



2355

St Laurent Blvd, Ottawa For Sale & Lease

Lennard:










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Building Highlights

-  Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt!
-  Located within 5 minutes off Highway 417 interchange & 15 minutes to downtown Ottawa
-  IM – Mixed Industrial zoning allowing a wide range of uses
-  4 dock loading doors & 1 drive-in door
-  Building signage available
-  Power: 600V, 225 AMP, 3-phase
-  72,212 SF building sitting on 4.07 acre site
-  20'10" clear height
-  ~109 parking stalls


Introducing 2355 St. Laurent Blvd.

This 72,212 SF industrial facility sits on a 4.07-acre site and offers a flexible layout with strong operational potential, along with excellent circulation and future development upside. Zoned IM – Mixed Industrial, it supports a broad range of industrial and commercial uses.

The building includes ample on-site parking for both staff and visitors, as well as efficient shipping and receiving access via four dock-level doors and one drive-in door. Inside, approximately 5,000 SF of mezzanine office space is integrated throughout the warehouse and is not included in the rentable area. With a 20.10-foot clear height, the facility is well-suited for racking and storage efficiency. A front-facing office and showroom area further enhances the property, making it ideal for either client-facing operations or an internal office setup.

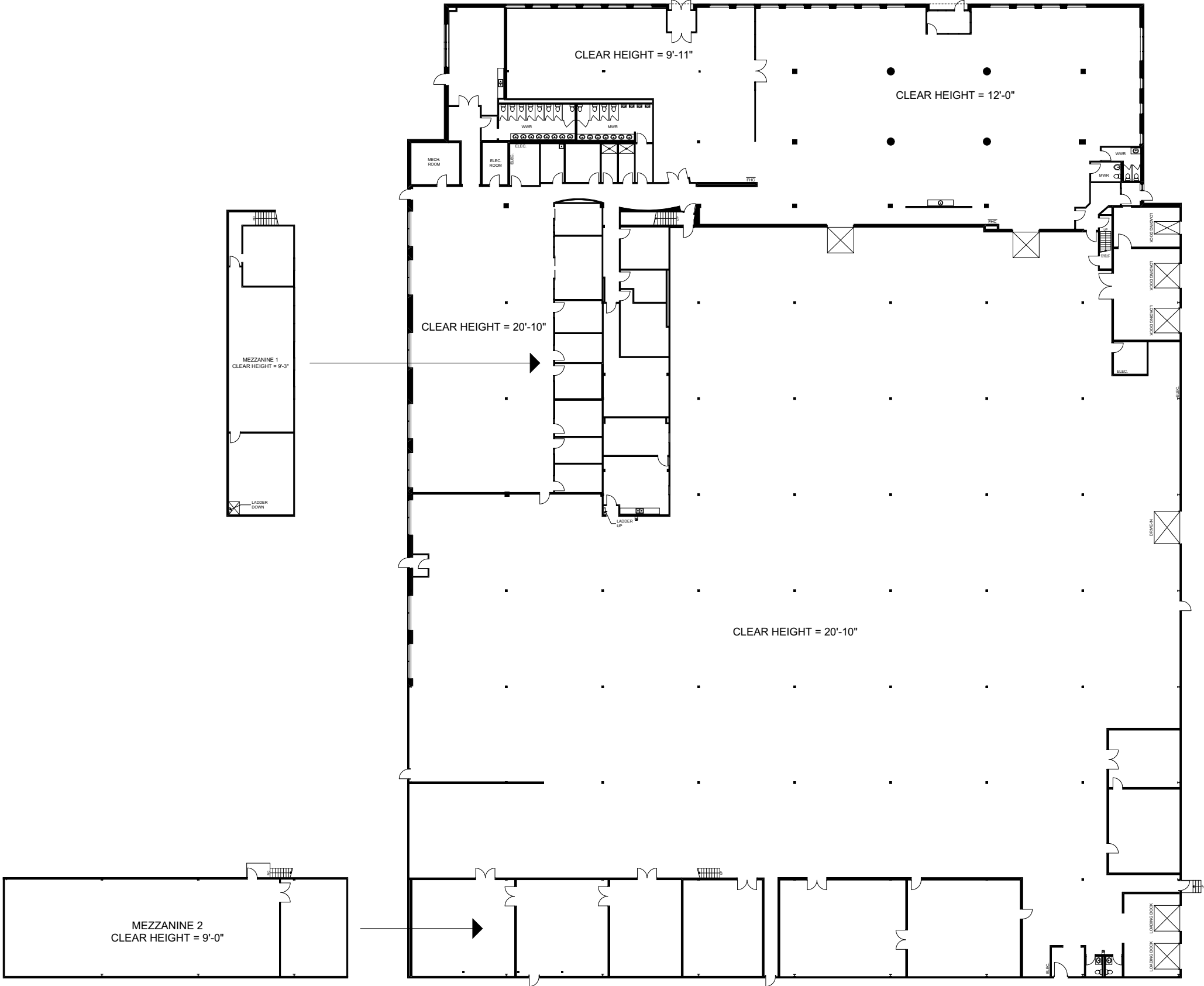
 Asking Price:
\$19,950,000

Taxes:
\$181,169.78 (2025)

 Net Rent:
\$16.50 PSF

Additional Rent:
\$7.60 PSF (Approx.)

Floor Plan



Property Zoning



IM – Mixed Industrial zoning

In the Mixed Industrial Zone, the following uses are permitted:

- Automobile body shop
- Automobile dealership
- Automobile service station
- Broadcasting and production studio
- Cannabis production facility, indoor
- Catering establishment
- Crematorium
- Data centre
- Emergency service
- Garden centre
- Government service centre
- Heavy equipment and vehicle sales, rental, and servicing
- Kennel
- Light industrial use
- Micro-distribution facility
- Parking garage
- Parking lot
- Research and development centre
- Training centre
- Warehouse

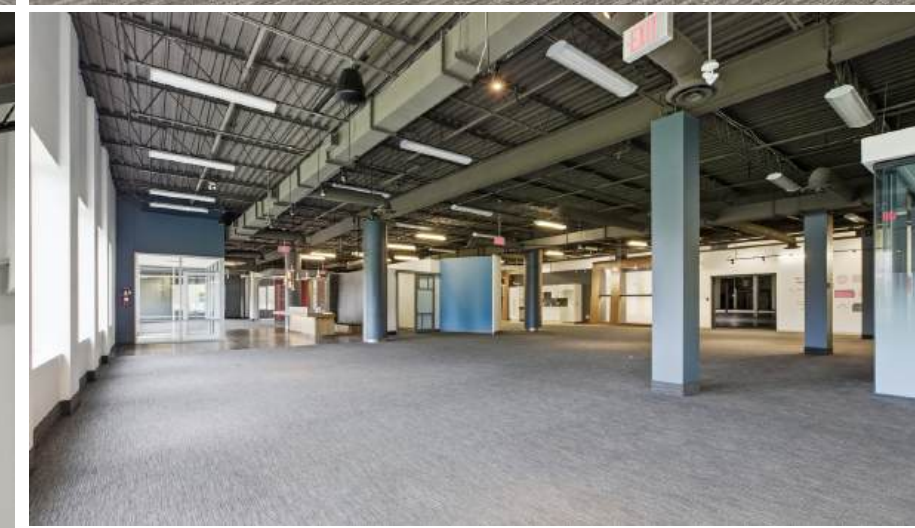
The following conditional uses are also permitted in the Mixed Industrial Zone:

- Animal care establishment
- Automobile rental establishment
- Car wash
- Gas bar
- Instructional facility
- Medical facility
- Personal service business
- Restaurant
- Retail store, limited to a convenience store or a retail food store

Exterior



Showroom



Office



Warehouse



Amenities Map



Downtown
Ottawa
12 Minutes

Montreal
2 Hours

Ottawa
International
Airport
15 Minutes





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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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