



For Sale: Industrial Condominium Units

2660-2678, 2700, 2710

Lancaster Road

Lennard:

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

Lancaster Road Availabilities

2678 Lancaster Road						
Unit #	Size	Clear Height	Loading	Power Per Unit	Availability	Unit Notes
2678	8,812 SF	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 Lancaster Road						
112	2,660 SF	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	Immediately	75% warehouse, 25% office/showroom 3 offices, 1 washroom, full kitchen
2710 Lancaster Road						
113	2,637 SF	14'2"	1 grade level door	120/208V, 100 AMP, 3-phase	September 1, 2024	45% office/open area, 55% warehouse 3 offices, kitchen, boardroom

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 8,812 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

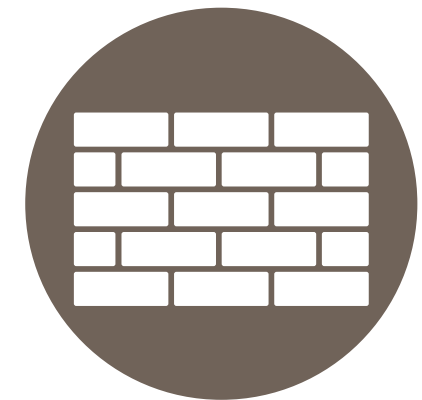
Building Improvements - Summer 2024



New Roof



Brand new asphalt, curbs & sidewalks



Facade Refresh

Lancaster Building Specs

2660 -2678 Lancaster Road



2700 Lancaster Road



2710 Lancaster Road



Building Size:
45,520 SF
Typical Unit Size:
3,106 SF - 8,812 SF



Building Size:
34,825 SF
Typical Unit Size:
2,631 SF - 6,495 SF



Building Size:
35,856 SF
Typical Unit Size:
2,447 SF - 8,577 SF



Loading
Dock and Grade



Loading:
Dock and Grade



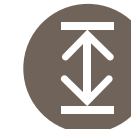
Loading:
Grade Level Loading



Clear Height:
18'8"



Clear Height:
14'2"



Clear Height:
14'2"



Power Per Unit:
120/208V, 100 AMP, 3-phase



Power Per Unit:
120/208V, 100 AMP, 3-phase

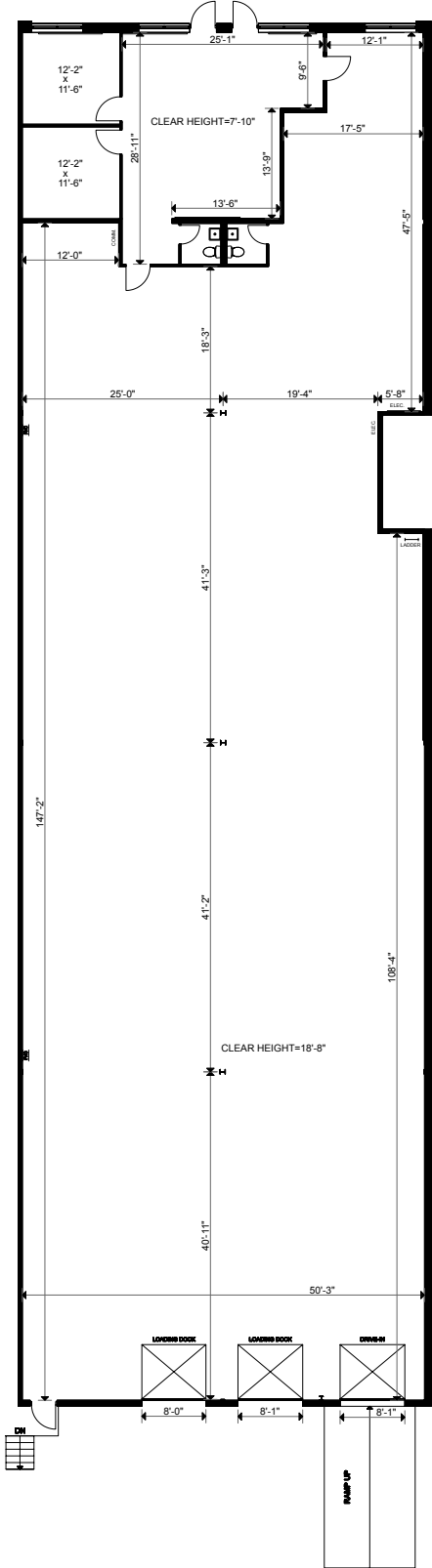
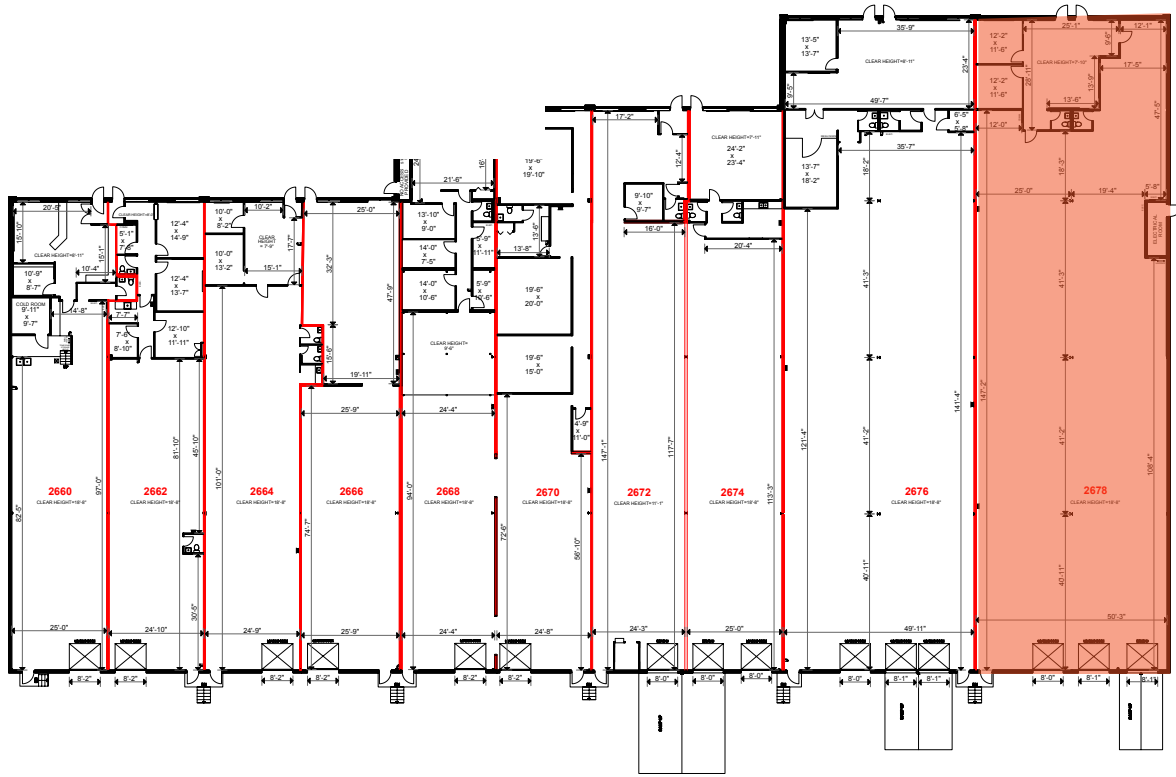


Power Per Unit:
120/208V, 100 AMP, 3-phase

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 Lancaster Road, Unit 112

2,660 SF



Price
\$1,090,000



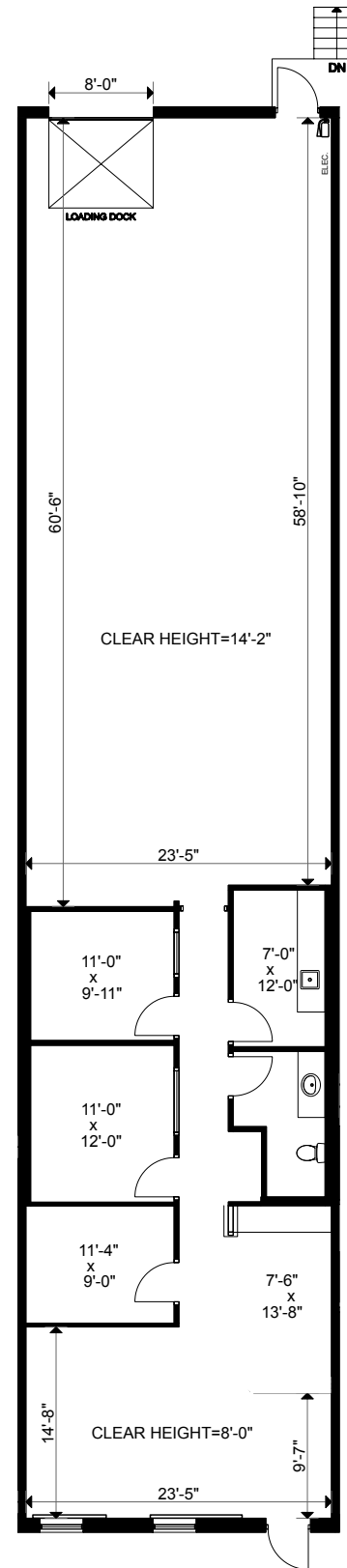
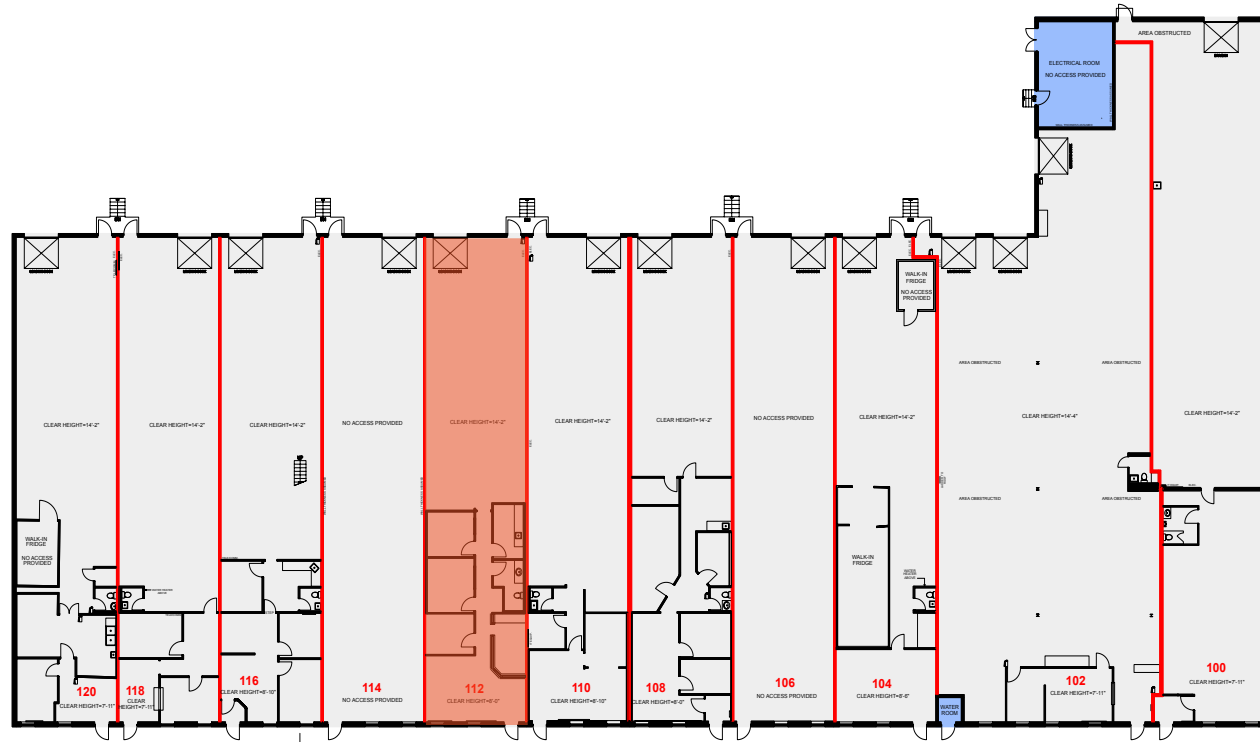
Loading
1 dock door



Clear Height:
14'2"



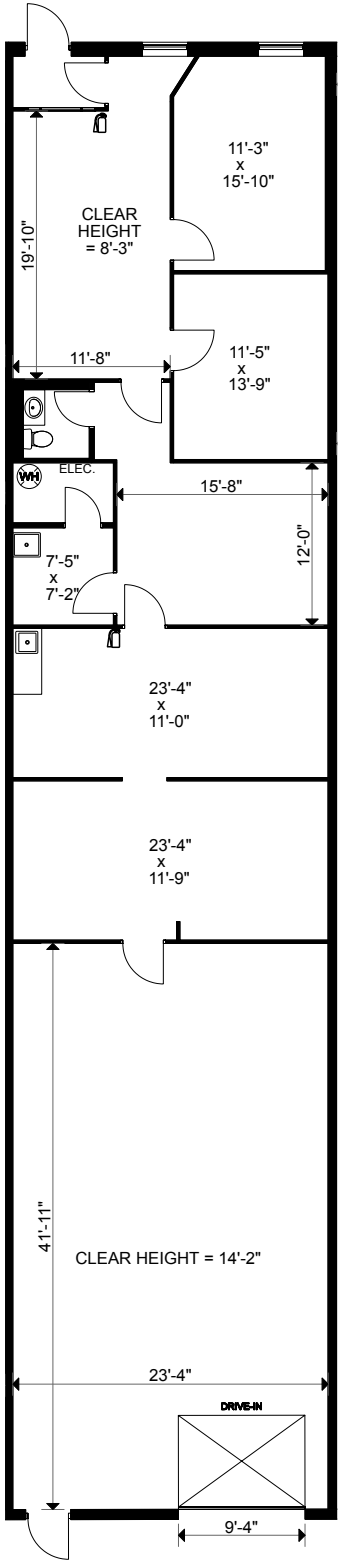
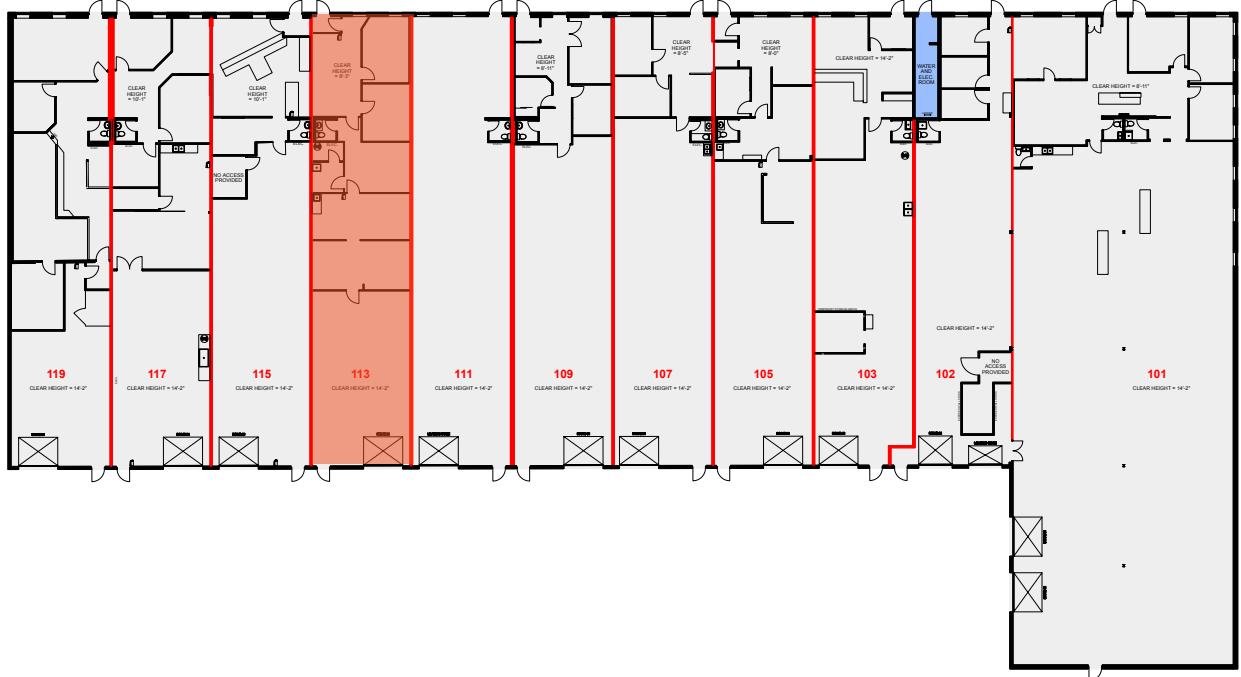
Availability:
Immediately



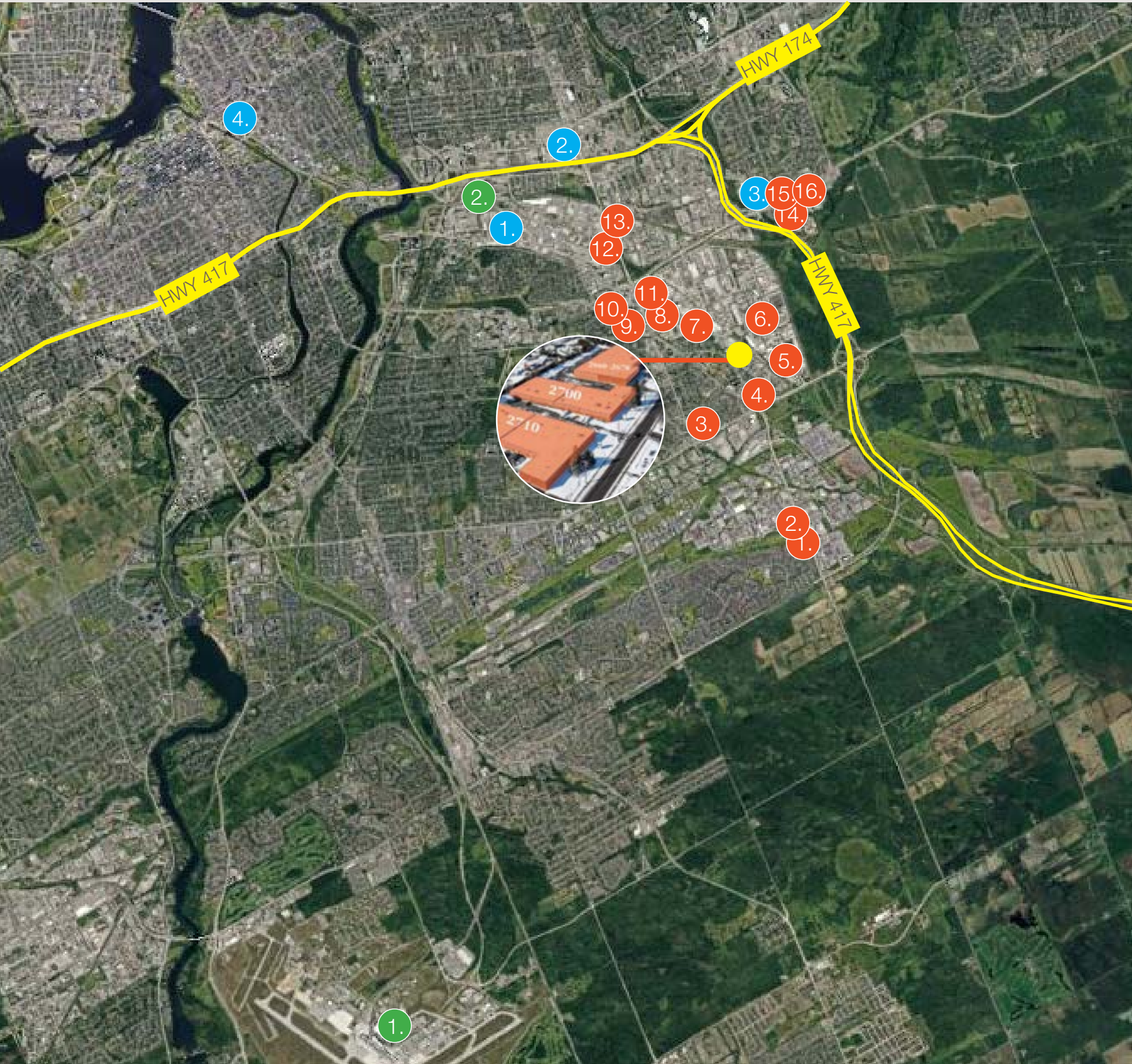
2710 Lancaster Road, Unit 113

2,637 SF

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



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

Shopping Centres:

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



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