

2574

SHEFFIELD
ROAD



WAREHOUSE SPACE FOR LEASE

FOR MORE INFORMATION:

BEN SHERMAN
BROKER
613 513 4759
ben@darwingroupottawa.ca

Available Space:	36,683 SF
Base Rent:	\$10.00 PSF NNN
Additional Rent:	\$5.15 PSF (est 2020)
Ceiling Height:	25' to 28'
Loading:	4 Dock Level Doors
Electrical:	3 Phase, 600 Volt
Zoning:	Heavy Industrial
Possession Date:	December 1, 2019

2574

SHEFFIELD ROAD

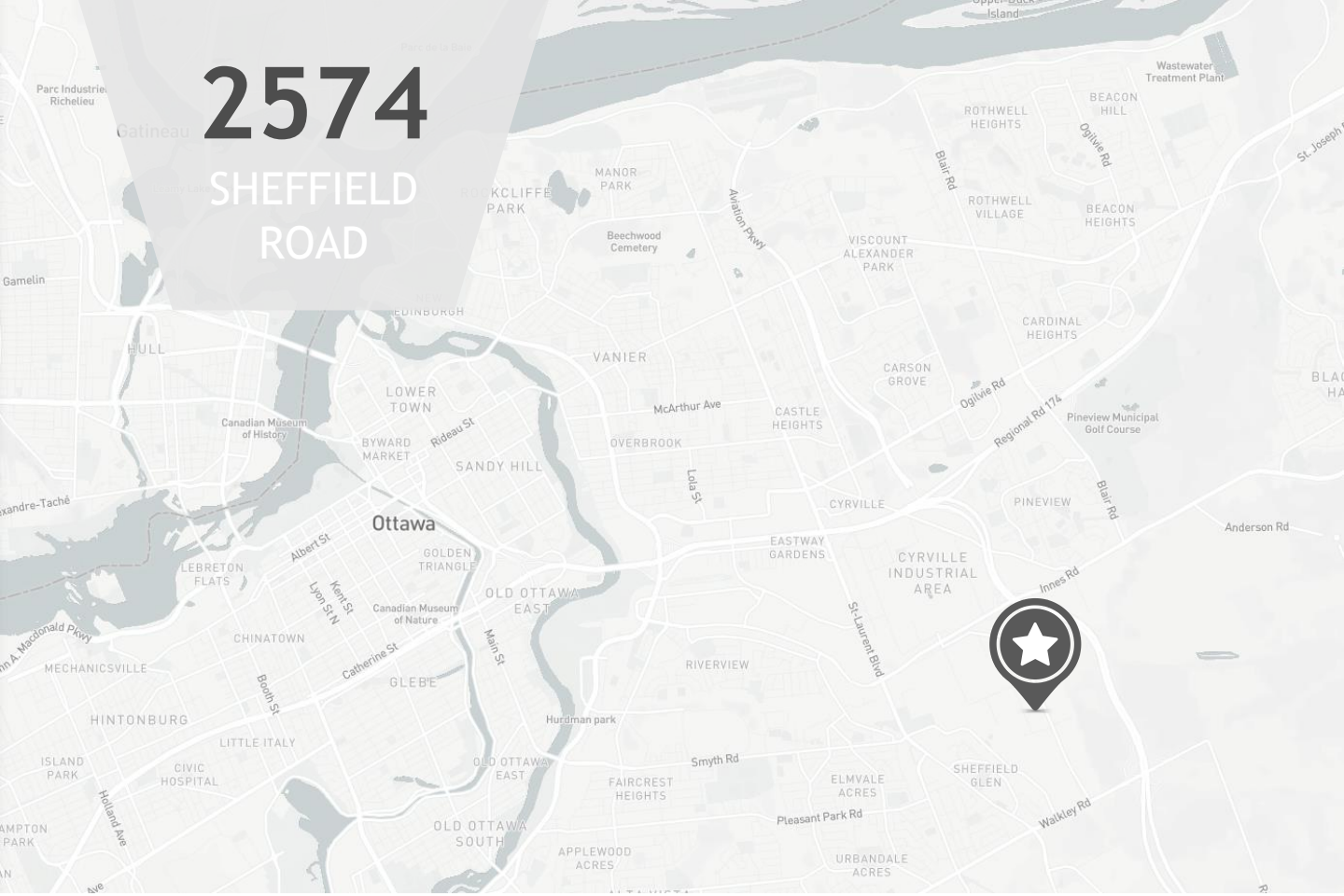


Well located in the Sheffield Industrial Park, 2574 Sheffield Road is easily accessible from the Highway 417 interchange via Walkley Road, the Highway 417 interchange via Innes Road and St. Laurent Boulevard. The property is within 100 metres of a public transit stop.

This unit consists of bright, open space with high ceiling heights throughout. There is approximately 1,300 SF of built out air-conditioned office space. With a heavy industrial zoning and 600 volt/3 phase power, this space can appeal to a wide variety of industrial uses.

2574

SHEFFIELD ROAD



Please Contact:

DARWIN PROPERTIES LTD.

Real Estate Brokerage

255 Michael Cowpland Drive
Suite 103
Ottawa ON
K2M 0M5

BEN SHERMAN
BROKER



613 513 4759



ben@darwingroupottawa.ca