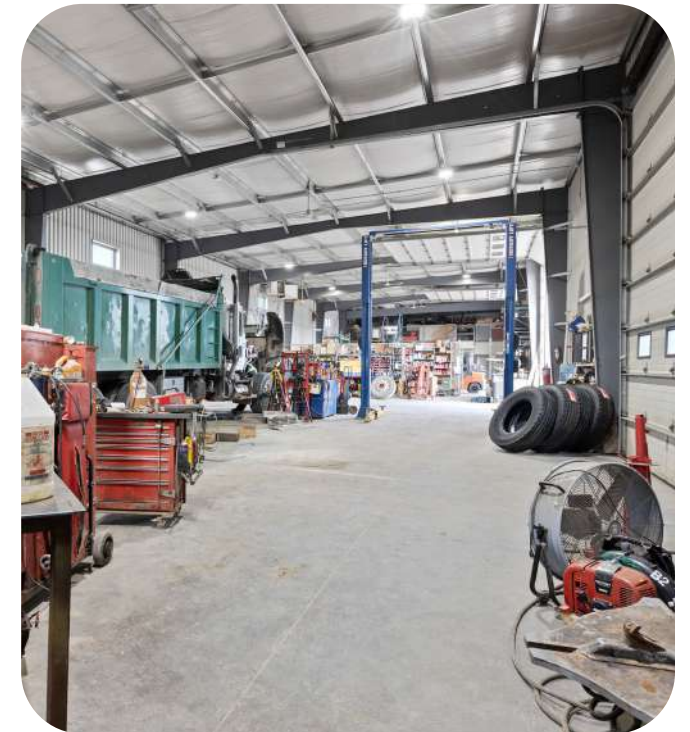
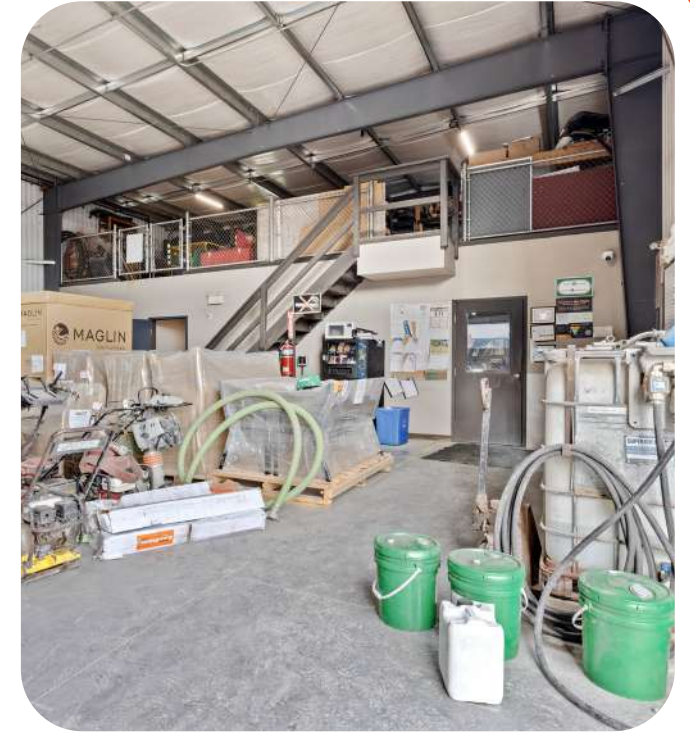


# 135-143 Walgreen Road Availabilities

## 143 Walgreen Road Warehouse

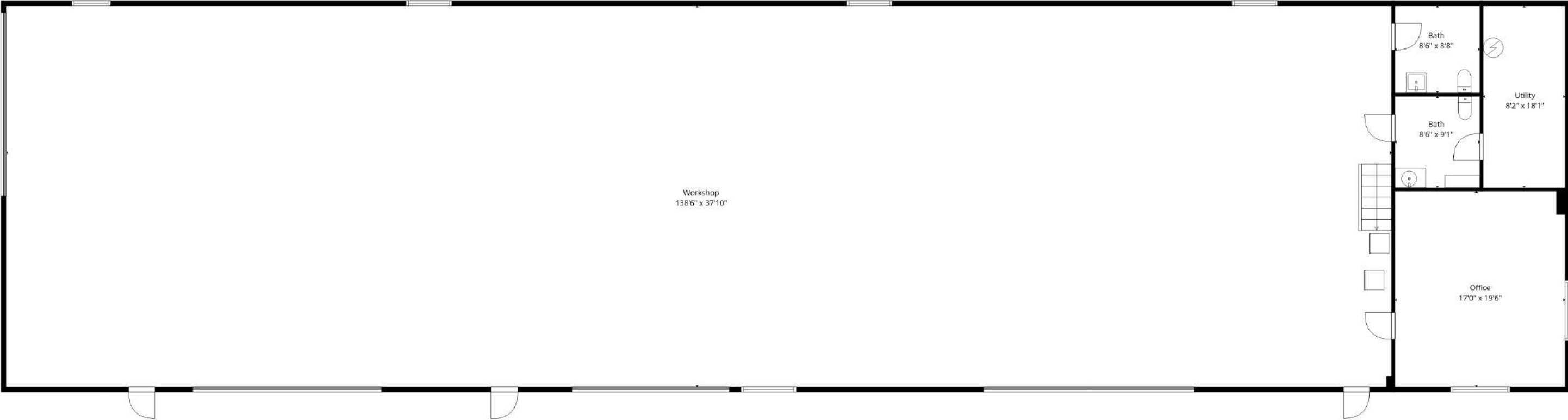


Building Size	6,400 SF
Lot Size	0.973 Acres
Clear Height	16'5" - 18'5"
Loading	4-Drive-in Doors (14H x10W )
Comments	<ul style="list-style-type: none"><li>• Column free throughout warehouse</li><li>• 1 office, 2 washrooms and utility/ server room</li><li>• Small yard space at back of property</li></ul>





# 143 Walgreen Road Floor Plan





# 135-143 Walgreen Road Availabilities

## 141,139,137 Walgreen Road Land



Lot Size 2.756 Acres

- Comments
- Fully graded and graded
  - Fencing and jersey barriers surrounding most of the land
  - Power available to site
  - Land can be developed for future industrial developments





# Amenities Map



ONroute

LCBO  
GIANT TIGER  
PETRO-CANADA  
MR. LUBE

Independent  
Your Independent Grocer  
Starbucks

Tim Hortons  
Scotiabank  
Little Caesars

The BARLEY MOW  
Tim Hortons  
BEER STORE  
GoodLife FITNESS  
TOPPER'S PIZZA

McDonald's  
petvalu  
your pet • your store  
SleepCountry

  
135-143 Walgreen Rd



Carp Road & HWY 417  
Interchange  
1.6 KM

To Ottawa  
40 Minutes

STITTSVILLE





## Lennard:

333 Preston Street, Suite 420  
Ottawa, ON K1S 5N4  
613.963.2640  
[lennard.com](http://lennard.com)



### Contact us for more information:

**Matt Shackell**  
Vice President\*  
D. 613.963.2636

**Ian Shackell**  
Partner\*  
D. 613.963.2633

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