

Lancaster Industrial Hub



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For Sale: Industrial Condos
2660-2678, 2700, 2710
Lancaster Road
Ottawa, On

Lennard:










420-333 Preston Street, Ottawa
613.963.2640 • lennard.com

Introducing Lancaster Industrial Hub, where *flexibility* meets opportunity.

Offering professional industrial/flex condominiums ranging from 2,662 SF to 5,359 SF, this rare chance to own within Ottawa's Greenbelt provides great accessibility to the nearby amenities. Each unit is equipped with dock or grade-level loading, and features clear heights ranging from 14'2" to 18'8", making it an ideal location for your business to thrive.



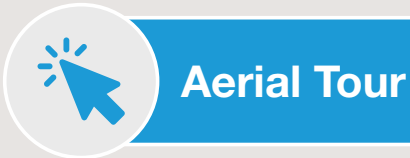
Building Highlights

-  Rare opportunity to OWN industrial/flex property within Ottawa's Greenbelt!
-  Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa
-  "IL" zoning permits a wide range of low impact light industrial, and related uses
-  Dock & grade level loading
-  Pylon signage for each building
-  Power per unit: 120/208V, 100 AMP, 3-phase
-  Unit sizes ranging from 2,669 SF to 5,359 SF
-  14'2" - 18'8" clear height
-  Ample parking

Lancaster Industrial Hub Site Overview



Lancaster Industrial Hub Availabilities



2660 - 2678 Lancaster Road						
Size	Unit #	Clear Height	Loading	Power	Availability	Unit Notes
3,106 SF	2662	18'8"	1 dock door	120/208V, 100 AMP, 3-phase	October 1, 2025	75% warehouse, 25% office, Built out offices, 2 washrooms
8,812 SF SOLD	2678	18'8"	2 dock doors, 1 grade door	120/208V, 100 AMP, 3-phase	SOLD	80% warehouse, 20% office/showroom, 2 built out offices, 2 washrooms
2700 - 2710 Lancaster Road						
Size	Unit #	Clear Height	Loading	Power	Availability	Unit Notes
2,637 SF SOLD	113	14'2"	1 grade door	120/208V, 100 AMP, 3-phase	SOLD	55% warehouse, 45% office/open area, 3 offices, 1 washroom, full kitchen
2,660 SF SOLD	112	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	SOLD	75% warehouse, 25% office/showroom, 3 offices, 1 washroom, full kitchen
2,637 SF SOLD	115	14'2"	1 grade door	120/208V, 100 AMP, 3-phase	SOLD	75% warehouse, 25% office/showroom, 1 washroom
2,662 SF	106	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	Immediately	75% warehouse, 25% office/showroom, 3 offices, 1 washroom, kitchenette
2,669 SF	116	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	Immediately	75% warehouse, 25% office/showroom, 3 offices, 1 washroom, kitchenette
2,747 SF	120	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	Summer 2025	80% warehouse, 20% office/open area, 2 offices, 1 washroom
4,272 SF	100	14'2"	1 grade door	120/208V, 100 AMP, 3-phase	Immediately	80% warehouse, 20% open office/showroom, 1 washroom
5,359 SF	117/119	14'2"	2 grade doors	120/208V, 100 AMP, 3-phase	Immediately	50% warehouse, 50% open office/showroom, 2 washrooms, full kitchen, boardroom
6,495 SF SOLD	102	14'2"	3 dock doors	120/208V, 100 AMP, 3-phase	SOLD	90% warehouse, 10% office, 1 washroom

For More Information: [Click to View Listing](#)



Floor Plans



Photos



Pricing & Timing

Lancaster Industrial Hub Building Specs

2660 -2678 Lancaster Road

Total Building Size | 45,520 SF



Typical Unit Size	3,106 SF - 8,812 SF
Loading	Dock & Grade Level
Clear Height	18'8"
Power Per Unit	120/208V, 100 AMP, 3-phase

2700 Lancaster Road

Total Building Size | 34,825 SF



Typical Unit Size	2,662 SF - 4,272 SF
Loading	Dock & Grade Level
Clear Height	14'2"
Power Per Unit	120/208V, 100 AMP, 3-phase

2710 Lancaster Road

Total Building Size | 35,856 SF



Typical Unit Size	2,669 SF - 5,359 SF
Loading	Grade Level
Clear Height	14'2"
Power Per Unit	120/208V, 100 AMP, 3-phase

The Benefits of Ownership



Create and Preserve Wealth

Industrial condominiums values have witnessed an annual appreciation of well above average over the past 10 years making it one of the most stable investment in real estate.



Control Your Costs

Mitigate risk for your business and avoid the high costs of rent and Landlord fees in today's market. Industrial Rents have increased 169% in the past five years. A fixed mortgage rate avoids these risks while you build equity.



Security In Your Business Future

Significant leasehold costs are involved in preparing your business premises let alone the importance of employee and customer retention. Invest in something you own and pay rent to yourself.



Financial Benefits

Several opportunities exist from mortgage interest expense and operating cost deductibility, depreciation, and the potential of capital gains. A multitude of options to consider with your tax advisor.



Amenities Map





Lennard:

333 Preston Street, Suite 420
Ottawa, ON K1S 5N4
613.963.2640
lennard.com



Contact us for more information:

Matt Shackell
Vice President*
D. 613.963.2636

Nick Hannah
Vice President*
D. 613.963.2637

Ian Shackell
Partner*
D. 613.963.2633

*Sales Representative
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