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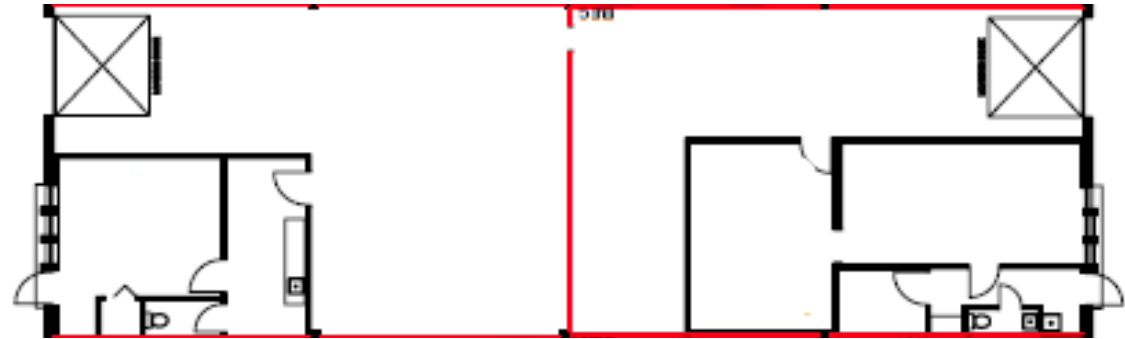
Industrial Space

3210 Swansea Crescent, Unit 5 | Ottawa, ON

Property Specifications

| | |
|-------------------------|------------------------|
| Size: | 3,081 SF |
| Availability: | September 1, 2026 |
| Net Rent: | \$17.50 PSF |
| Additional Rent: | \$8.29 PSF + Utilities |
| Loading Doors: | 2 Dock Level Doors |
| Clear Height: | 14' |
| Zoning: | IH (Heavy Industrial) |

Floor Plan



Space Information

This versatile 3,081 square foot industrial unit offers excellent operational flexibility with its practical 14' clear height and 2 cross dock doors. The space currently includes an office and reception area with kitchenette and two in-suite washrooms, though the unit can be restored to base building warehouse configuration to meet your specific operational requirements. The open warehouse layout can be fully customized to accommodate your business needs.

3210 Swansea Crescent is located within an established industrial neighborhood within Ottawa's east end. With close proximity to Highways and other important local arterials, the property offers convenient access to a variety of tenant amenities. The property is a multi-tenant industrial and commercial building with 14' to 20' clear height, ample dock and grade level loading.



Located within the Hunt Club and Walkley submarket, an established industrial neighborhood within Ottawa's east end



Proximity to Highway 417 & other important local arterials



Variety of tenant amenities nearby such as Subway, A&W Canada, Boston Pizza, Tim Hortons, and McDonald's.



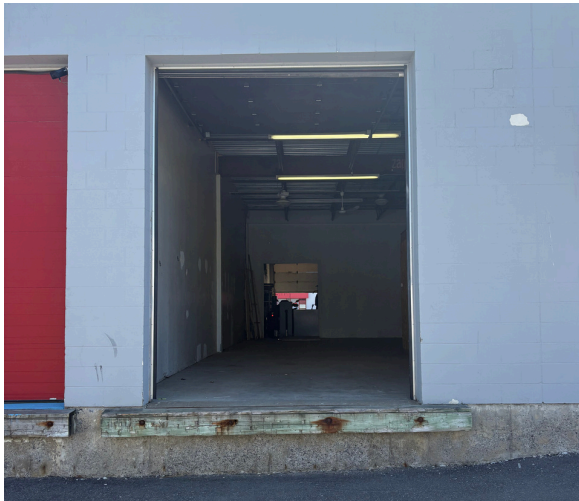
Parking – 1/1,000 SF



BOMA BEST Baseline certified

Photos

Unit 5: 3,081 SF



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