



For Lease: Industrial

# 2801 Sheffield Road, Ottawa

14,551 SF industrial space available for lease in Sheffield Industrial Park.

**Lennard:**

Here is where your business will *grow*.

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Building Size:

14,551 SF

Lot Size:

2.696 acres



Clear Height

16'



Shipping

1 Drive-in Door



Net Rent

\$26.00 (Net Lease)



Availability

April 1, 2027



Listing Agents

**Ian Shackell\***

Partner

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Vice President

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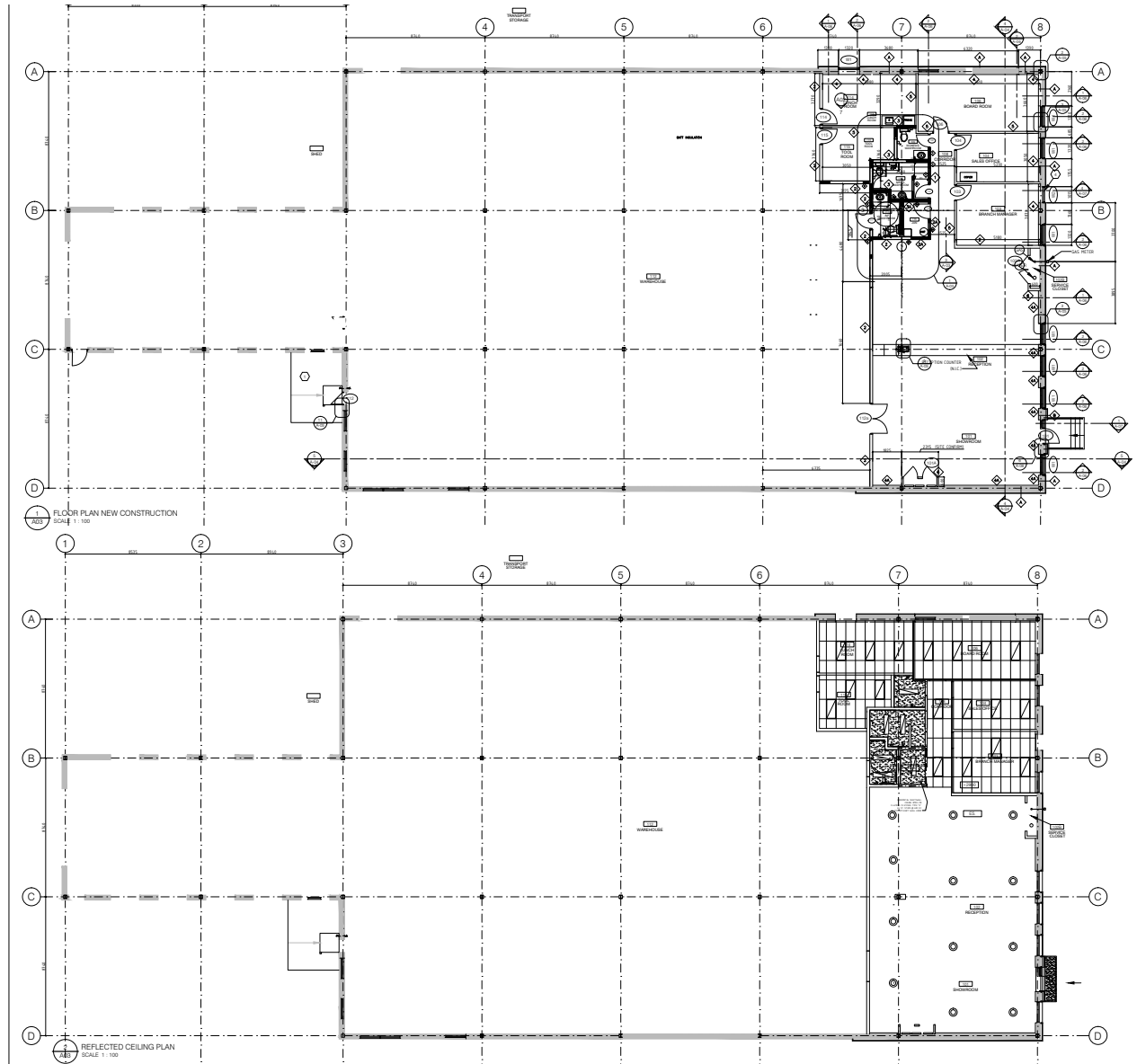
\*Sales Representative

## Key Features:

- Single freestanding industrial building in the heart of Ottawa's east end industrial park
- Fully secured fenced yard and gates and fully paved outside storage on balance of the lands
- Ideal office showroom at front of building with customer/employee parking
- Easy access to Highway 417 at Walkley Road

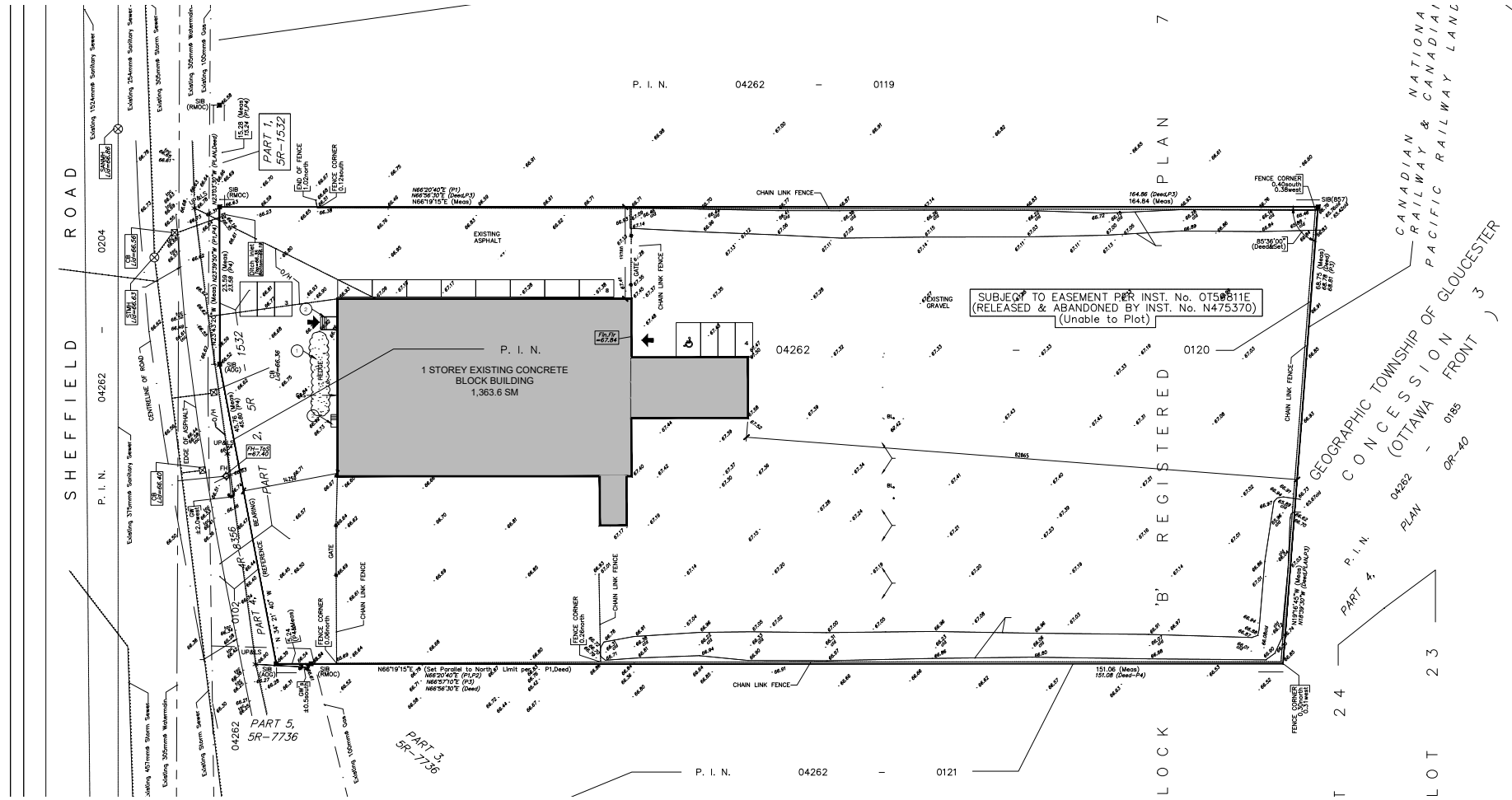
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## Floor Plan



# 2801 Sheffield Road, Ottawa

## Site Plan



# 2801 Sheffield Road, Ottawa

Photos



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## Amenities Map



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