

OFFICE & INDUSTRIAL SPACE FOR SUBLEASE
2555 BLACKWELL ST.
OTTAWA, ON



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102
TOURANGEUR
Mechanical
Administration

Unit 102: 1,210 SF | Office
Unit 104: 1,314 SF | Industrial

Property Highlights

- Strategic Ottawa location with excellent accessibility
- Close to HWY 417, accessible by Innes Road and Walkley Rd. via Sheffield Rd.
- On-site parking available
- Clean, well-maintained building

UNIT 102—OFFICE SPACE

Size: **1,210 SF**

Net Rent: **Contact Broker**

Additional Rent: **\$8.39 PSF (plus utilities)**

Layout: **3 private offices + open workspace**

UNIT 104—INDUSTRIAL SPACE

Size: **1,314 SF**

Net Rent: **Contact Broker**

Additional Rent: **\$8.39 PSF (plus utilities)**

Features: **Open warehouse, 1 grade-level door, loft for storage**





Location Highlights

- Located just off Innes Road in Ottawa's east-end industrial hub
- Quick access to Highway 417 (Queensway) via Innes Rd interchange
- Close proximity to major occupiers including Amazon distribution facilities
- Surrounded by amenities (restaurants, services, retail)
- Easy connectivity to downtown Ottawa (approx. 15 minutes)
- Situated within the established Innes / Sheffield Industrial Area with IH (Heavy Industrial) Zoning, allowing for a variety of uses

Contact

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