

2670 Lancaster Road

Acquisition strategy and proposed terms

Prepared for

DZN Centre

Prepared by

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Ottawa Commercial Realtors

DECISION FRAMEWORK

Decision framework

A credible \$1.300 million opening position supported by the comparable evidence.

OPENING OFFER		ASKING PRICE
\$1.300M	\$1,325,000-\$1,370,000	\$1.425M

The subject offers a larger 3,769 square foot ownership footprint with dock loading and useful clear height. The recent 2664 Lancaster sale is the strongest benchmark, but it is approximately 13% smaller and more polished. The subject should command a higher total price because of its size, without receiving the same price per square foot as the improved comparable.

Measure	Subject
Recommended opening offer	\$1,300,000
Opening price per SF	\$344.92
Working negotiation range	\$1,325,000 to \$1,370,000
Area	3,769 SF
Clear height	18'-8"
Loading	One dock level door

FLOOR PLAN

One open warehouse volume.



The cleaned plan removes the existing Golftec rooms and entrance vestibule. It retains only the original exterior entrance door and washroom. Everything else is shown as open warehouse space.

The supplied plan indicates an approximately 24'-8" clear width and the unit is reported to have an 18'-8" clear height. Confirm both onsite.

South wall. Based on client direction, any future separation work would occur along the south wall.

Operating intent. The adjoining space should remain available for purchaser use after closing until the neighbouring unit is sold. This is a proposed transaction term, not a condition shown on the supplied floor plan. The proposed cost to the purchaser is limited to the applicable utilities for that additional area.

The plan is conceptual and must be verified onsite. It is intended to make the transaction structure clear, not replace an architect, surveyor or engineer.

COMPARABLE EVIDENCE

Comparable evidence

The most recent sale supports the strategy, but not a direct price per square foot match.

Comparable	Area	Sale price	Price/SF	Clear/loading
2664 Lancaster	3,285 SF	\$1,195,000	\$363.77	18'-8" / dock
2662 Lancaster	3,106 SF	\$1,150,000	\$370.25	18'-8" / dock
2700 Lancaster, Unit 100	4,272 SF	\$1,325,000	\$310.16	14'-2" / drive-in
2710 Lancaster, 117/119	5,389 SF	\$1,910,000	\$354.43	14'-2" / 2 drive-in

MOST RELEVANT SIGNAL

2664 Lancaster closed at \$363.77 per square foot. Applied mechanically to the subject, that rate indicates \$1,371,049. The subject is about 13% larger, but the comparable was more polished, including a finished black ceiling. The larger size supports a higher total price, while the inferior finish supports a lower price per square foot.

Conclusion: \$1,300,000 is a defensible opening offer. A working range of \$1,325,000 to \$1,370,000 remains below the improved comparable's rate while recognizing the subject's larger footprint.

PRICING FRAMEWORK

Pricing framework

\$1.300 million opening. \$1.325 million to \$1.370 million working range.

Position	Price	Price/SF	Below asking	LTT
Opening offer	\$1,300,000	\$344.92	\$125,000	\$22,475
Working range low	\$1,325,000	\$351.55	\$100,000	\$22,975
Working range high	\$1,370,000	\$363.49	\$55,000	\$23,875
Recent sale rate	\$1,371,049	\$363.77	\$53,951	\$23,896
Asking price	\$1,425,000	\$378.08	\$0	\$24,975

The offer begins below \$350 per square foot because the most recent comparable is smaller and materially more improved. The subject's additional area supports paying more in total, but its condition does not justify matching the comparable's \$363.77 per square foot rate.

Negotiation guardrail: try to hold the final price between \$1,325,000 and \$1,370,000. Any movement should obtain value through conditions, timing, documentation, temporary adjoining-space use, or the first right of refusal.

NEGOTIATION OPTIONS

Negotiation options

Move deliberately and require value for every concession.

01**Open at \$1,300,000**

\$344.92 per square foot and \$125,000 below asking.

02**Work toward \$1,325,000**

Low end of the working range, subject to due diligence and transaction terms.

03**Hold near \$1,370,000**

High end of the working range. Further movement must purchase meaningful value.

04**Use \$363.77/SF as a ceiling signal**

The recent sale was smaller but more polished. Do not apply its rate directly to the less improved subject.

PROPOSED TRANSACTION TERMS

Keep the extra space useful after closing.

Term	Proposed structure
South wall	No requirement to complete the demising wall before closing.
Temporary use	Purchaser may continue using the adjoining area from closing until the neighbouring unit is sold.
Occupancy cost	No base rent or licence fee. Purchaser pays the applicable utilities for the additional space.
Notice	Seller gives advance written notice before terminating access, starting separation work or delivering the neighbouring unit.
Wall work	Seller completes the required south wall separation when the neighbouring unit is sold, with permits, fire separation, service separation and restoration coordinated to minimize disruption.
First right of refusal	Purchaser receives the right to match a bona fide offer for the directly adjoining unit, subject to lawyer drafted notice, timing and permitted exceptions.

The temporary use arrangement should be documented as a written licence tied to the purchase agreement. It should address access, utilities, insurance, liability, maintenance, security, permitted use, seller showings, termination notice and restoration.

The first right of refusal must be drafted by the purchaser's lawyer. It should identify the exact neighbouring premises, the duration of the right, the matching process, the evidence of a bona fide offer and whether the right can be registered or bind successors.

DUE DILIGENCE

Confirm before commitment.

Condominium costs and documents	Reported condo fee: \$3.71/SF/year. Condo fee annual equivalent: about \$13,983. Estimated property tax: \$2.61/SF. Water is likely included. Confirm all figures, inclusions, arrears, assessments, reserve fund, budget, insurance, minutes, parking, loading and exclusive use rights.
Building	Confirm 3,769 SF area, approximately 24'-8" clear width, reported 18'-8" clear height, dock, power, HVAC, slab, washroom, code compliance and removal of Golftec improvements. No unit depth is represented.
South wall and temporary use	Confirm boundary, drawings, fire rating, permits, services, timing, seller cost and restoration. Settle the licence area, utilities, insurance, liability, access, showings, notice, termination and security.
Environmental and insurance	A clean Phase I environmental report was completed earlier this year. Obtain and review the report, confirm its date and scope, and request a reliance letter if required. Obtain satisfactory property and liability insurance before waiver.
Financing	BDC is identified as the most active lender on the property. Adena Oliver and Kevin Johnson at BDC are available contacts. Confirm loan amount, rate, amortization, security, guarantees, appraisal, conditions and timing directly with the lender.
Legal, use and closing	Confirm title, condominium liens, zoning, permitted use, racking, fire code, insurer approval, closing adjustments, vacant possession, adjoining space terms and first right of refusal drafting with the purchaser's lawyer.

Do not waive conditions until the operating assumptions are verified. All reported condominium costs, inclusions, environmental information and financing contacts remain subject to confirmation.

CLIENT DECISION SUMMARY

Client decision summary

The documents now support the revised offer strategy.

Price framework

Open at \$1,300,000. Try to hold the negotiated price between \$1,325,000 and \$1,370,000, subject to satisfactory due diligence and transaction terms.

Comparable rationale. The subject is larger than the most recent 2664 Lancaster sale, which supports a higher total price. The comparable was more polished, including a finished black ceiling, so the less improved subject should trade at a lower price per square foot.

Non-price priorities. Preserve temporary use of the adjoining space after closing, limit occupancy cost for that area to utilities, establish the seller's future wall obligations, and secure a first right of refusal over the neighbouring unit.

Negotiating posture. Require value for each movement in price. If the seller resists the adjoining-space structure or first right of refusal, reassess whether the property still solves the operational requirement.

\$1,300,000 opening | \$1,325,000-\$1,370,000 working range

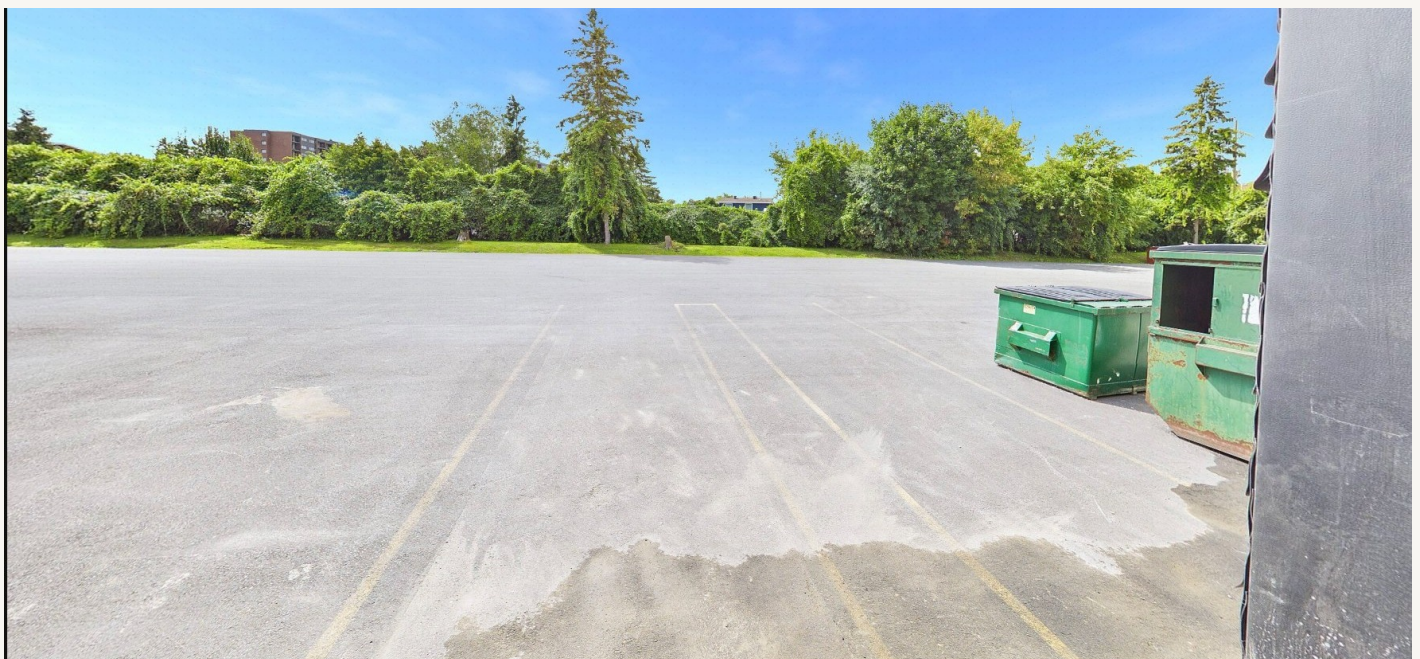
SUBJECT PROPERTY

Property photographs

Current visual context for the warehouse, loading access and rear service area.



Open warehouse volume, clear height and grade-level loading door



Rear parking and loading area serving the industrial complex

APPENDIX A

Subject property brochure

The complete Lancaster Industrial Hub marketing brochure supplied for 2670 Lancaster Road follows this page. Source material is reproduced for client reference and should be independently verified.



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 11,024 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 \$1,025,000

2,631 - 11,024 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

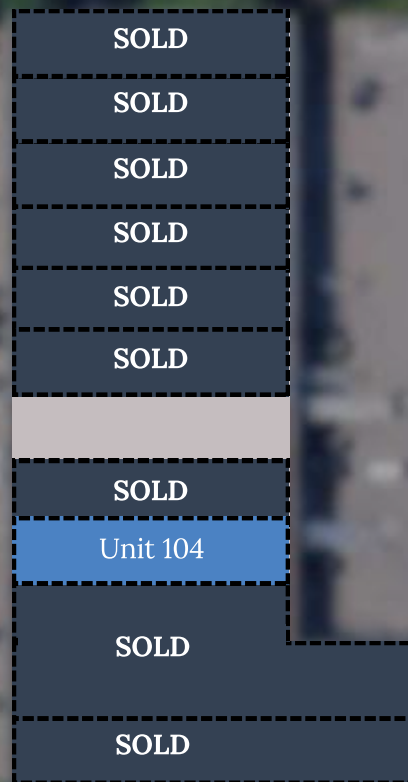




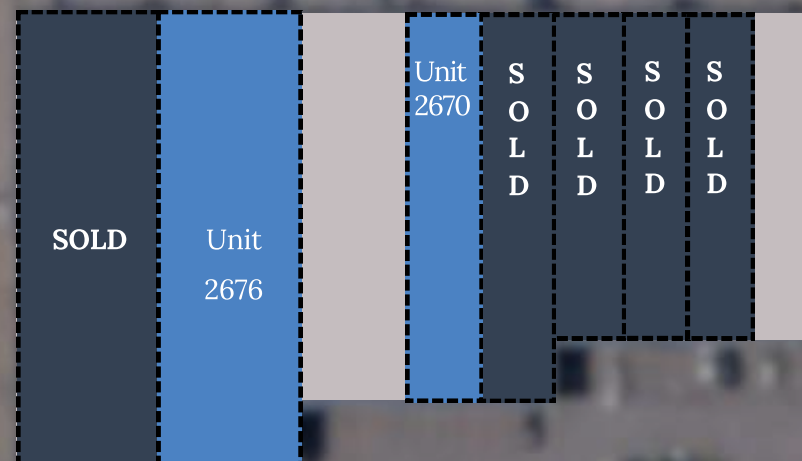
2710 Lancaster



2700 Lancaster



2660-2678 Lancaster





2660-2678 Lancaster

Size	Unit	Clear Height	Loading	Asking Price	Unit Notes
3,769	2670	18'8"	1 Dock	\$1,425,000	100% Warehouse, 1 Washroom
8,777	2676	18'8"	1 Dock, 2 Drive-in	\$3,295,000	85% Warehouse, 15% Showroom, 2 Washrooms

2700 Lancaster

Size	Unit	Clear Height	Loading	Asking Price	Unit Notes
2,631	104	14'4"	1 Dock	\$1,050,000	90% Warehouse, 10% Office, 1 Washroom

2710 Lancaster

Size	Unit	Clear Height	Loading	Asking Price	Unit Notes
2,634	107	14'4"	2 Drive-in	\$1,025,000	75% Warehouse, 25% Office (built out), 1 Washroom
11,024	101 & 101A	14'2"	4 Drive-in	\$3,795,000	85% Warehouse, 15% Showroom, Kitchenette, 4 Washrooms



Unit 2676

\$3,295,000



Size: 8,777 SF



85% Warehouse | 15% Showroom



Clear Height: 18'8"

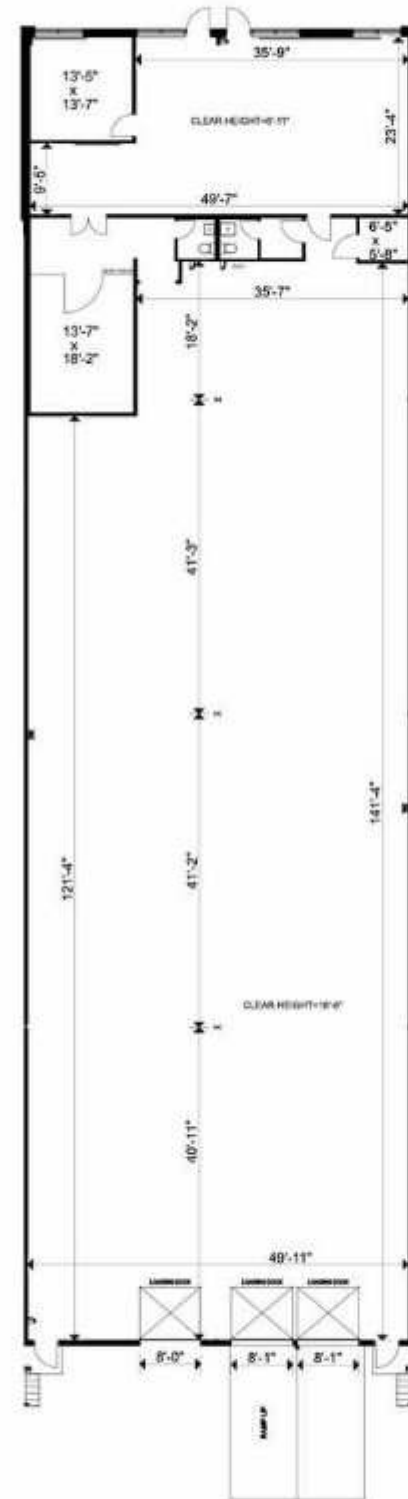


Loading: 1 Dock, 2 Drive-in



Availability: December 1, 2026

PARADIGMCOMMERCIAL.CA







Unit 2670

\$1,425,000



Size: 3,769 SF



100% Warehouse



Clear Height: 18'8"



Loading: 1 Dock



Availability: Immediate





2700 Lancaster - Unit 104

\$1,050,000



Size: 2,631 SF



90% Warehouse | 10% Showroom



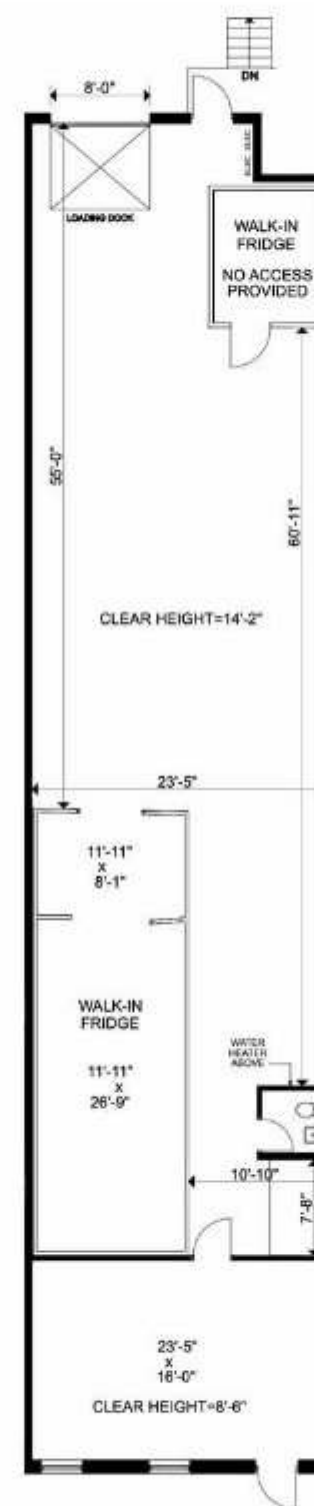
Clear Height: 14'2"



Loading: 1 Dock



Availability: 60 days' notice







2710 Lancaster - Unit 107

\$1,025,000



Size: 2,634 SF



75% Warehouse | 25% Showroom



Clear Height: 14'2"

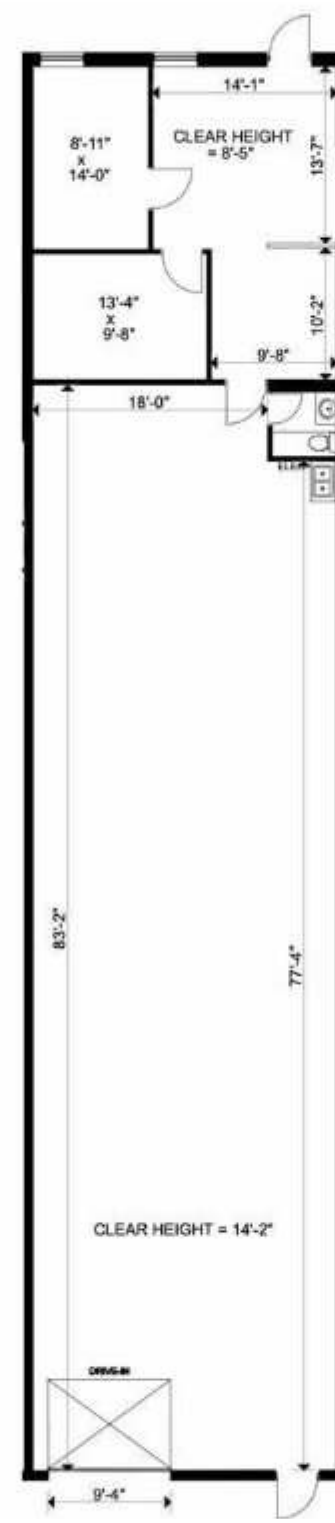


Loading: 1 Drive-in



Availability: December 1, 2026

PARADIGMCOMMERCIAL.CA





2710 Lancaster Unit 101 & 101A

\$3,795,000



Size: 11,024 SF



85% Warehouse | 15% Office



Clear Height: 14'2"

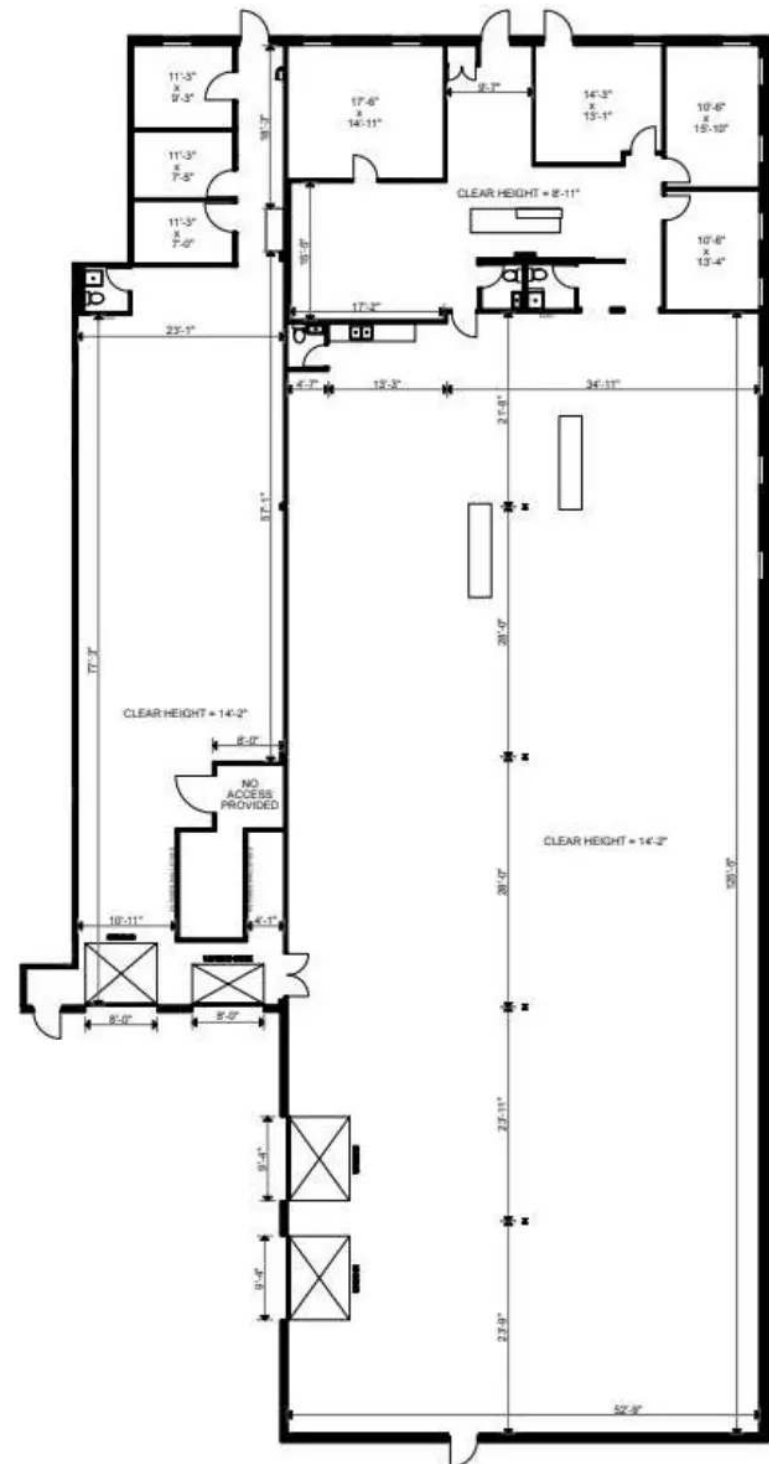


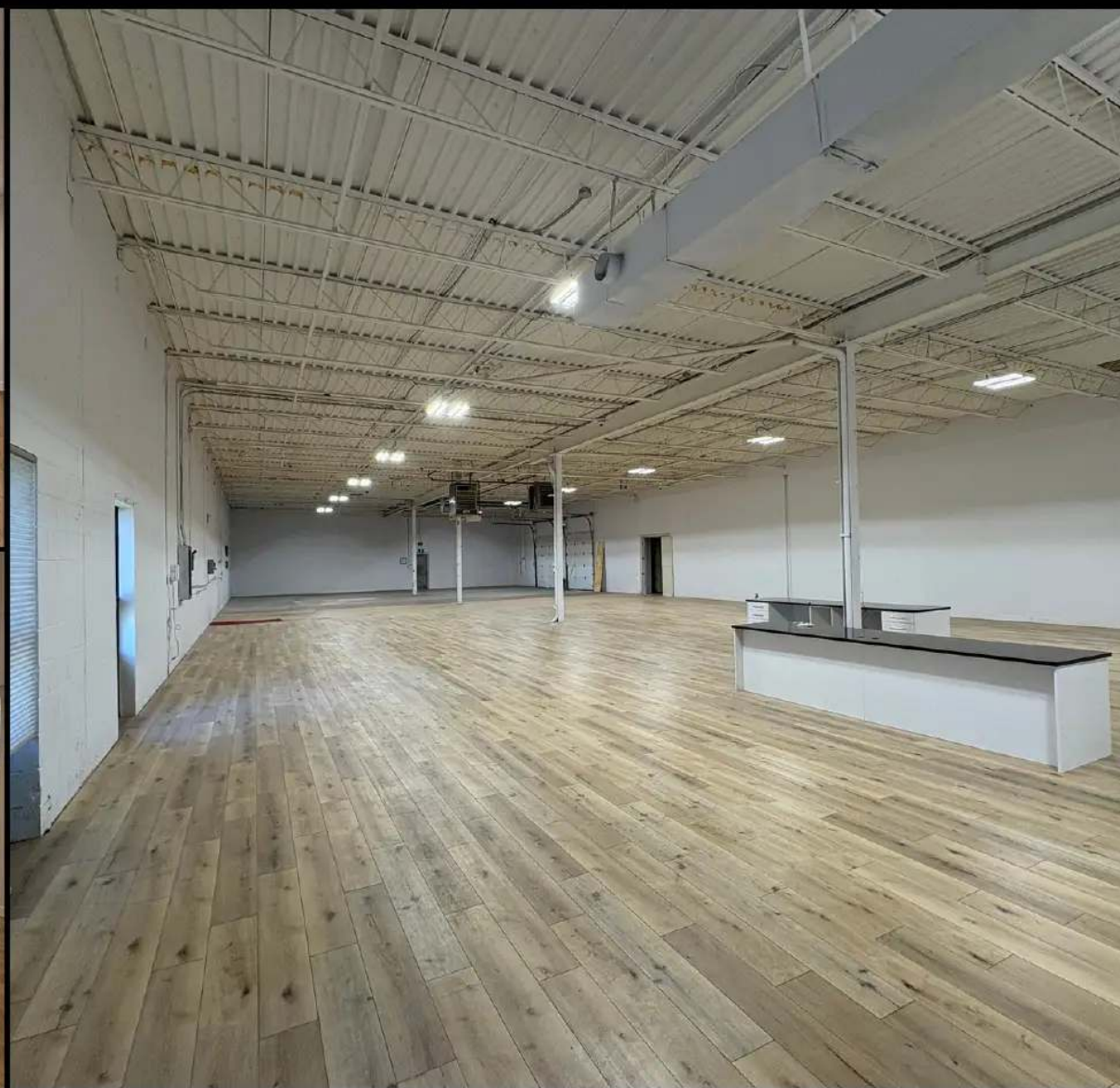
Loading: 4 drive-in



Availability: Immediate

PARADIGMCOMMERCIAL.CA







Highway 417



Walkley Road



Lancaster Road





Strategic Location

Conveniently located within Ottawa's Greenbelt, minutes from two highway interchanges, Ottawa's downtown core, and countless amenities.



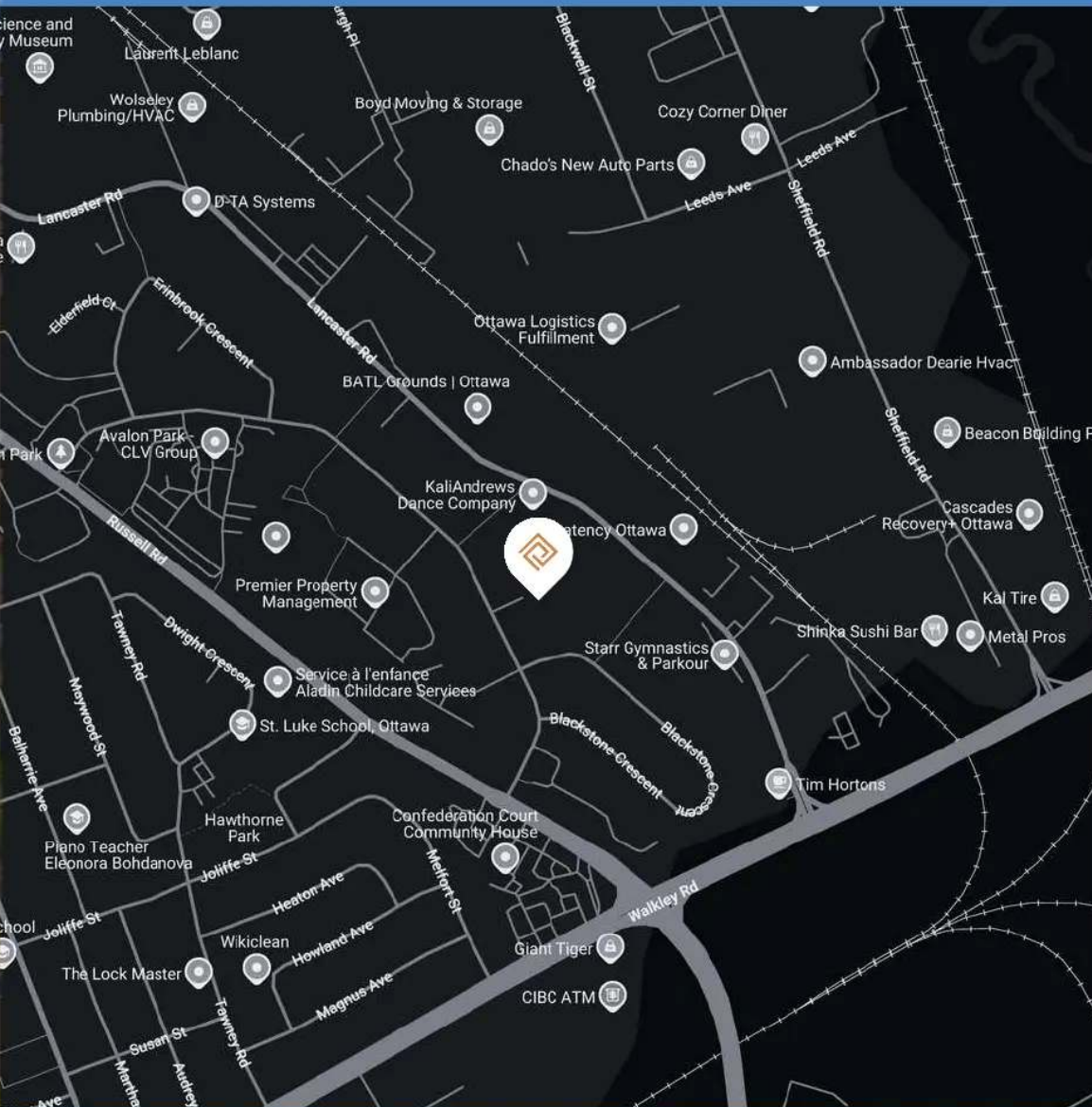
3 minutes to highway 417



10 minutes to LRT



15 minutes to the airport





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 and adapting business space can be costly. Long-term control of the premises can support continuity for employees, customers, and operations.

Control Costs

A fixed-rate financing structure can improve occupancy-cost predictability and support long-term planning 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
SALES REPRESENTATIVE

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Conceptual open warehouse layout

Original exterior entrance door retained conceptually. Golftec partitions removed.



FRONT ENTRANCE
Original exterior door retained.
Remaining space is open.

SOUTH WALL
Client identified location
for future separation work.

APPENDIX C

Best Selected Comparable Sales

MLS source pages for the four most relevant nearby sales used in the pricing analysis follow this page.

Property Client Full

2664 Lancaster Road, Ottawa, Ontario K1B 4T7

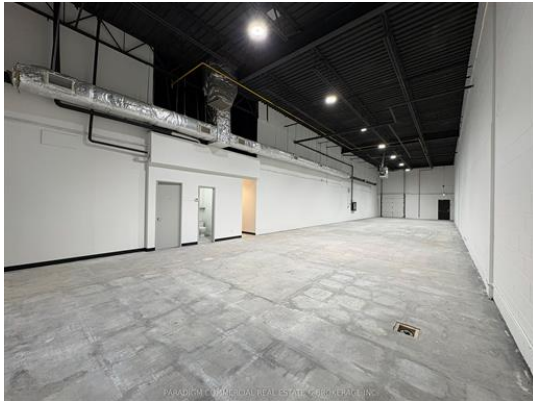
Listing

2664 Lancaster Rd Ottawa

Sold / Commercial / Industrial

MLS®#: **X12405780**

List Price: **\$1,250,000.00/Fc**
Sale



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date:	07/03/2026	Transaction:	Sale
Tax Amt/Yr:	\$8,574.00/2024/Ani	DOM	290
SPIS:	No		
Category:	Industrial Condo	Use:	
Link:		Holdover	90
Freestanding:	No	Franchise:	
Occupant:	Tenant	Possession:	60 days after final waiver

Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #:
Possession: **60 days after final waiver**

ARN #:
Possession Date:

Contact After Exp: **No**

Total Area: **3,285.00 Square Feet**
Industrial Area: **85.00 Percentage**
Clear Height: **18' 8"**
Heat: **Gas Forced Air Open**
Com Condo Fee: **\$1,016.00**
Sprinklers: **No Sprinklers**
Utilities: **Yes**
Waterfront Y/N:

Lot/Bldg/Unit/Dim: **Lot 780 x 249Feet** Rail: **No**
Water: **Municipal**
A/C: **Partial**
Garage Type: **None**

Commercial Doors

# Of	Type	Height	Width	Bay Length
1	Truck Level			

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from ~2,650 SF to 13,000+ SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage foreach building. Power per unit: 120/208V, 100 AMP, 3-phase. New facade, roof, asphalt, curbs & sidewalks completed in 2024/2025.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-728-4111**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**

2662 Lancaster Road, Ottawa, Ontario K1B 4T7

Listing

2662 Lancaster Rd Ottawa

Sold / Commercial / Industrial

MLS®#: X12124308

List Price: **\$1,190,000.00/For Sale**

Sold Price: **\$1,150,000/For Sale**



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date: **09/24/2025**
Tax Amt/Yr: **\$8,107.00/2025/Annual** Transaction: **Sale**
SPIS: **No** DOM: **142**
Legal Desc: **PCL S-1, SEC 4M-119 ; BLK S, PL 4M-119 , PART 1, 2, 3 & 4 , 4R1076 ; S/T LT82022 OTTAWA/GLOUCESTER**

Category: **Industrial Condo** Use: **Holdover**
Link: **No** Franchise: **90**
Freestanding: **No** Possession: **October 1, 2025**
Occupant: **Vacant**
Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #:
Possession: **October 1, 2025**

ARN #:
Possession Date: **2025-10-01**

Contact After Exp: **No**

Total Area: **3,106.00 Square Feet**
Ofc/Apt Area: **25 Percentage**
Industrial Area: **75.00 Percentage**
Clear Height: **18' 8"**
Heat: **Gas Forced Air Closes**
Com Condo Fee: **\$960.00**
Sprinklers: **No Sprinklers**
Utilities: **Yes**
Waterfront Y/N:

Lot/Bldg/Unit/Dim: **Lot 780 x 249Feet** Rail: **No**
Water: **Municipal**
A/C: **Partial**
Washrooms: **2**
Garage Type: **None**

Commercial Doors

# Of	Type	Height	Width	Bay Length
1	Truck Level	10' 0"		

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from 2,447 SF to 11,024 SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage for each building. Power per unit: 120/208V, 100 AMP, 3-phase. New facade, roof, asphalt, curbs & sidewalks completed in 2024/2025.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-862-4980**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**

2700 Lancaster Road Unit #100, Ottawa, Ontario K1B 4T7

Listing

2700 Lancaster Rd #100 Ottawa
Sold / Commercial / Industrial

MLS®#: X12124319
List Price: **\$1,425,000.00/For Sale**
Sold Price: **\$1,325,000/For Sale**



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date: **03/04/2026**
Tax Amt/Yr: **\$11,150.00/2025/At** Transaction: **Sale**
SPIS: **No** DOM: **303**
Legal Desc: **PCL S-1, SEC 4M-119 ; BLK S, PL 4M-119 , PART 1, 2, 3 & 4 , 4R1076 ; S/T LT82022 OTTAWA/GLOUCESTER**

Category: **Industrial Condo** Use: **90**
Link: **No** Holdover: **90**
Freestanding: **No** Franchise: **Immediate**
Occupant: **Vacant** Possession: **Immediate**
Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #:
Possession: **Immediate**

ARN #:
Possession Date:

Contact After Exp: **No**

Total Area: **4,272.00 Square Feet**
Industrial Area: **75.00 Percentage**
Clear Height: **14' 2"**
Heat: **Gas Forced Air Cld**
Com Condo Fee: **\$1,321.00**
Sprinklers: **No Sprinklers**
Utilities: **Yes**
Waterfront Y/N:

Lot/Bldg/Unit/Dim: **Lot 780 x 249Feet** Rail: **No**
Water: **Municipal**
A/C: **Partial**
Washrooms: **1**
Garage Type: **None**

Commercial Doors

# Of	Type	Height	Width	Bay Length
1	Drive-In Level			

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from 2,447 SF to 11,024 SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage for each building. Power per unit: 120/208V, 100 AMP, 3-phase. New facade, roof, asphalt, curbs & sidewalks completed in 2024/2025.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-862-4980**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**

2710 Lancaster Road Unit #117 & 119, Ottawa, Ontario K1B 4T7

Listing

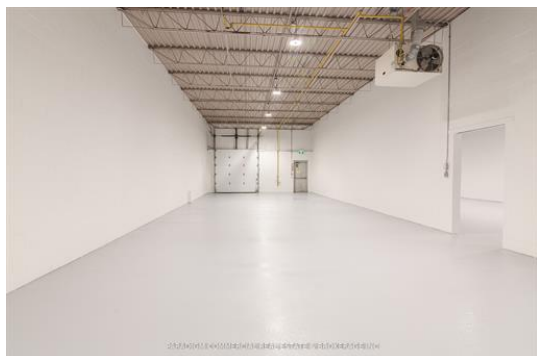
2710 Lancaster Rd #117 & 119 Ottawa

Sold / Commercial / Industrial

MLS®#: **X12775804**

List Price: **\$2,075,000.00/For Sale**

Sold Price: **\$1,910,000/For Sale**



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date:	06/23/2026	Transaction:	Sale
Tax Amt/Yr:	\$13,987.00/2025/At	DOM	133
SPIS:	No		
Category:	Industrial Condo	Use:	
Link:		Holdover	90
Freestanding:	No	Franchise:	
Occupant:	Vacant	Possession:	Immediate

Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #:
Possession: **Immediate**

ARN #:
Possession Date: **2026-02-10**

Contact After Exp: **No**

Total Area:	5,389.00 Square Feet	Lot/Bldg/Unit/Dim:	Lot 780 x 249Feet	Out Storage:	No
Ofc/Apt Area:	30 Percentage	Water:	Municipal	Rail:	No
Industrial Area:	70.00 Percentage	A/C:	Yes	Area Infl:	Major Highway
Clear Height:	14' 2"	Washrooms:	2		
Heat:	Gas Forced Air Closd	Garage Type:	None		
Com Condo Fee:	\$1,657.00				
Sprinklers:	No Sprinklers				
Utilities:	Yes				
Waterfront Y/N:					

Commercial Doors

# Of	Type	Height	Width	Bay Length
2	Drive-In Level	10' 0"		

Commercial/Financial Information

Remarks/Directions

Client Rmks: **COMPLETELY RENOVATED UNIT! NEW lighting and epoxy flooring in warehouse, NEW carpet & paint throughout, NEW rooftop HVAC units, NEW façade, asphalt, and sidewalks! Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from 2,447 SF to 11,024 SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage for each building. Power per unit: 120/208V, 100 AMP, 3-phase. NO automotive, places of worship, churches, or recreational uses are permitted.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-728-4111**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**

APPENDIX D

Complete Comparable Sale List

The complete Lancaster Road sold comparable schedule reviewed for the analysis follows this page.

Complete Comparable Sale List

Lancaster Road industrial condominium sales

2710 Lancaster Rd #117 & 119

Area: 5,389 SF Sold: Jun. 23, 2026
Closing: Sep. 2, 2026 Price: \$1,910,000
Price/SF: \$354.43 Loading: 2 Drive-In / Grade Level

Notes: 14'2" clear; approx. 30% office / 70% industrial. Completely renovated: new warehouse lighting/epoxy, carpet/paint, rooftop HVAC, façade, asphalt and sidewalks.

2700 Lancaster Rd #110

Area: 2,684 SF Sold: Jun. 16, 2026
Closing: Jul. 30, 2026 Price: \$975,000
Price/SF: \$363.26 Loading: 1 Drive-In / Grade Level

Notes: 14'2" clear; approx. 15% office / 85% industrial. Tenant occupied. New façade, roof, asphalt, curbs and sidewalks completed 2024/25.

2710 Lancaster Rd #111

Area: 2,667 SF Sold: May. 8, 2026
Closing: Jun. 8, 2026 Price: \$970,000
Price/SF: \$363.70 Loading: 1 Drive-In / Grade Level

Notes: 14'2" clear; listed as 100% industrial. Tenant occupied. New façade, roof, asphalt, curbs and sidewalks completed 2024/25.

2664 Lancaster Rd

Area: 3,285 SF Sold: Jul. 3, 2026
Closing: Sep. 18, 2026 Price: \$1,195,000
Price/SF: \$363.77 Loading: 1 Truck Level / Dock

Notes: 18'8" clear; approx. 85% industrial. Sale price not disclosed in MLS and provided by listing agent

2666-68 Lancaster Rd

Area: 6,887 SF Sold: Jul. 15, 2026
Closing: Oct. 1, 2026 Price: Not Listed
Price/SF: Not Available Loading: 2 Truck Level / Dock

Notes: 18'8" clear; approx. 80% industrial. Sale price not disclosed in MLS. Closing date shown in MLS as Oct. 1, 2026.

2700 Lancaster Rd #100

Area: 4,272 SF Sold: Mar. 4, 2026
Closing: Jun. 30, 2026 Price: \$1,325,000
Price/SF: \$310.16 Loading: 1 Drive-In / Grade Level

Notes: 14'2" clear; approx. 75% industrial. Vacant with immediate possession.

2662 Lancaster Rd

Area: 3,106 SF Sold: Sep. 24, 2025
Closing: Nov. 1, 2025 Price: \$1,150,000
Price/SF: \$370.25 Loading: 1 Truck Level / Dock

Notes: 18'8" clear; approx. 25% office / 75% industrial; 10' truck-level door.

2700 Lancaster Rd #116

Area: 2,669 SF Sold: Jul. 15, 2025
Closing: Sep. 2, 2025 Price: \$960,840
Price/SF: \$360.00 Loading: 1 Truck Level / Dock

Notes: 14'2" clear; approx. 75% industrial; 8' truck-level door. Vacant / immediate possession.

2700 Lancaster Rd #112

Area: Not Available Sold: Jul. 15, 2024
Closing: Mar. 25, 2025 Price: \$1,015,000
Price/SF: Not Available Loading: Dock / Truck Level

Notes: 14'-14'2" clear; vacant / immediate possession. MLS specifically notes a dock loading door. Older imported MLS area is not reliable for the individual unit.

2710 Lancaster Rd #113

Area: Not Available Sold: Jun. 29, 2024
Closing: Mar. 25, 2025 Price: \$1,000,000
Price/SF: Not Available Loading: 1 Grade Level

Notes: 14'-14'2" clear; tenant occupied at time of listing. MLS identifies a grade-level loading door. Older imported MLS area is not reliable for the individual unit.

Price/SF is approximate and calculated as sold price divided by reported individual unit area. Certain units do not have sold price or square footage advertised. Figures are not warranted and are subject to verification.