



For Sale: Industrial Condominium Units

2660-2678, 2700, 2710

Lancaster Road

Lennard:

420-333 Preston Street, Ottawa
613.963.2640 • lennard.com

Lancaster Road Availabilities

2678 Lancaster Road						
Size	Unit #	Clear Height	Loading	Power	Availability	Unit Notes
8,812 SF SOLD	2678	18'8"	2 dock doors 1 grade level door	120/208V, 100 AMP, 3-phase	Immediately	80% warehouse, 20% office/showroom 2 washrooms, 2 built out offices
2700 - 2710 Lancaster Road						
2,669 SF	116	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	January 1, 2025	75% warehouse, 25% office/showroom 3 offices, 1 washroom, kitchenette
2,747 SF	120	14'2"	1 dock door	120/208V, 100 AMP, 3-phase	February 1, 2025	80% warehouse, 20% office/open area 2 offices, 1 washroom
4,272 SF	100	14'2"	1 grade level door	120/208V, 100 AMP, 3-phase	Immediately	20% open office/ showroom, 80% warehouse
6,495 SF	102	14'2"	3 dock doors	120/208V, 100 AMP, 3-phase	February 1, 2025	90% warehouse, 10% office
7,996 SF	115 - 119	14'2"	3 grade level door	120/208V, 100 AMP, 3-phase	April 1, 2025	Can be purchased separately in incremental contiguous units of +/- 2,650 SF
10,767 SF	100-102	14'2"	3 dock and 1 grade	120/208V, 100 AMP, 3-phase	February 1, 2025	End unit 80% Warehouse 20% office/showroom

Building Highlights

- Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt!
- Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa
- Unit sizes ranging from 2,669 SF to 10,767 SF
- "IL" zoning permits a wide range of low impact light industrial, and related uses
- Dock & grade level loading
- 14'2" - 18'8" clear height
- Pylon signage for each building
- Power per unit: 120/208V, 100 AMP, 3-phase
- Ample parking

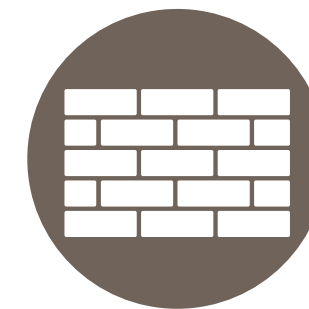
Building Improvements - 2024



New Roof

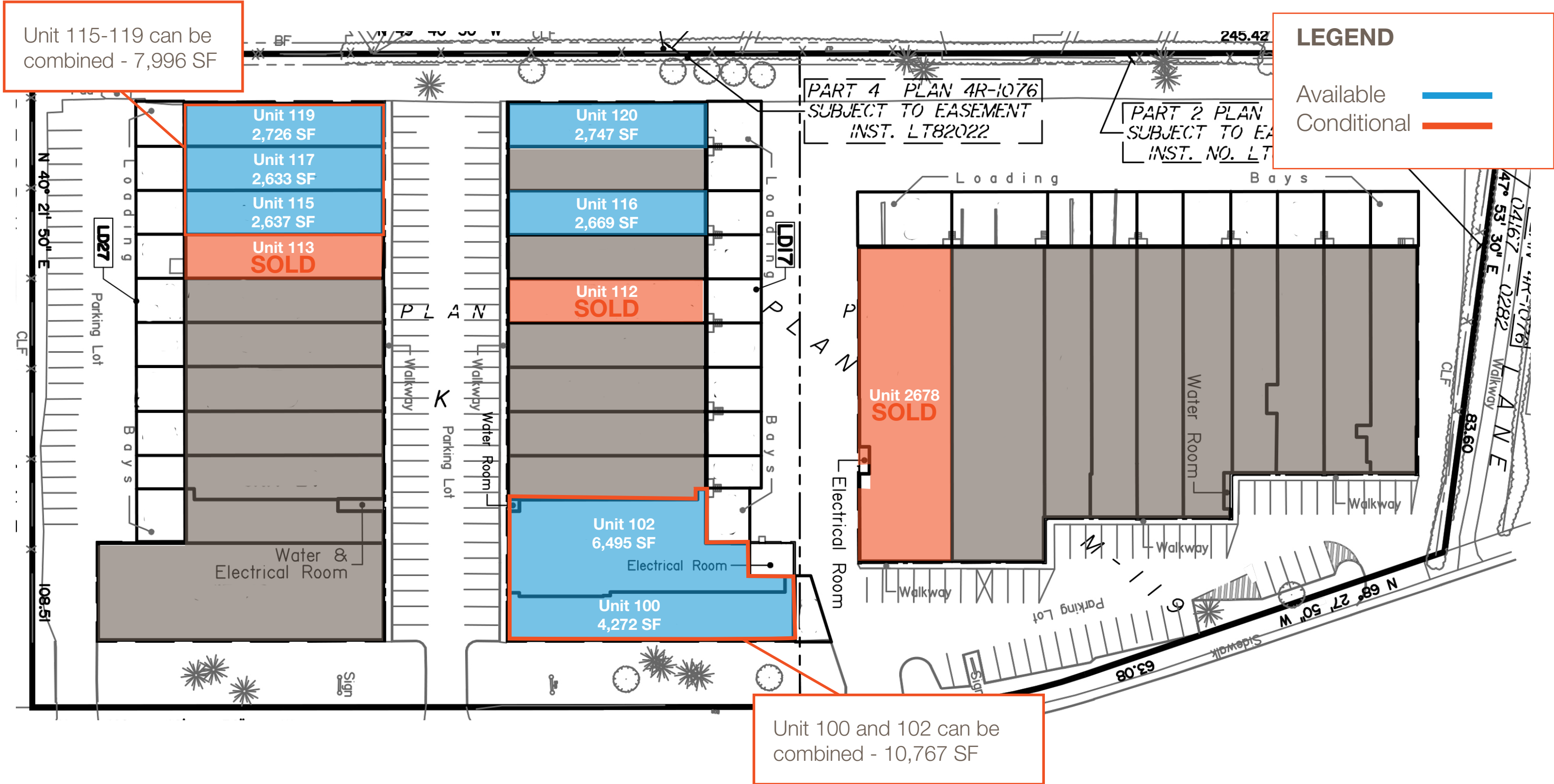


Brand new asphalt, curbs & sidewalks



Facade Refresh

Lancaster Road Site Overview



Lancaster Building Specs

2660 -2678 Lancaster Road



2700 Lancaster Road



2710 Lancaster Road



Building Size:
45,520 SF
Typical Unit Size:
3,106 SF - 8,812 SF



Building Size:
34,825 SF
Typical Unit Size:
2,669 SF - 10,767 SF



Building Size:
35,856 SF
Typical Unit Size:
2,669 SF - 7,996 SF



Loading
Dock and Grade



Loading:
Dock and Grade



Loading:
Grade Level Loading



Clear Height:
18'8"



Clear Height:
14'2"



Clear Height:
14'2"



Power Per Unit:
120/208V, 100 AMP, 3-phase



Power Per Unit:
120/208V, 100 AMP, 3-phase



Power Per Unit:
120/208V, 100 AMP, 3-phase



2700 - 2710 Lancaster Road

Unit 116: 2,669 SF



Price
\$995,000



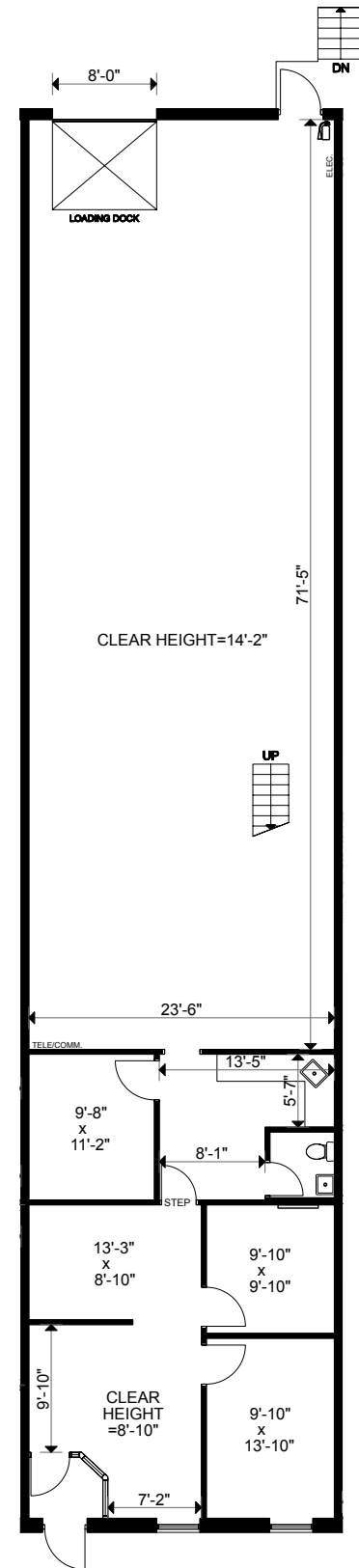
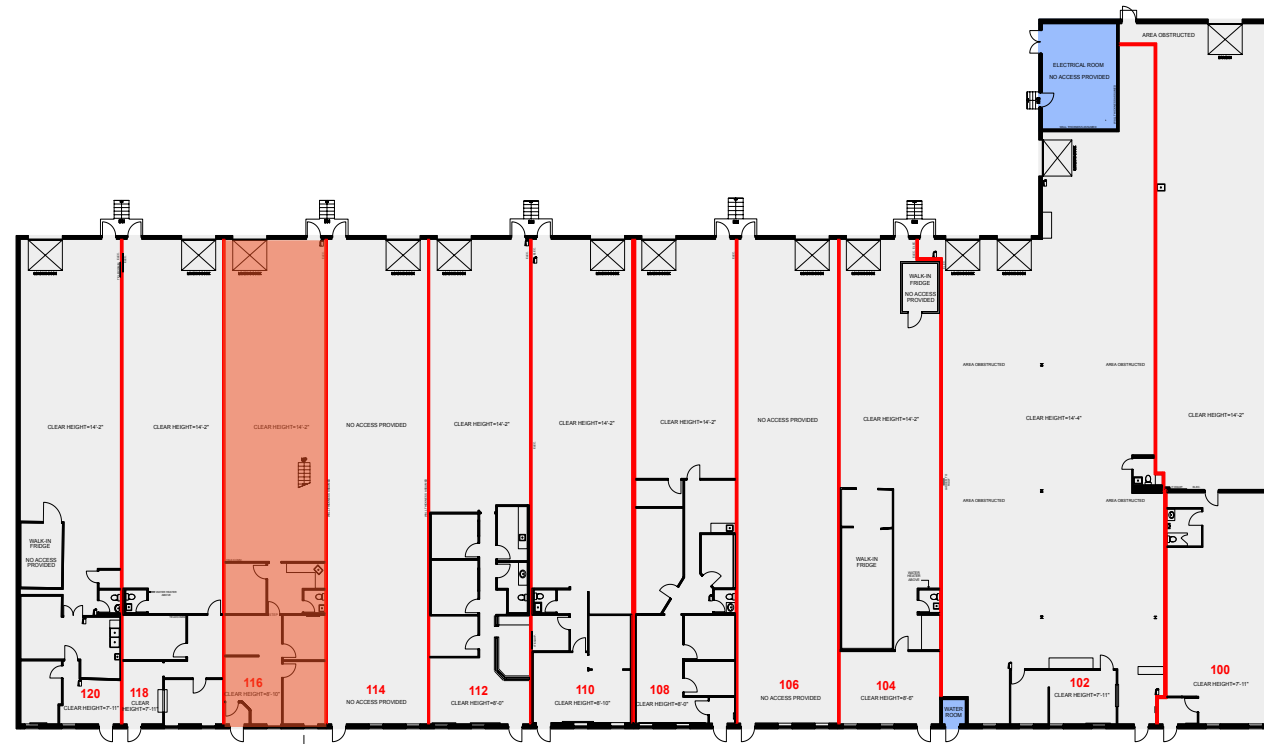
Loading
1 dock door



Clear Height:
14'2"



Availability:
January 1, 2025



2700 - 2710 Lancaster Road

Unit 120: 2,747 SF



Price
\$1,065,000



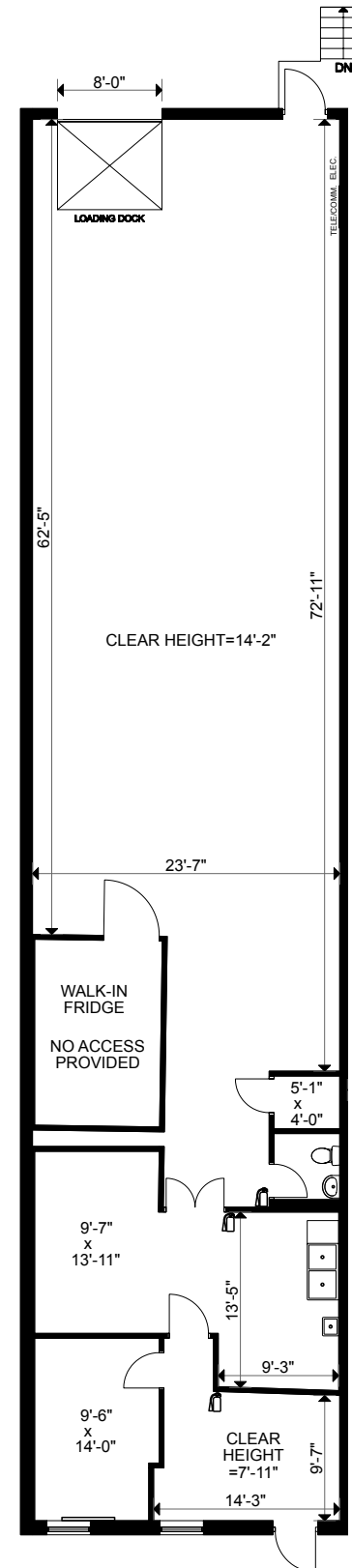
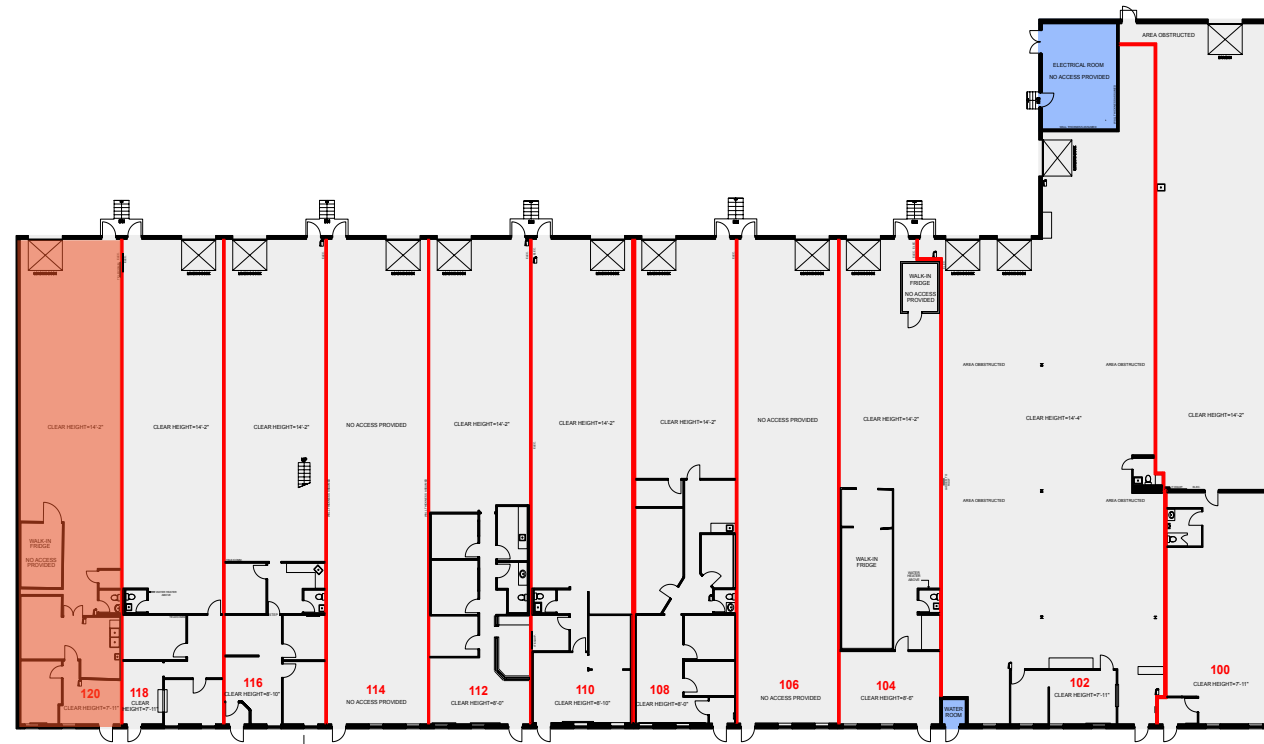
Loading
1 dock door



Clear Height:
14'2"



Availability:
February 1, 2025



2700 - 2710 Lancaster Road

Unit 100: 4,272 SF



Price
\$1,500,000



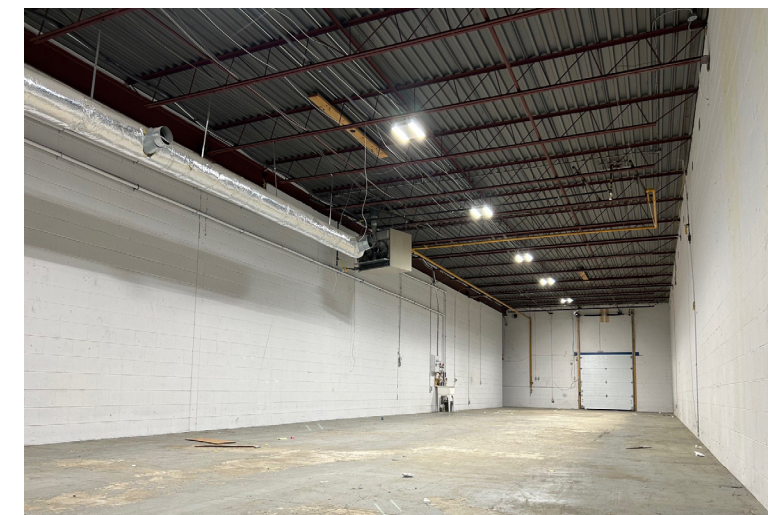
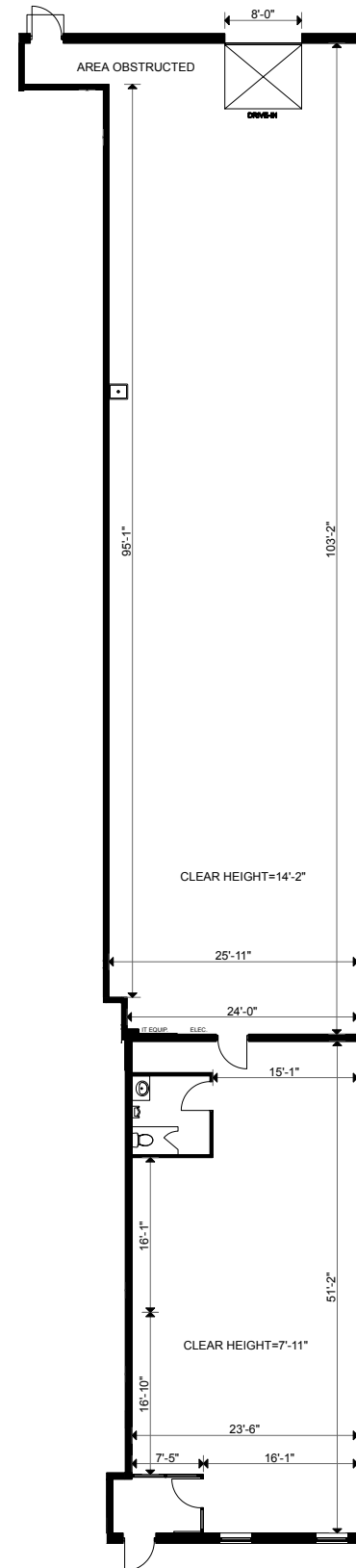
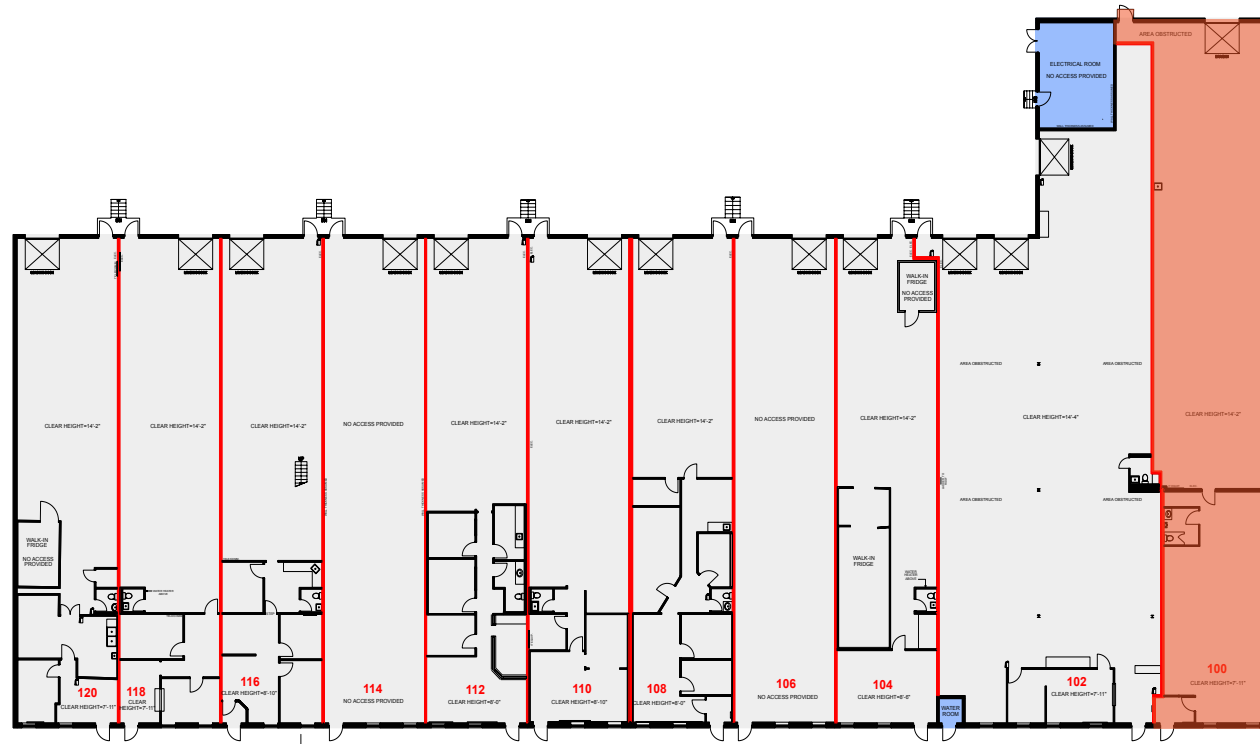
Loading
1 grade level door



Clear Height:
14'2"



Availability:
Immediately



2700 - 2710 Lancaster Road

Unit 102: 6,495 SF



Price
\$2,350,000



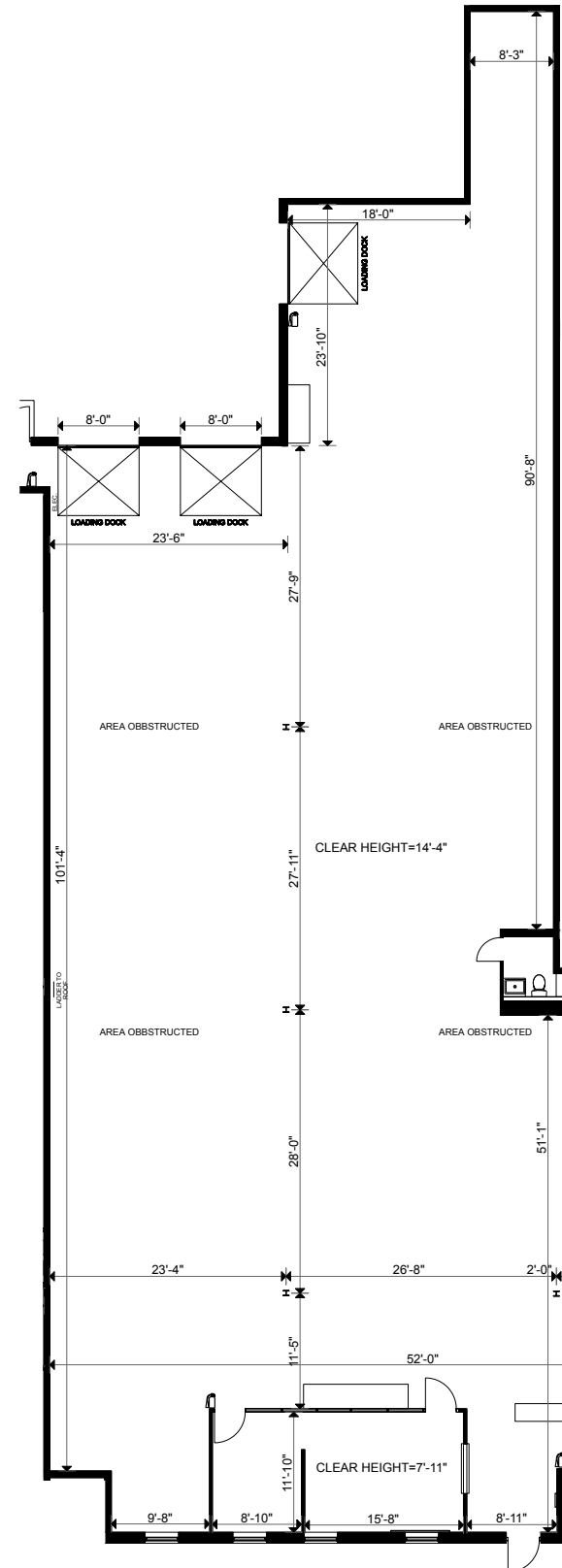
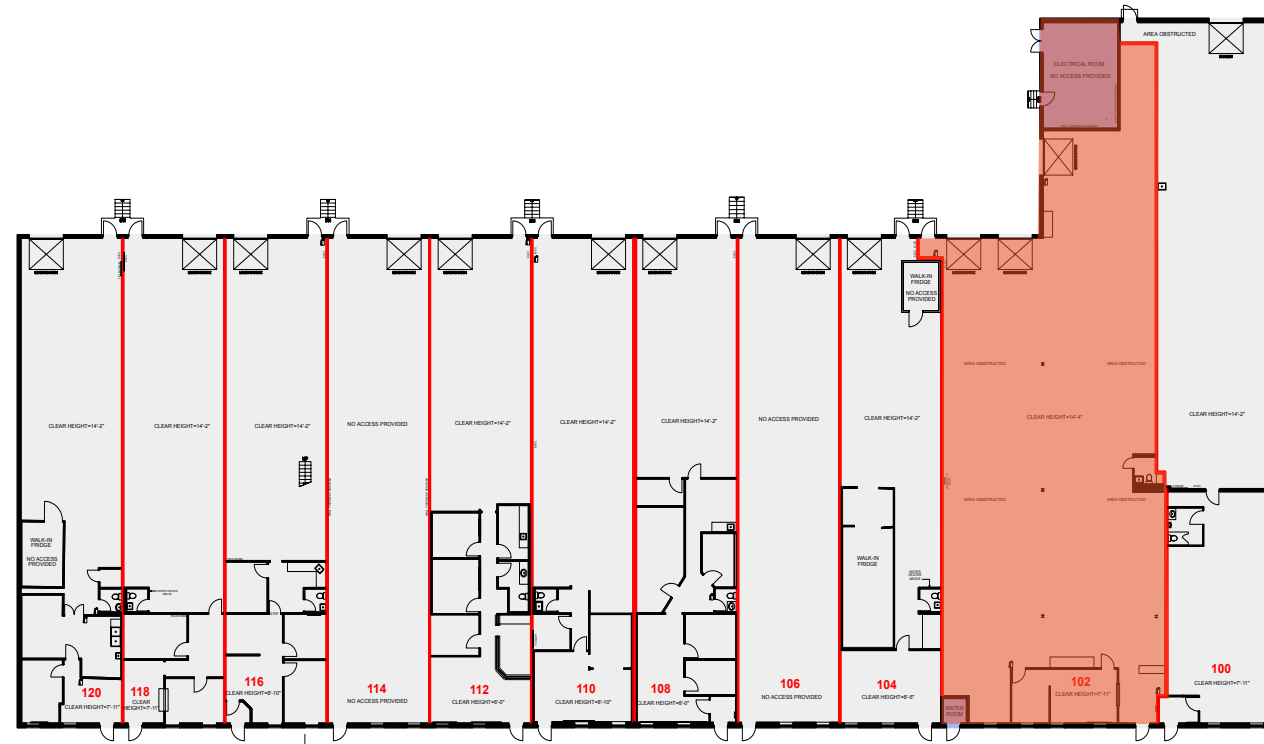
Loading
3 dock doors



Clear Height:
14'2"



Availability:
February 1, 2025



2700 - 2710 Lancaster Road

Unit 115 - 119: 7,996 SF



Price

3 combined units - \$995,000 / Unit



Loading

3 grade level door



Clear Height:

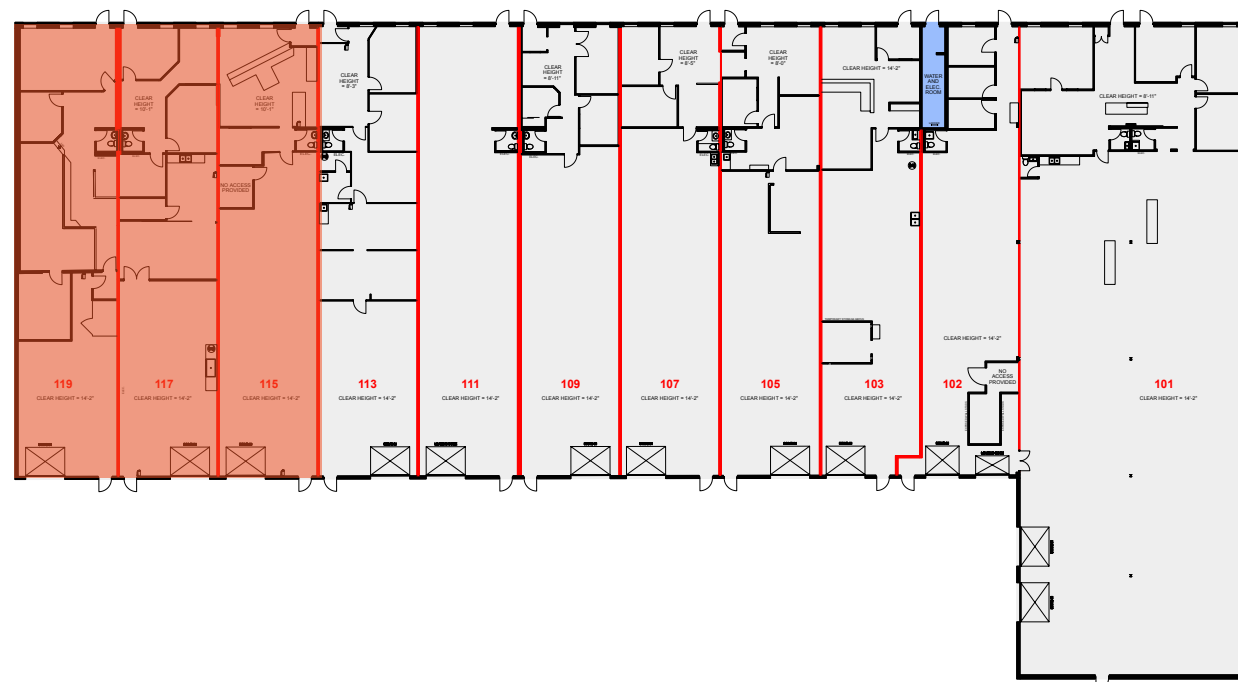
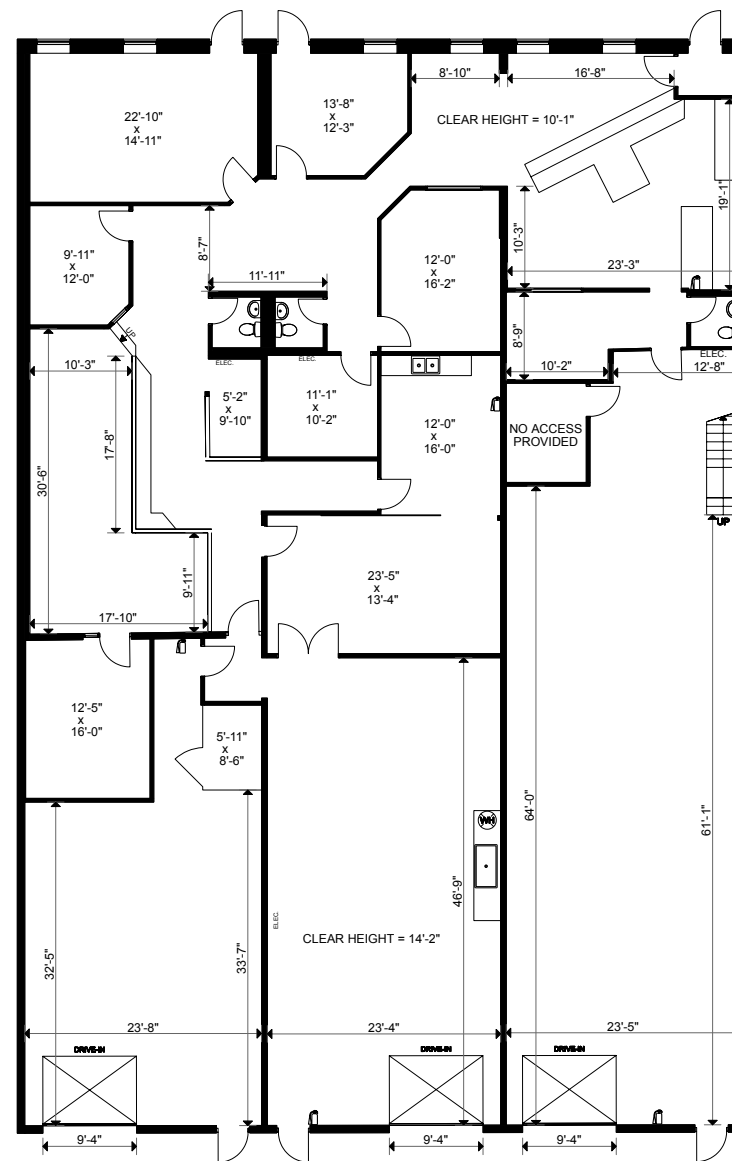
14'2"



Availability:

April 1, 2025

Unit 115/ 117/ 119

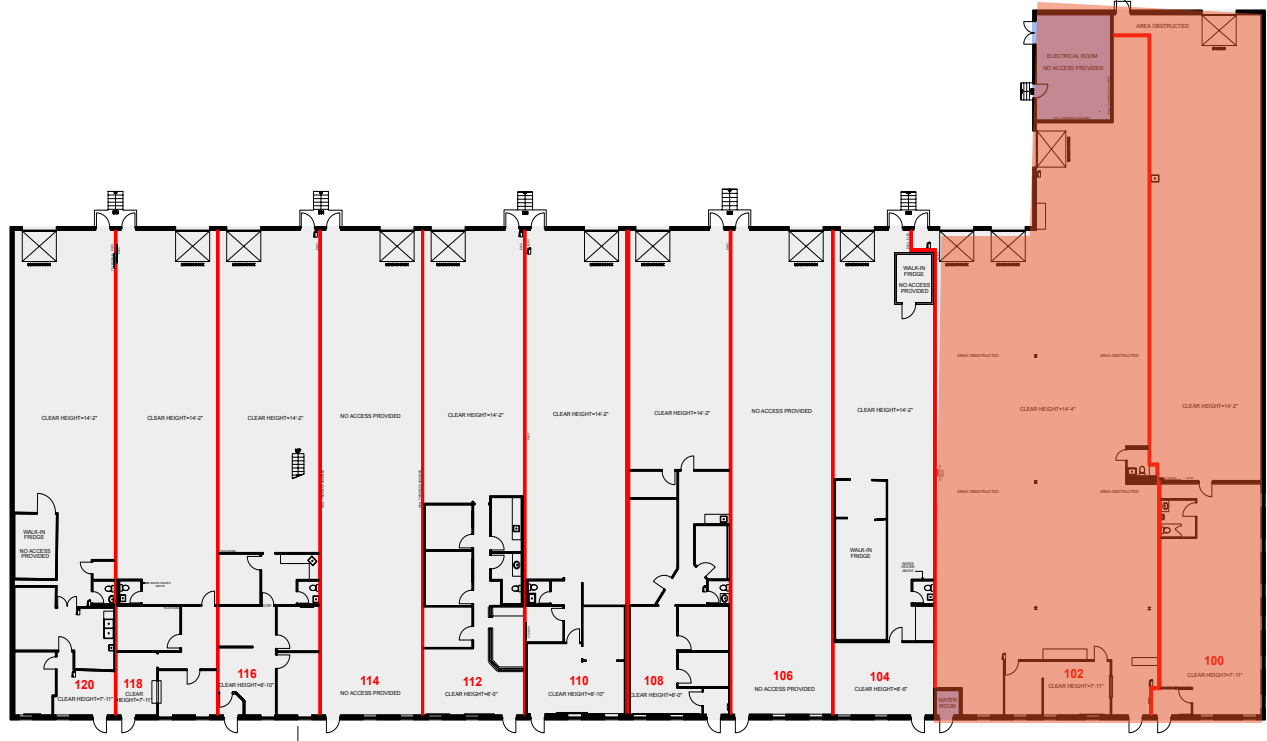


AVAILABILITIES

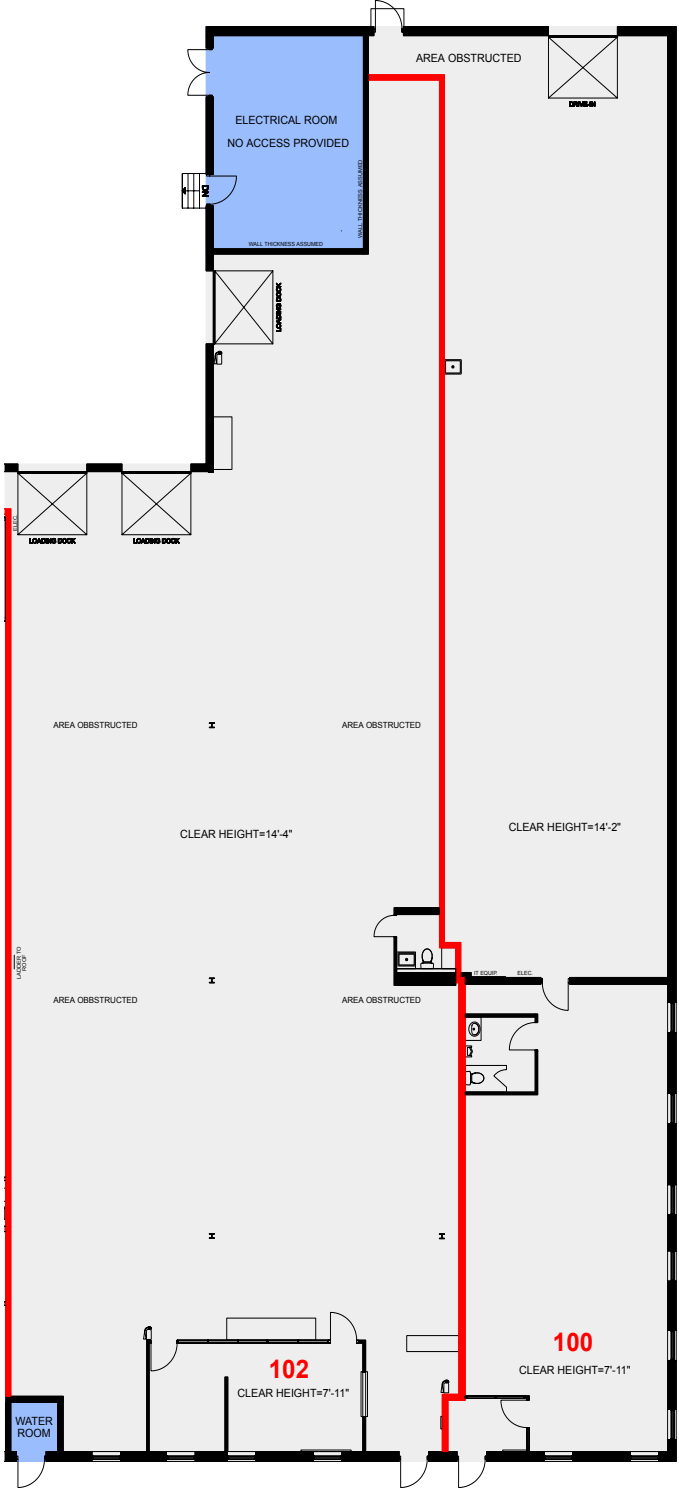
2700 - 2710 Lancaster Road

Unit 100 - 102: 10,767 SF

	<p>Price 2 combined units - \$3,850,000</p>
	<p>Loading 3 dock level 1 grade level</p>
	<p>Clear Height: 14'2"</p>
	<p>Availability: Unit 100 - Immediately Unit 102 - February 1, 2025</p>



Unit 100/102



Amenities Map



Nearby Amenities

● 2660-2678, 2700, 2710 Lancaster Road

Transportation:

- 1. Ottawa International Airport
- 2. Ottawa VIA Rail Station

Restaurants & Quick Stops

- | | |
|-----------------------------|------------------|
| 1. A&W | 11. Dooly's |
| 2. Subway | 12. Cora's |
| 3. Milano's Pizza | 13. Red Lobster |
| 4. Tim Hortons | 14. Tim Hortons |
| 5. Shinka Sushi Bar | 15. Wendy's |
| 6. Mona's Cafe | 16. Swiss Chalet |
| 7. Big H Shawarma & Poutine | |
| 8. McDonalds | |
| 9. Burger King | |
| 10. Tim Hortons | |

Shopping Centres:

- 1. Ottawa Train Yards
- 2. St Laurent Shopping Centre
- 3. Innes Crossing
- 4. Rideau Centre





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