



For Sale: Industrial

# 38 Bruce Crescent Carleton Place, ON

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# 38 Bruce Crescent, Carleton Place, ON

16,000 SF building available for sale in Carleton Place, ON.



Size  
16,000 SF  
Lot Size  
1.705 acres



Price  
\$2,595,000  
Taxes  
\$17,000



Listing Agent  
**Ian Shackell\***  
Partner  
D. 613.963.2633  
C. 613.761.0177  
ishackell@lennard.com



Loading  
3 drive-in doors



Availability  
December 2024

**Matt Shackell\***  
Vice President  
D. 613.963.2636  
C. 613.612.8812  
mshackell@lennard.com



Power  
240v, 400 amps, 3 phase

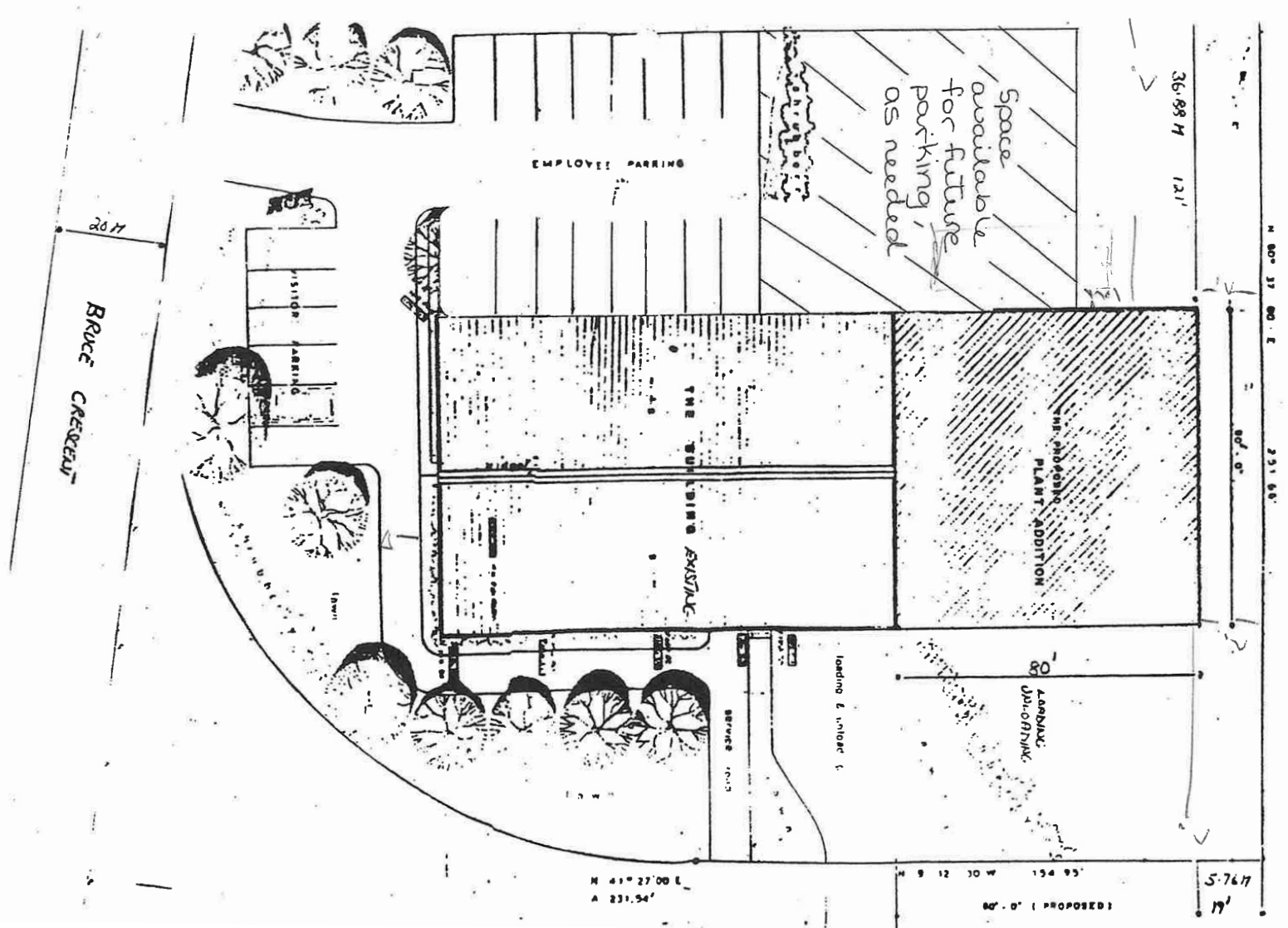
\*Sales Representative

## Property Highlights

- Height of building in the centre is 17.5' and 16' where the roof meets the walls
- Height at elevated roof is 24.5'
- Sprinkler system, backflow water valve installed
- Phase II environmental program to be ready by mid-September
- Approximately 1,000 SF mezzanine above office area, wood floors throughout

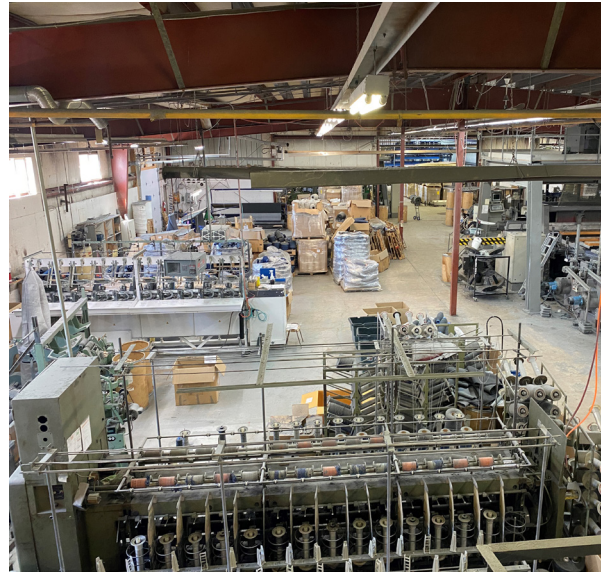
# 38 Bruce Crescent, Carleton Place, ON

Site Plan



# 38 Bruce Crescent, Carleton Place, ON

Photos

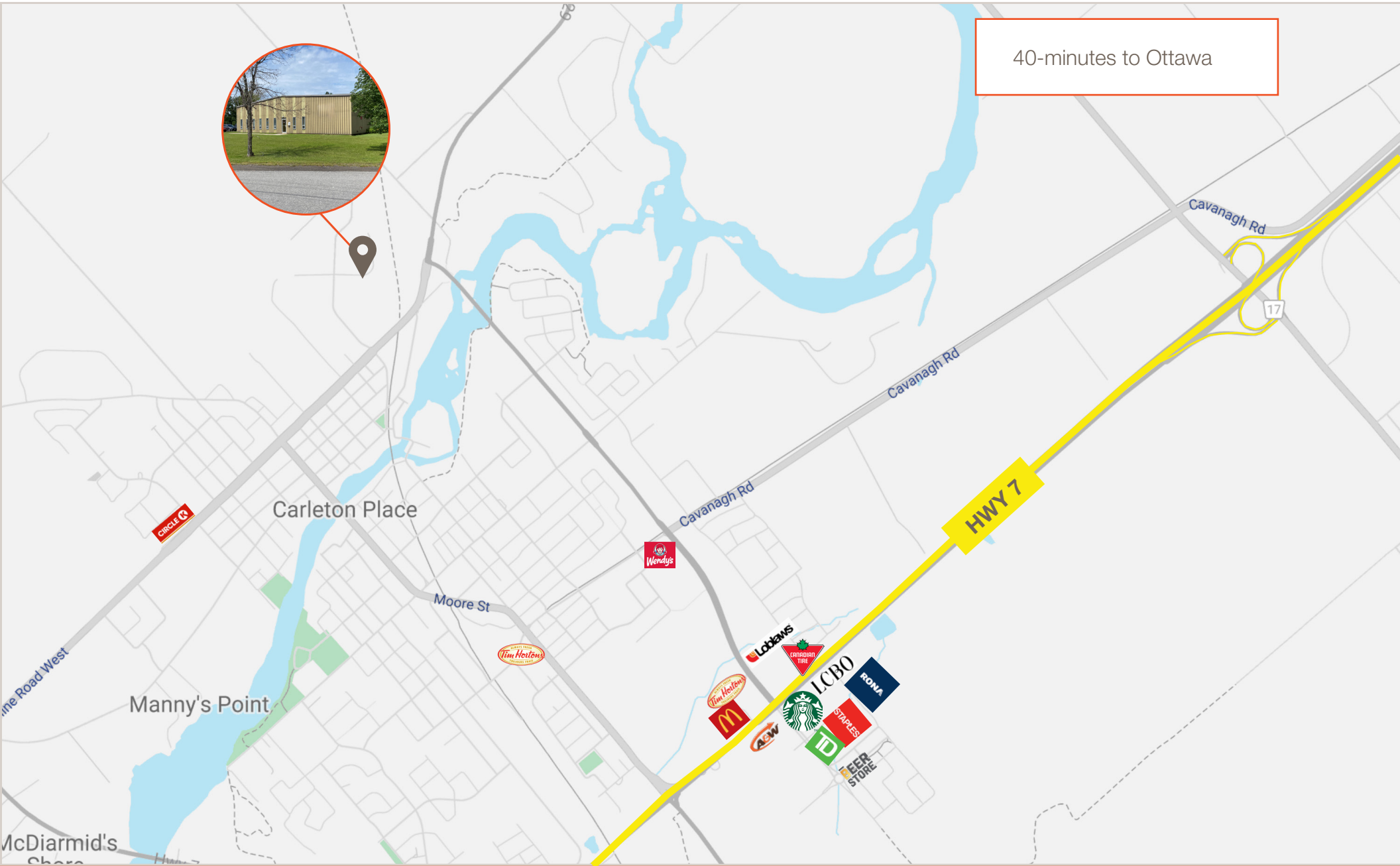


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# 38 Bruce Crescent, Carleton Place, ON

Location Map



40-minutes to Ottawa



Carleton Place

Manny's Point

HWY 7



McDiarmid's  
Shore

# Lennard:

Ian Shackell\*, Partner

D. 613.963.2633

C. 613.761.0177

[ishackell@lennard.com](mailto:ishackell@lennard.com)

Matt Shackell\*, Vice President

D. 613.963.2636

C. 613.612.8812

[mshackell@lennard.com](mailto:mshackell@lennard.com)

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

[lennard.com](http://lennard.com)

\*Sales Representative

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