



For Sale: Industrial Condominium Units

2660-2678, 2700, 2710

Lancaster Road

**Lennard:**

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

# Lancaster Road Availabilities

2678 Lancaster Road						
Size	Unit #	Clear Height	Loading	Power	Availability	Unit Notes
8,812 SF	2678	18'8"	2 dock doors 1 grade level door	120/208V, 100 AMP, 3-phase	Immediately	80% warehouse, 20% office/showroom 2 washrooms, 2 built out offices
2700 - 2710 Lancaster Road						
2,637 SF	113	14'2"	1 grade level door	120/208V, 100 AMP, 3-phase	September 1, 2024	45% office/ open area, 55% warehouse, 3 offices, 1 washroom, full kitchen
2,660 SF	112	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	Immediately	75% warehouse, 25% office/showroom 3 offices, 1 washroom, full kitchen
2,669 SF	116	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	January 1, 2025	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	September 1, 2024	80% warehouse, 20% office/open area 2 offices, 1 washroom
4,272 SF	100	14'2"	1 grade level door	120/208V, 100 AMP, 3-phase	Fall 2024	20% open office/ showroom, 80% warehouse
6,495 SF	102	14'2"	3 dock doors	120/208V, 100 AMP, 3-phase	Fall 2024	90% warehouse, 10% office
7,996 SF	115 - 119	14'2"	3 grade level door	120/208V, 100 AMP, 3-phase	January 1, 2025	Can be purchased separately in incremental contiguous units of +/- 2,650 SF
<u>10,663 SF</u>	<u>113 - 119</u>	<u>14'2"</u>	<u>4 grade level doors</u>	<u>120/208V, 100 AMP, 3-phase</u>	<u>September 1 to January 1, 2025</u>	<u>Can be purchased separately in incremental contiguous units of +/- 2,650 SF</u>

## 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
- Unit sizes ranging from 2,447 SF to 10,663 SF
- “IL” zoning permits a wide range of low impact light industrial, and related uses
- Dock & grade level loading
- 14’2” - 18’8” clear height
- Pylon signage for each building
- Power per unit: 120/208V, 100 AMP, 3-phase
- Ample parking

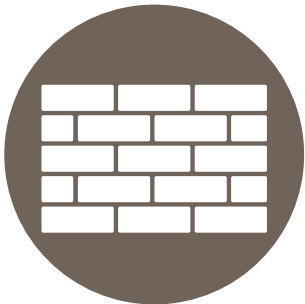
## Building Improvements - Summer 2024



New Roof



Brand new asphalt, curbs & sidewalks







Facade Refresh



# Lancaster Building Specs



2660 -2678 Lancaster Road



	Building Size: 45,520 SF Typical Unit Size: 3,106 SF - 8,812 SF
	Loading Dock and Grade
	Clear Height: 18'8"
	Power Per Unit: 120/208V, 100 AMP, 3-phase





2700 Lancaster Road



	Building Size: 34,825 SF Typical Unit Size: 2,631 SF - 6,495 SF
	Loading: Dock and Grade
	Clear Height: 14'2"
	Power Per Unit: 120/208V, 100 AMP, 3-phase

2710 Lancaster Road

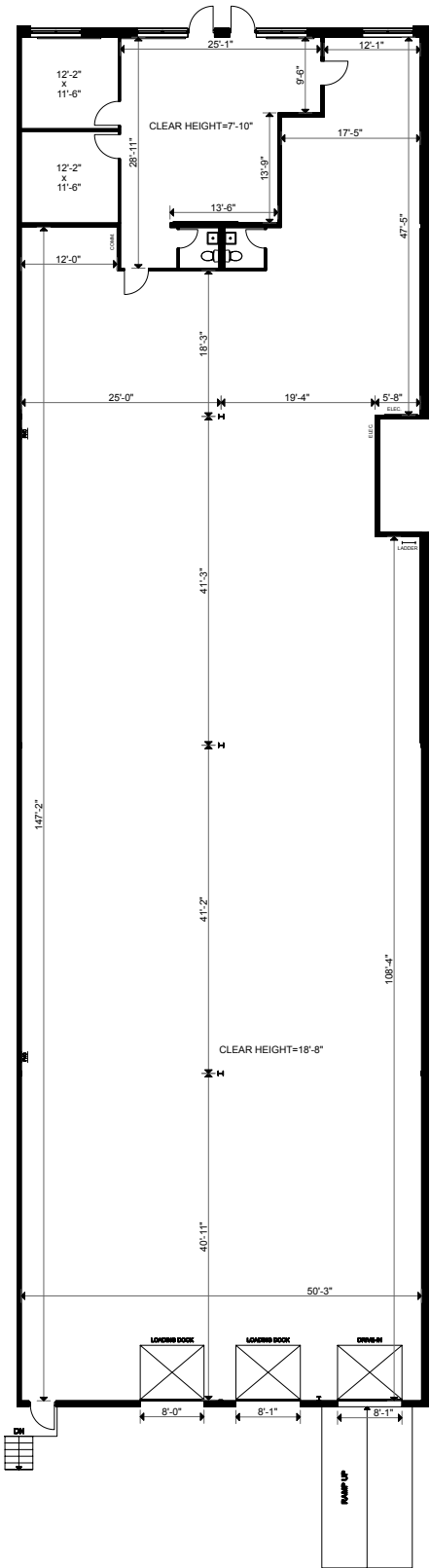
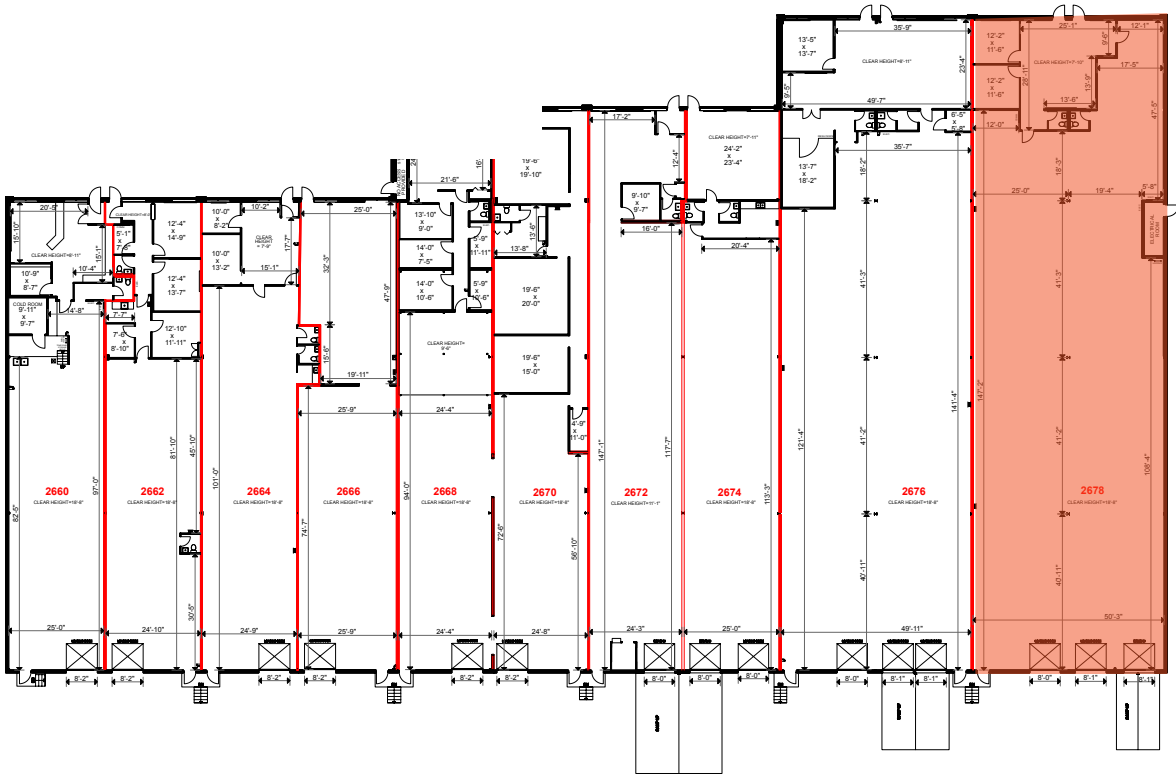


	Building Size: 35,856 SF Typical Unit Size: 2,447 SF - 10,633 SF
	Loading: Grade Level Loading
	Clear Height: 14'2"
	Power Per Unit: 120/208V, 100 AMP, 3-phase

# 2678 Lancaster Road





8,812 SF

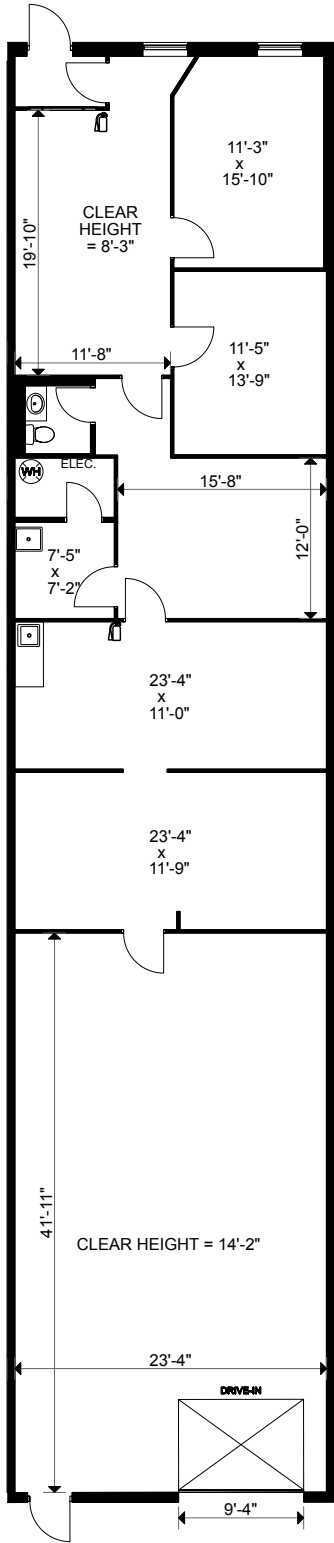
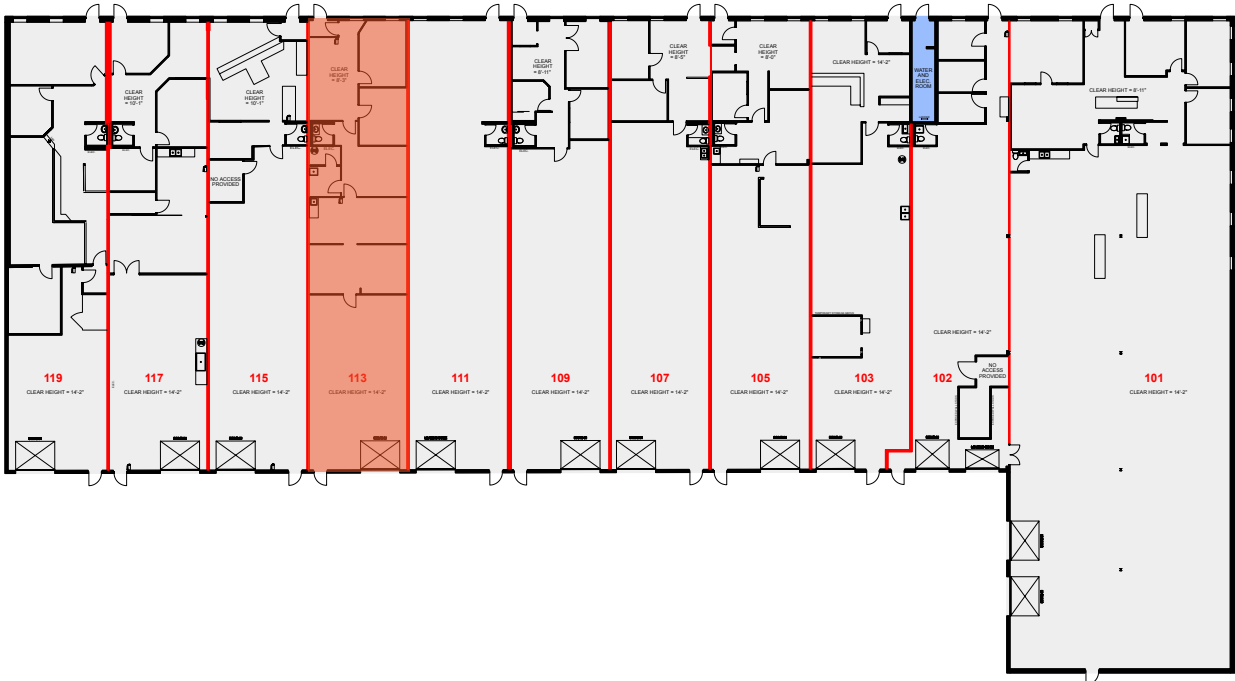
	Price \$3,390,000
	Loading 2 dock loading doors 1 grade level door
	Clear Height: 18'8"
	Availability: Immediately



# 2700 - 2710 Lancaster Road

Unit 113: 2,637 SF

	Price \$1,080,000
	Loading 1 grade level door
	Clear Height: 14'2"
	Availability: September 1, 2024

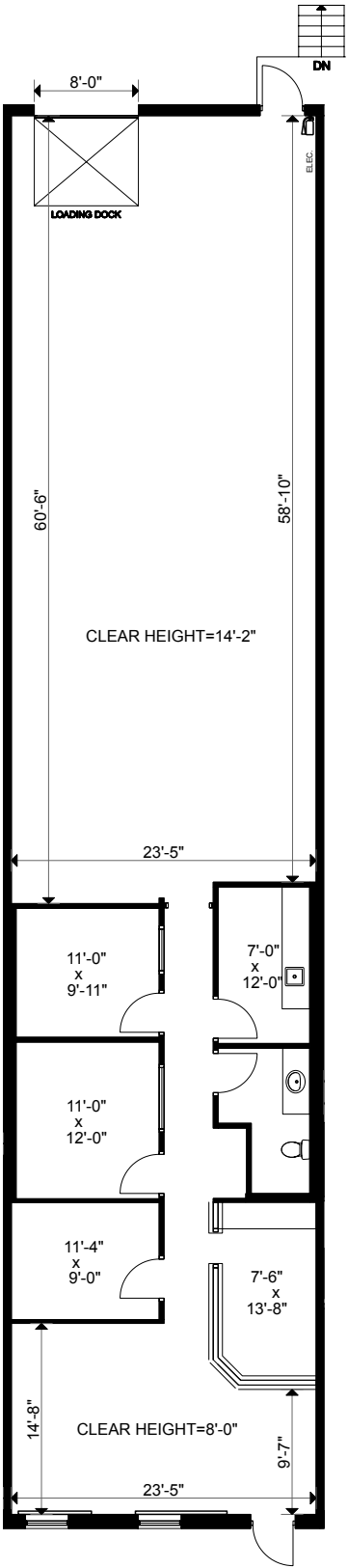
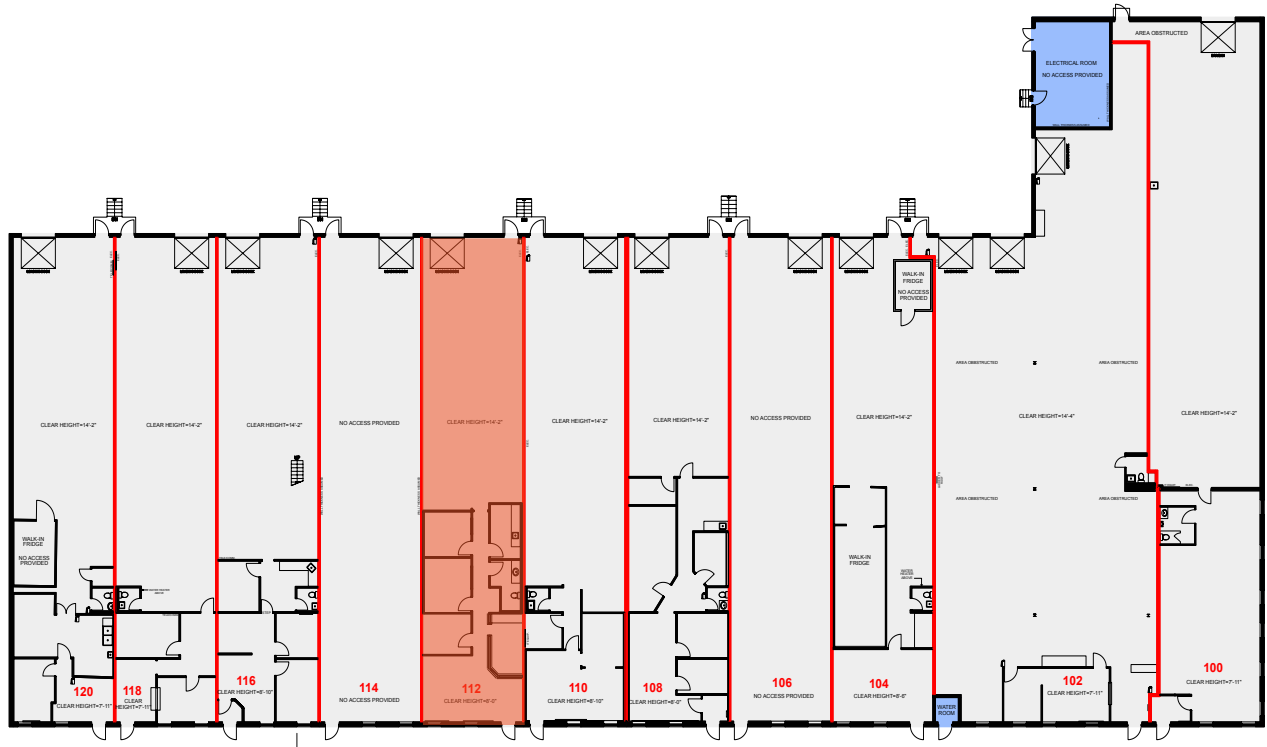




# 2700 - 2710 Lancaster Road

Unit 112: 2,660 SF

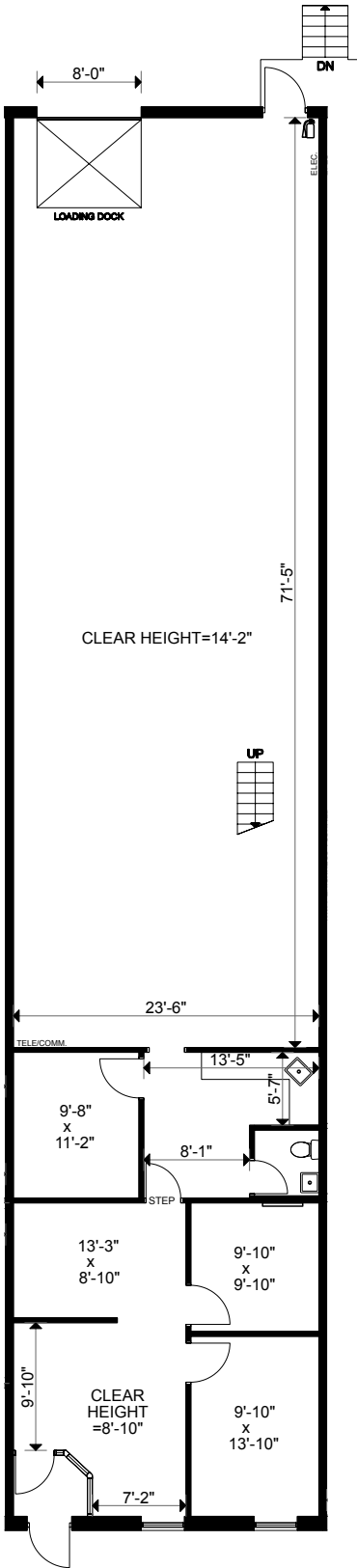
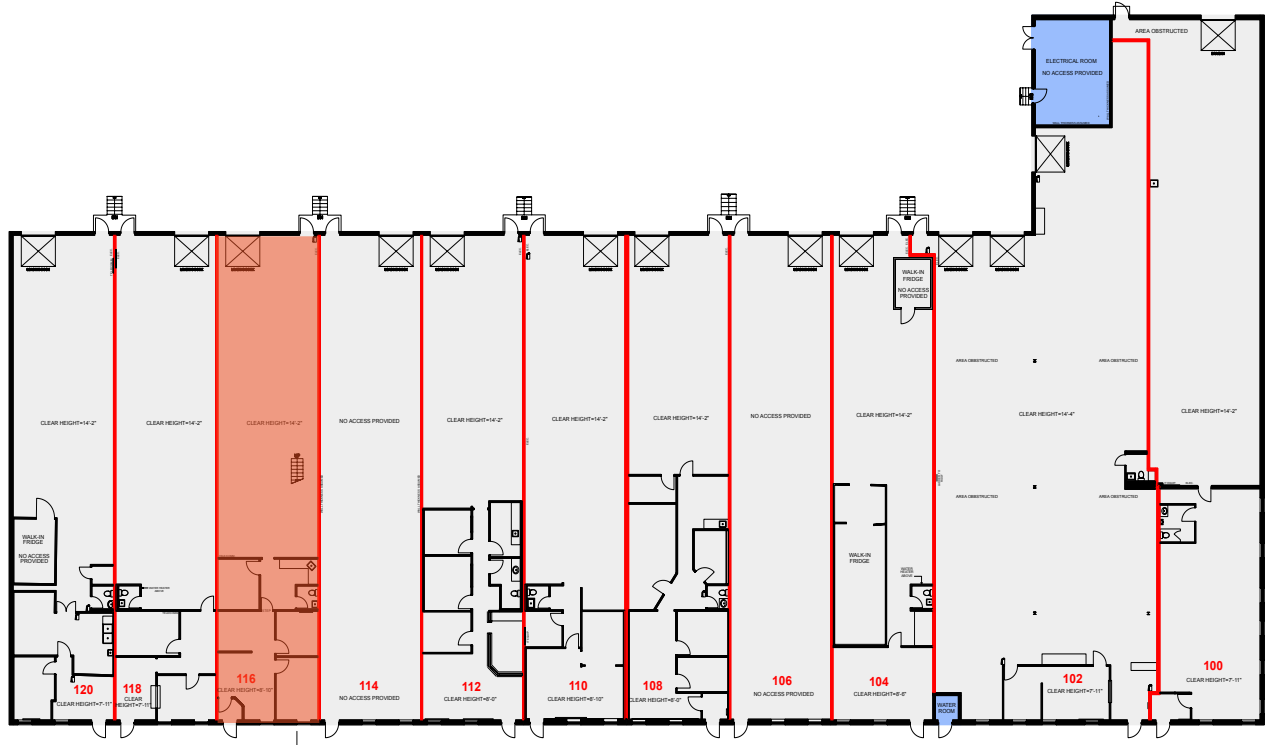
	Price \$1,090,000
	Loading 1 dock door
	Clear Height: 14'2"
	Availability: Immediately



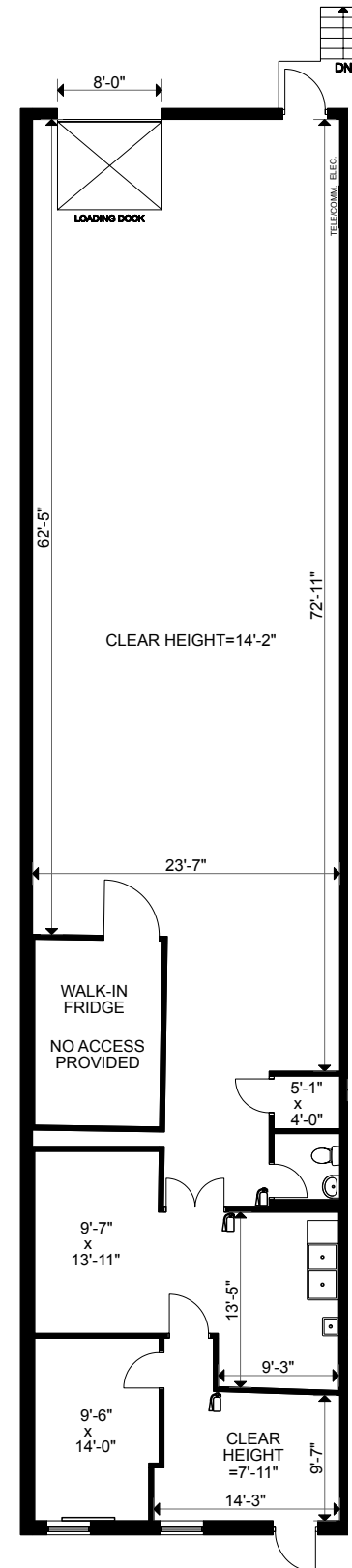
# 2700 - 2710 Lancaster Road

Unit 116: 2,669 SF

	Price \$1,030,000
	Loading 1 dock door
	Clear Height: 14'2"
	Availability: January 1, 2025



## Unit 120: 2,747 SF

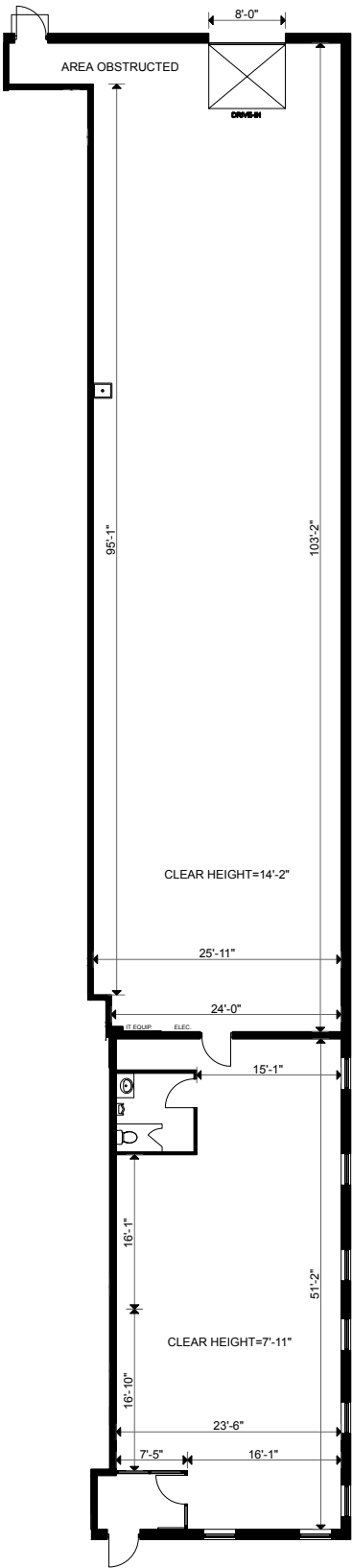




# 2700 - 2710 Lancaster Road

Unit 100: 4,272 SF

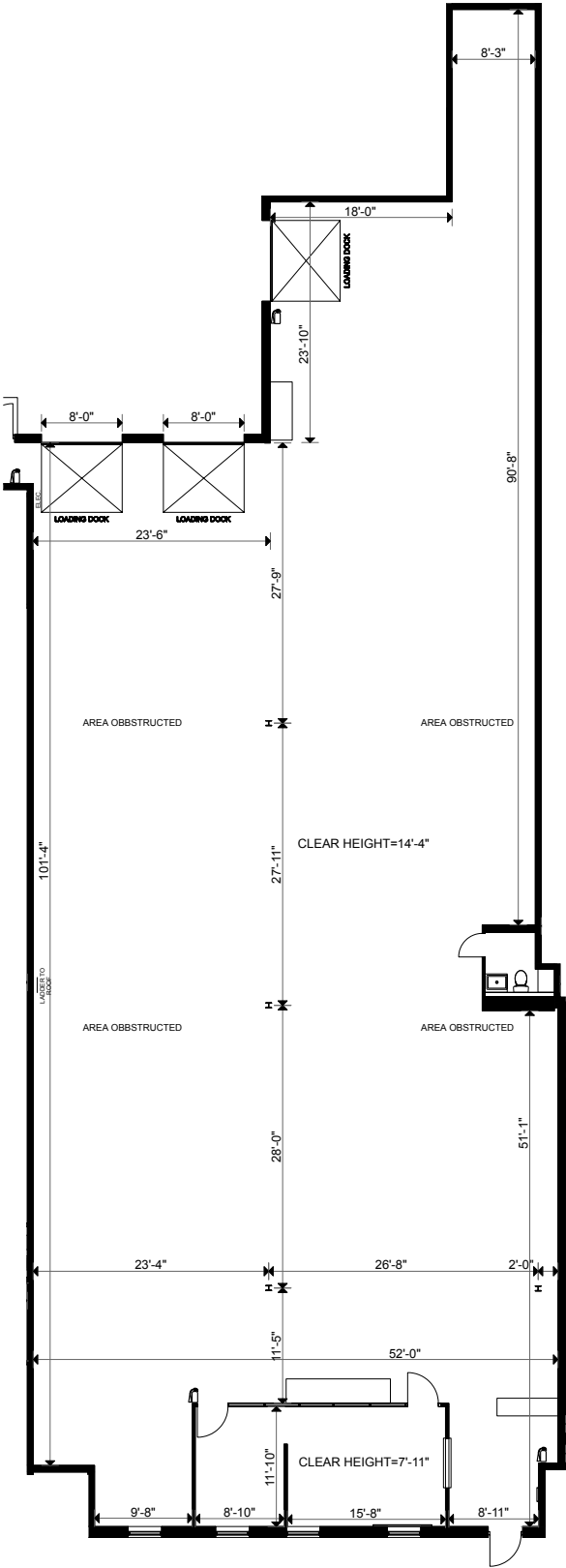
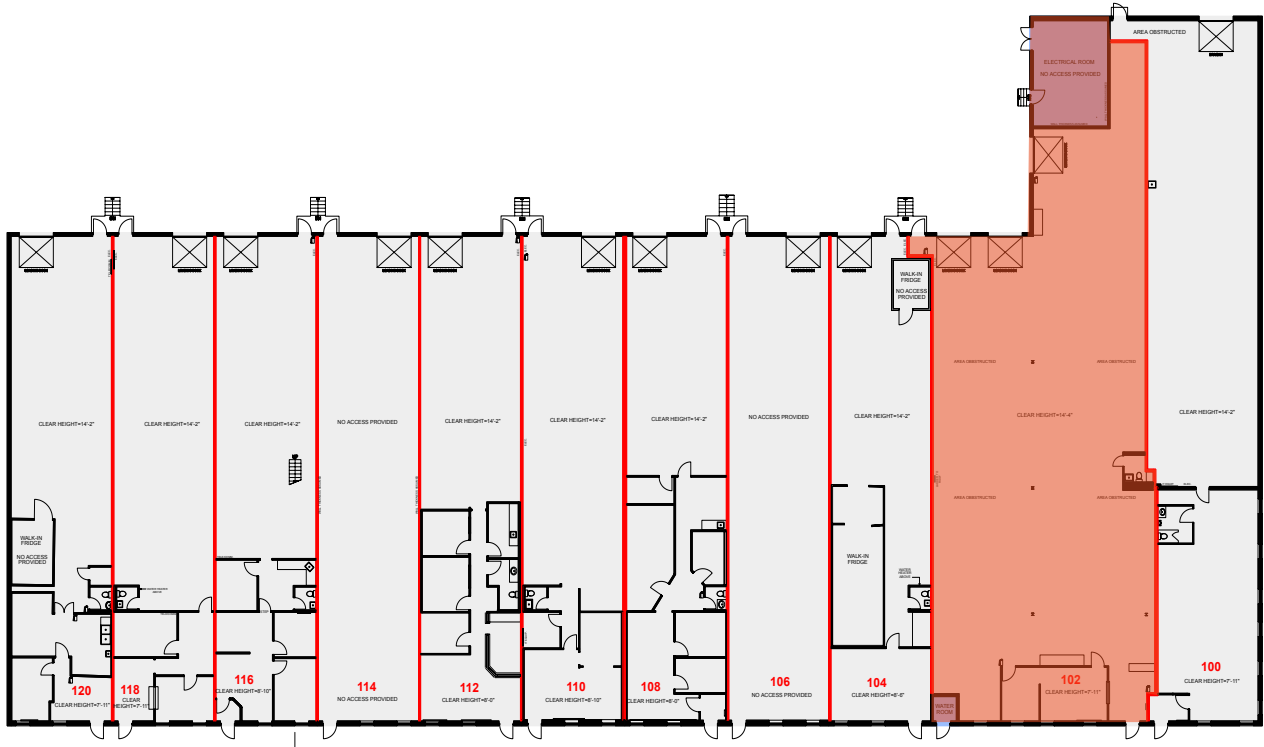
	Price \$1,550,000
	Loading 1 grade level door
	Clear Height: 14'2"
	Availability: Fall 2024



# 2700 - 2710 Lancaster Road

Unit 102: 6,495 SF

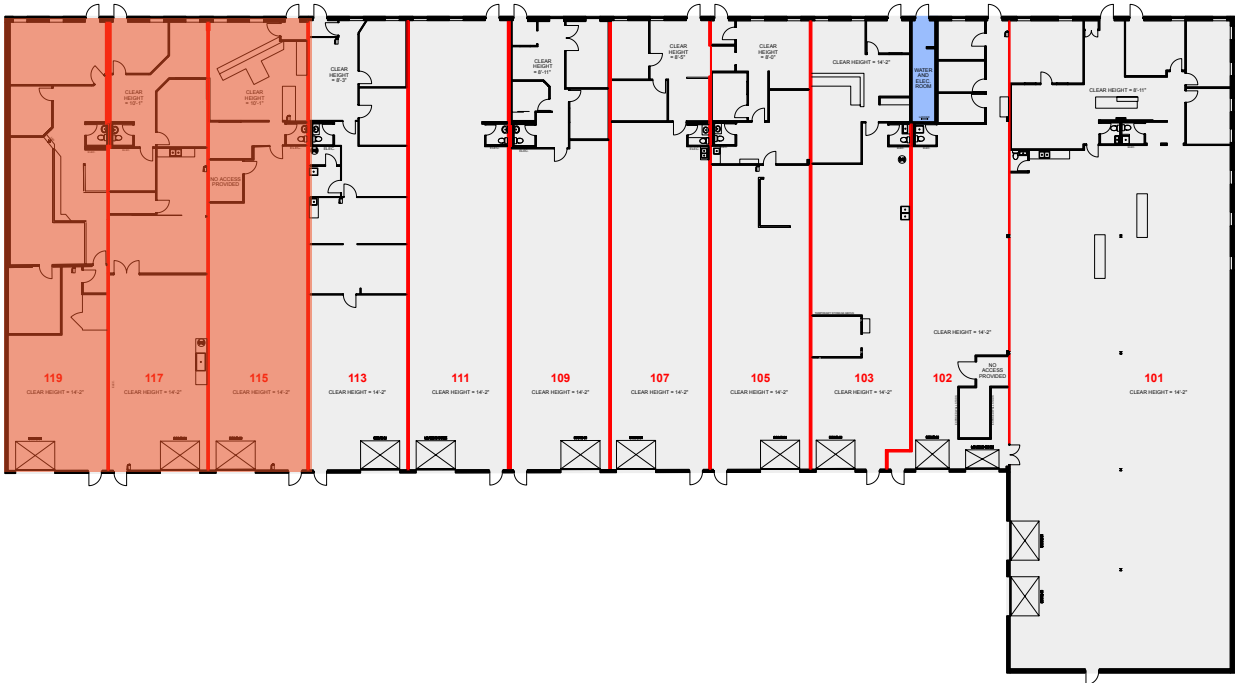
	Price \$2,760,000
	Loading 3 dock doors
	Clear Height: 14'2"
	Availability: Fall 2024



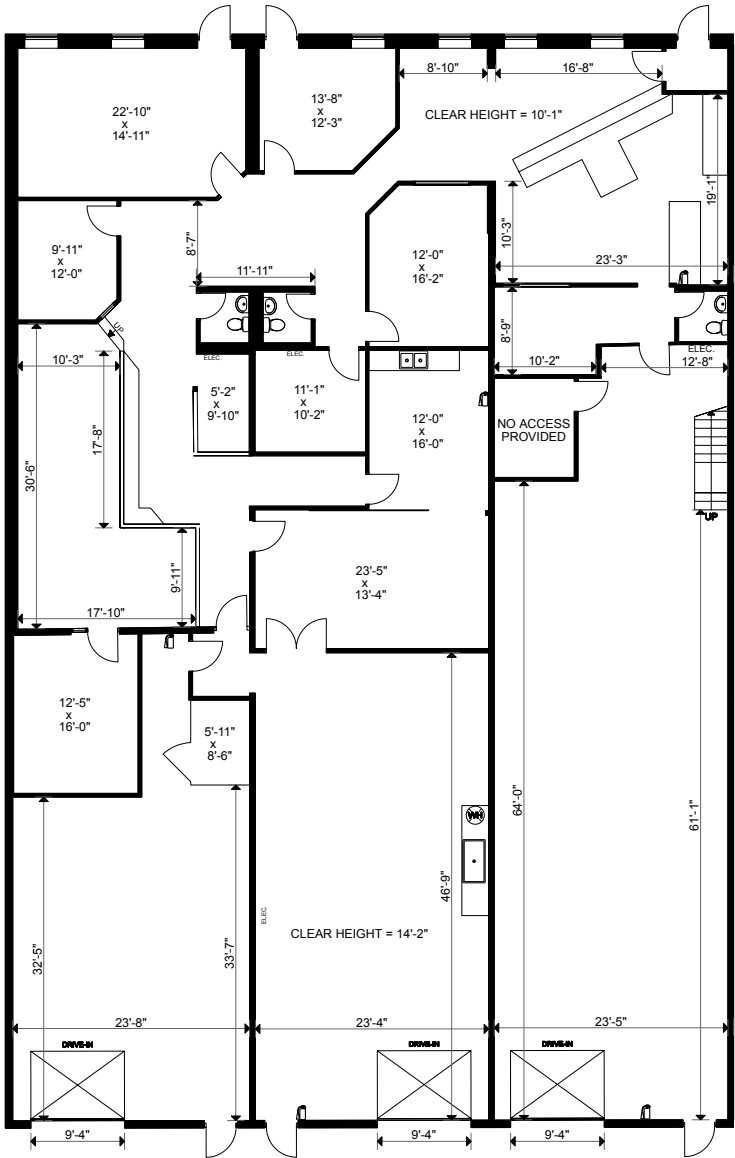
# 2700 - 2710 Lancaster Road

Unit 115 - 119: 7,996 SF

	<div>Price</div> <div>3 combined units - \$425/sf</div>
	<div>Loading</div> <div>3 grade level door</div>
	<div>Clear Height:</div> <div>14'2"</div>
	<div>Availability:</div> <div>January 1, 2025</div>



## Unit 115/ 117/ 119

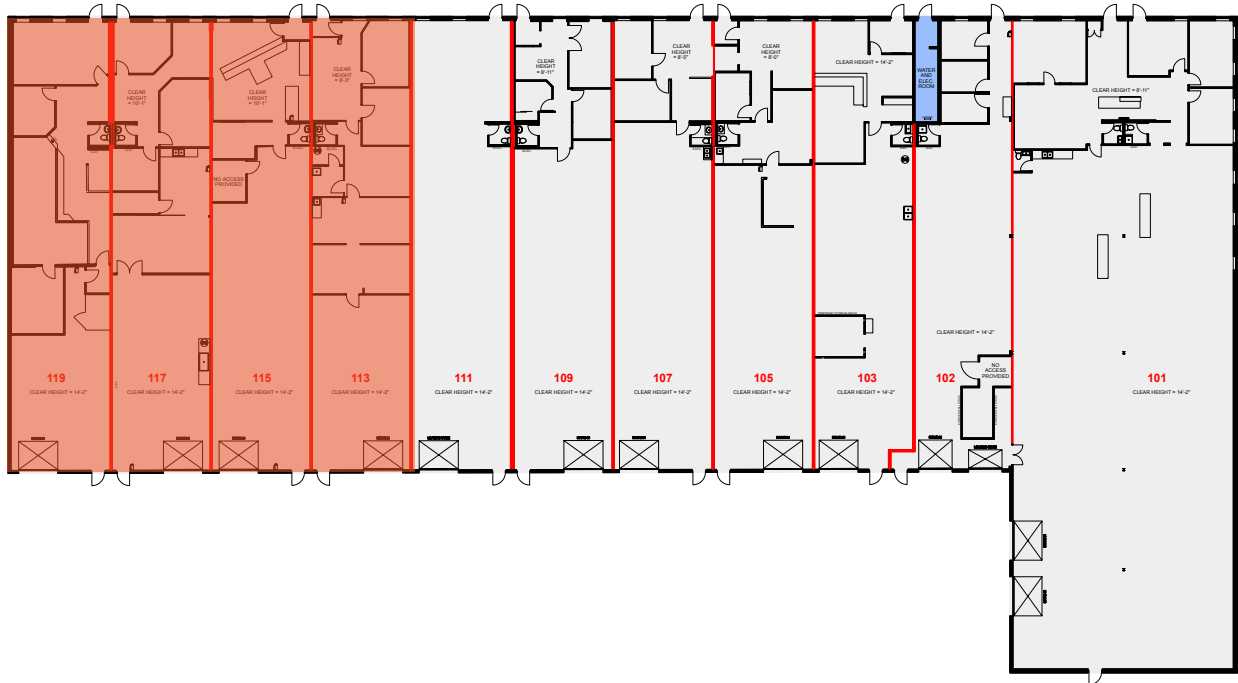




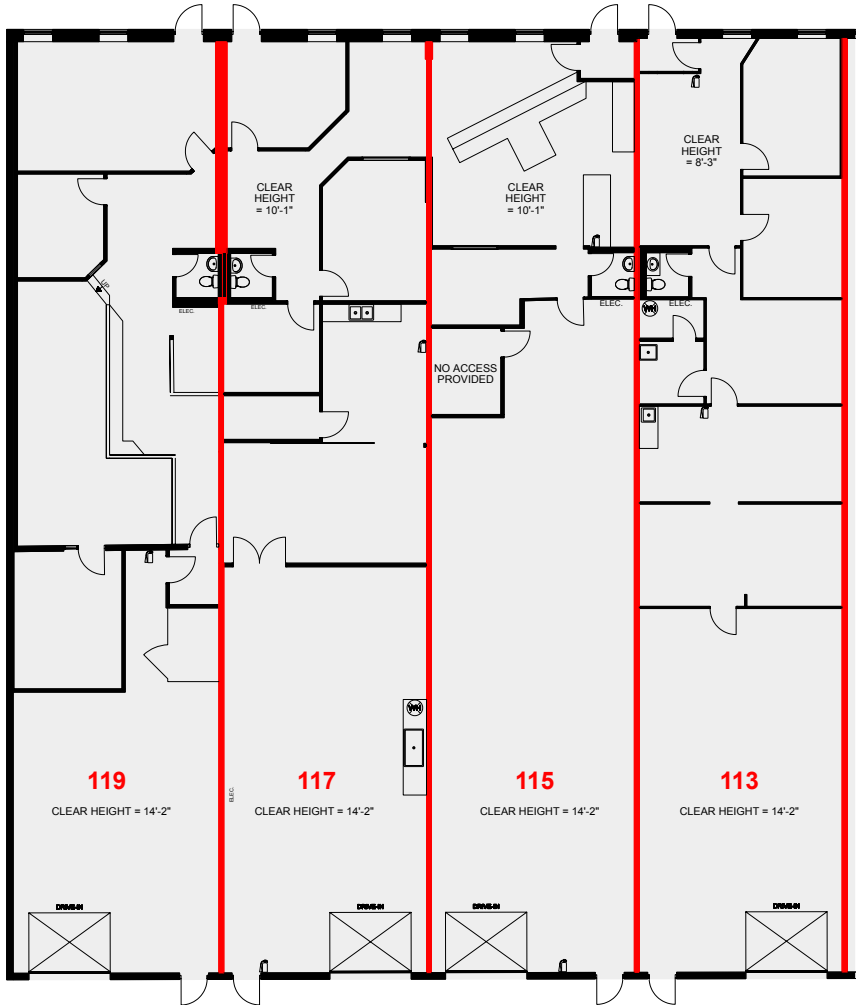
# 2700 - 2710 Lancaster Road

Unit 113 -119: 10,633 SF

	Price 4 combined units - \$425/sf
	Loading 4 grade level door
	Clear Height: 14'2"
	Availability: September 1, 2024 - January 1, 2025



Unit 113/ 115/ 117/ 119



# Amenities Map



## Nearby Amenities

● 2660-2678, 2700, 2710 Lancaster Road

- Transportation:
- 1. Ottawa International Airport
  - 2. Ottawa VIA Rail Station

- Restaurants & Quick Stops
- |                             |                  |
|-----------------------------|------------------|
| 1. A&W                      | 11. Dooly's      |
| 2. Subway                   | 12. Cora's       |
| 3. Milano's Pizza           | 13. Red Lobster  |
| 4. Tim Hortons              | 14. Tim Hortons  |
| 5. Shinka Sushi Bar         | 15. Wendy's      |
| 6. Mona's Cafe              | 16. Swiss Chalet |
| 7. Big H Shawarma & Poutine |                  |
| 8. McDonalds                |                  |
| 9. Burger King              |                  |
| 10. Tim Hortons             |                  |

- Shopping Centres:
- 1. Ottawa Train Yards
  - 2. St Laurent Shopping Centre
  - 3. Innes Crossing
  - 4. Rideau Centre





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