



FOR SALE

INDUSTRIAL CONDOS

Lancaster Industrial Hub

2660-2678, 2700, 2710 Lancaster Rd



PARADIGM
COMMERCIAL





Property Overview

Lancaster Industrial Hub, Ottawa

Lancaster Industrial Hub delivers a premier platform to elevate your business, retain top talent, and attract new clientele. Units from ~2,600 SF to over 13,941 SF offer versatile layouts, multiple loading options, and generous clear heights to meet diverse operational needs.

Updated modern facades, prominent pylon and building signage, brand-new asphalt, curbs, sidewalks, and roofs — combined with professional management — ensure cost certainty and peace of mind for your long-term investment.

From \$995,000

2,631 - 13,941 SF +



Prime location close to HWY



14'2" - 18'8" clear height



Flexible IL zoning



Dock & grade level loading



120/208V, 100 AMP 3-phase

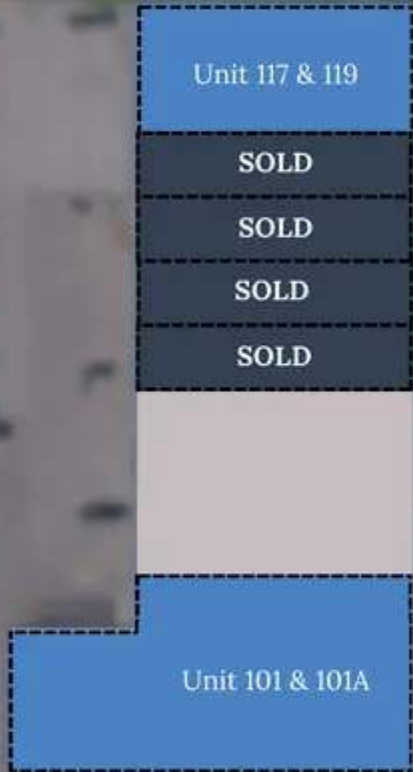


New roof, asphalt, facade





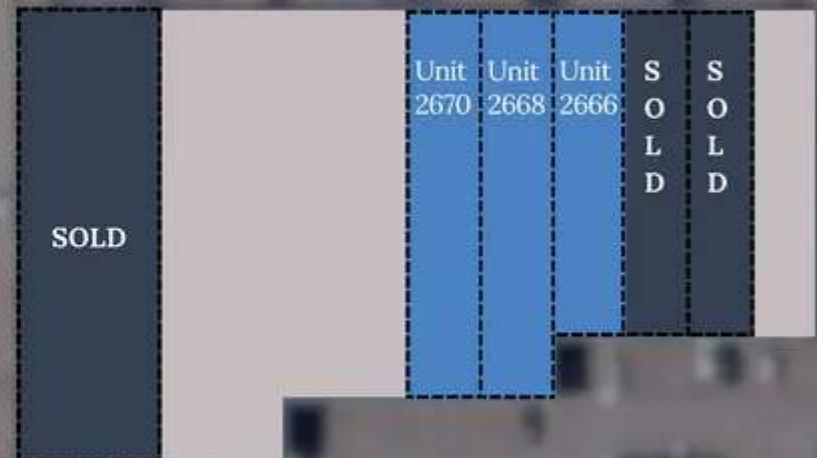
2710 Lancaster



2700 Lancaster



2660-2678 Lancaster





2660-2678 Lancaster

Size	Unit	Clear Height	Loading	Asking Price	Unit Notes
6,887	2666/2668	18'8"	2 Docks	\$2,550,000	80% Warehouse, 20% Showroom, Offices, Kitchenette
10,656	2666-2670	18'8"	3 Docks	\$3,895,000	80% Warehouse, 20% Showroom, Offices, Kitchenette
13,941	2664-2670	18'8"	4 Docks	\$4,995,000	80% Warehouse, 20% Showroom, Offices, Kitchenette

2700 Lancaster

Size	Unit	Clear Height	Loading	Asking Price	Unit Notes
2,684	110	14'2"	1 Dock	\$995,000	85% Warehouse, 15% Showroom, 1 Washroom

2710 Lancaster

Size	Unit	Clear Height	Loading	Asking Price	Unit Notes
5,389	117 & 119	14'2"	2 Drive-in	\$2,075,000	Warehouse, Showroom/Office, 2 Washrooms, Kitchenette
11,024	101 & 101A	14'2"	4 Drive-in	\$3,795,000	85% Warehouse, 15% Showroom, Kitchenette, 4 Washrooms



Unit 2666 & 2668

\$2,550,000



Size: 6,887 SF



80% Warehouse | 20% Showroom



Clear Height: 18'8"



Loading: 2 docks



Availability: 90 Days' Notice



2666 Lancaster Rd



Explore 3D Space

POWERED BY



Units: 2666 & 2668 & 2670

\$3,895,000



Size: 10,656 SF



80% Warehouse | 20% Showroom



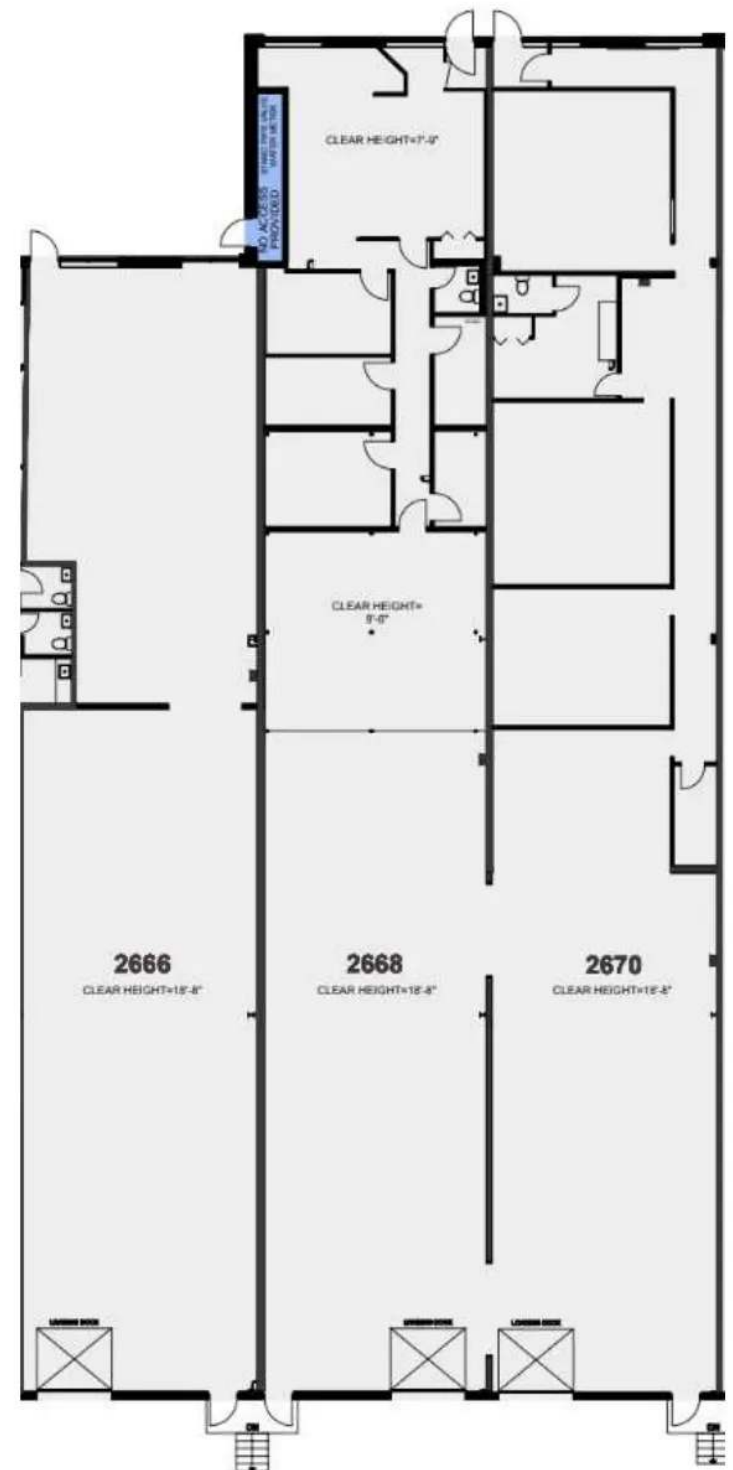
Clear Height: 18'8"



Loading: 3 docks



Availability: 90 Days' Notice







Units: 2664 & 2666 & 2668 & 2670

\$4,995,000



Size: 13,941 SF



80% Warehouse | 20% Showroom



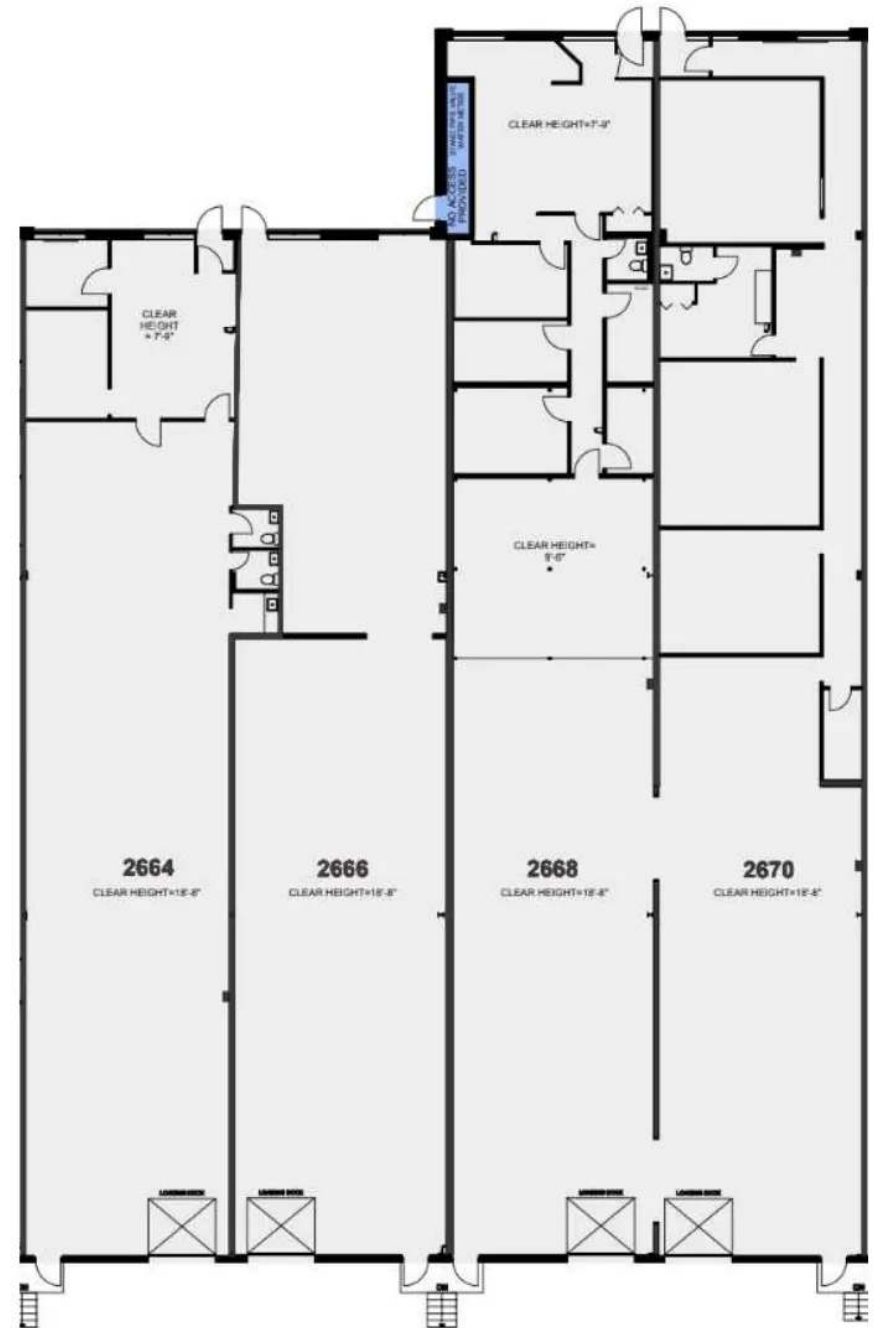
Clear Height: 18'8"



Loading: 4 docks



Availability: 90 Days' Notice







2700 Lancaster - Unit 110

\$995,000



Size: 2,684 SF



85% Warehouse | 15% Showroom



Clear Height: 14'2"



Loading: 1 dock



Availability: Immediate



2700 Lancaster Rd



Explore 3D Space

POWERED BY



2710 Lancaster Unit 101 & 101A

\$3,795,000



Size: 11,024 SF



85% Warehouse | 15% Office



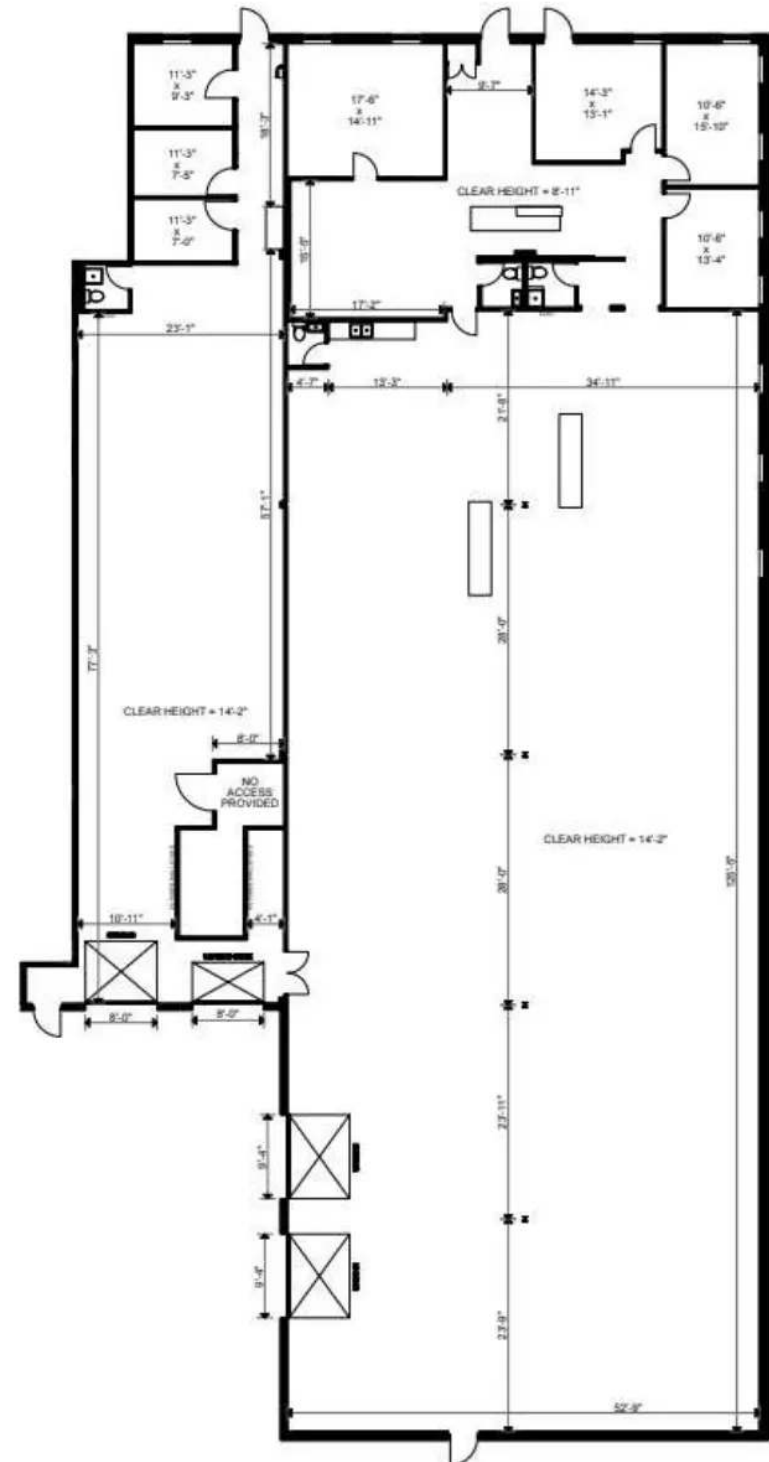
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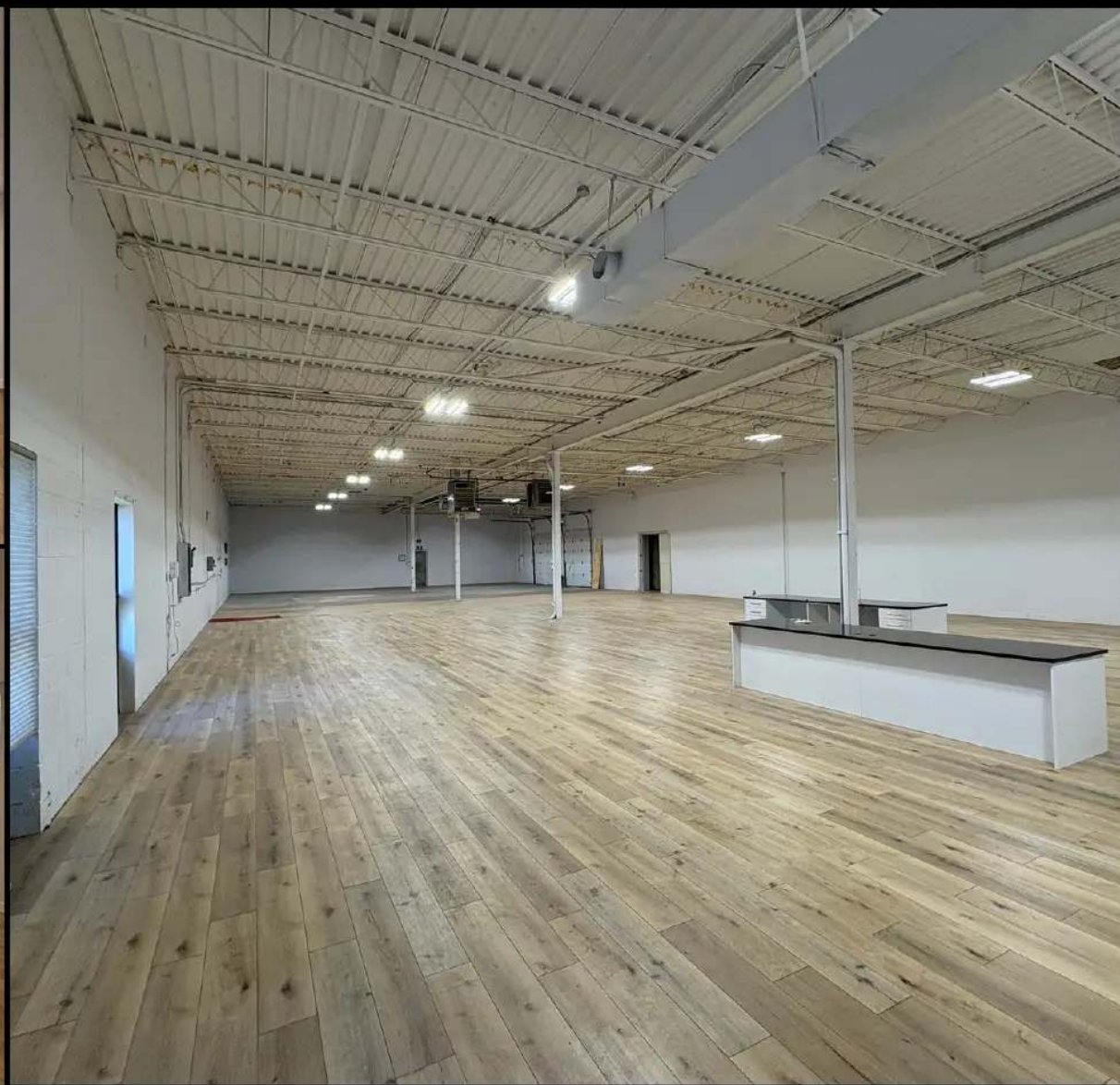


Loading: 4 drive-in



Availability: Immediate







2710 Lancaster Unit 117

\$1,040,000



Size: 2,663 SF



70% Warehouse | 30% Office



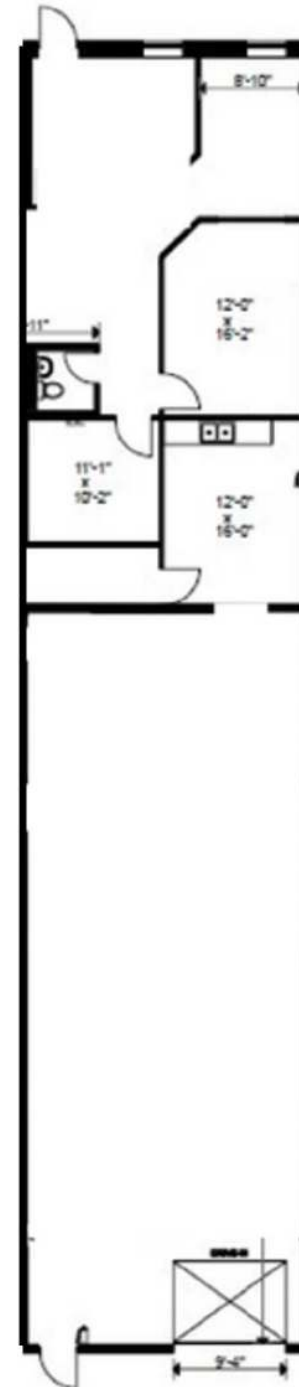
Clear Height: 14'2"



Loading: 1 drive-in



Availability: Immediate







2710 Lancaster Unit 119

\$1,060,000



Size: 2,726 SF



70% Warehouse | 30% Office



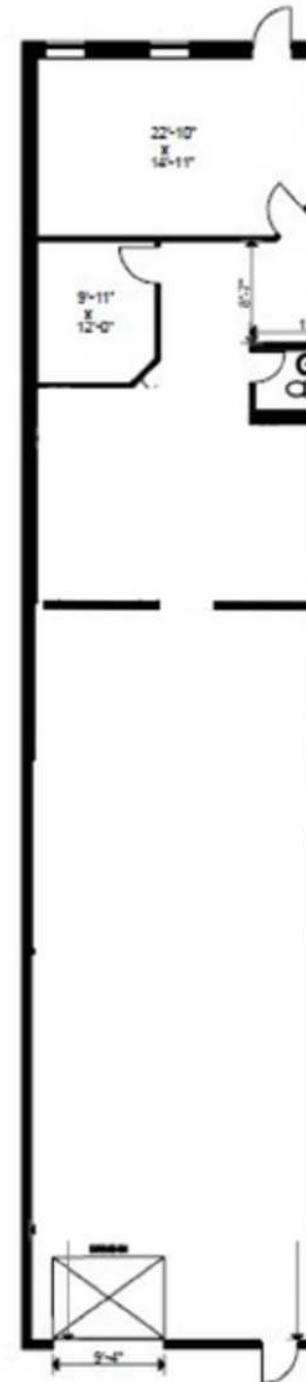
Clear Height: 14'2"



Loading: 1 drive-in



Availability: Immediate







2710 Lancaster Unit 117 & 119

\$2,075,000



Size: 5,389 SF



70% Warehouse | 30% Office



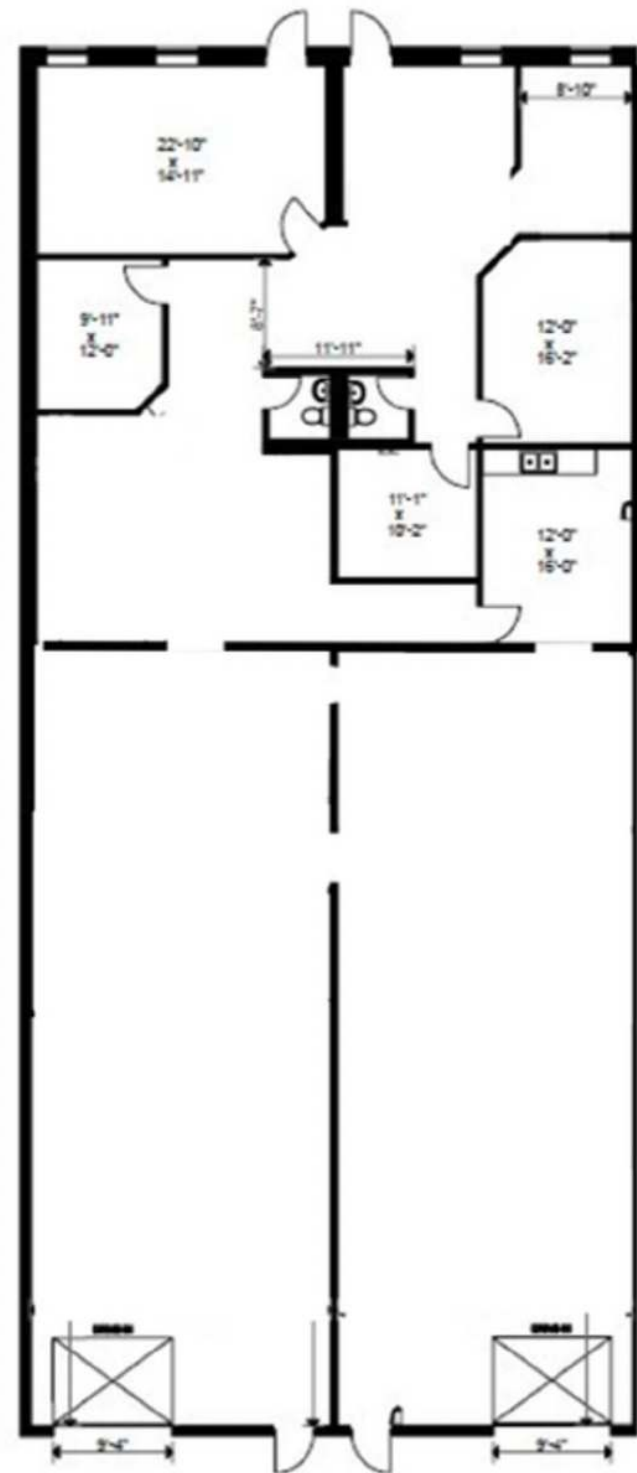
Clear Height: 14'2"



Loading: 2 drive-in





Availability: Immediate







 Highway 417

 Walkley Raod

 Lancaster Road





Create Wealth

Industrial condominiums have seen above-average annual appreciation over the past decade, making them one of the most stable real estate investments.



Future Security

Preparing leased space is costly, and retaining employees and customers is critical. Invest in ownership and pay rent to yourself instead.

Control Costs

Reduce business risk and avoid rising rents and landlord fees. With industrial rents up 169% in five years, a fixed mortgage protects you from increases while building equity.

Financial Benefits

Ownership offers tax advantages through deductible mortgage interest, operating costs, depreciation, and potential capital gains.





CROWN

REALTY PARTNERS

With 20+ years of expertise, Crown is a leader in acquiring, leasing, managing, and redeveloping commercial real estate across Canada. Our hands-on approach and experienced team deliver exceptional returns for investors while creating dynamic workplaces for businesses.



At Ripple Developments, we begin with a vision and use intelligent, strategic actions to make it a reality. We consistently achieve and surpass our goals through targeted real estate acquisitions and a hands-on development process. With deep experience across complex residential and commercial projects — from low-rise housing to large-scale industrial development and repositioning — we anticipate trends and turn them into opportunities.





Nick Hannah

VICE PRESIDENT - INDUSTRIAL
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