



FOR SALE

INDUSTRIAL CONDOS

Lancaster Industrial Hub

2660-2678, 2700, 2710 Lancaster Rd



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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

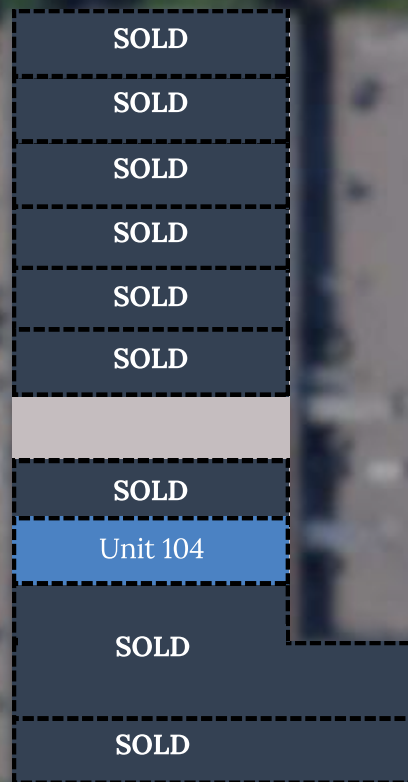




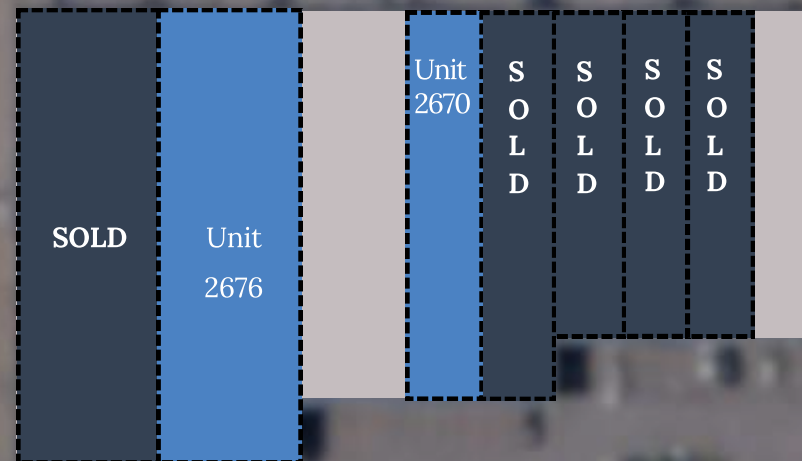
2710 Lancaster



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"

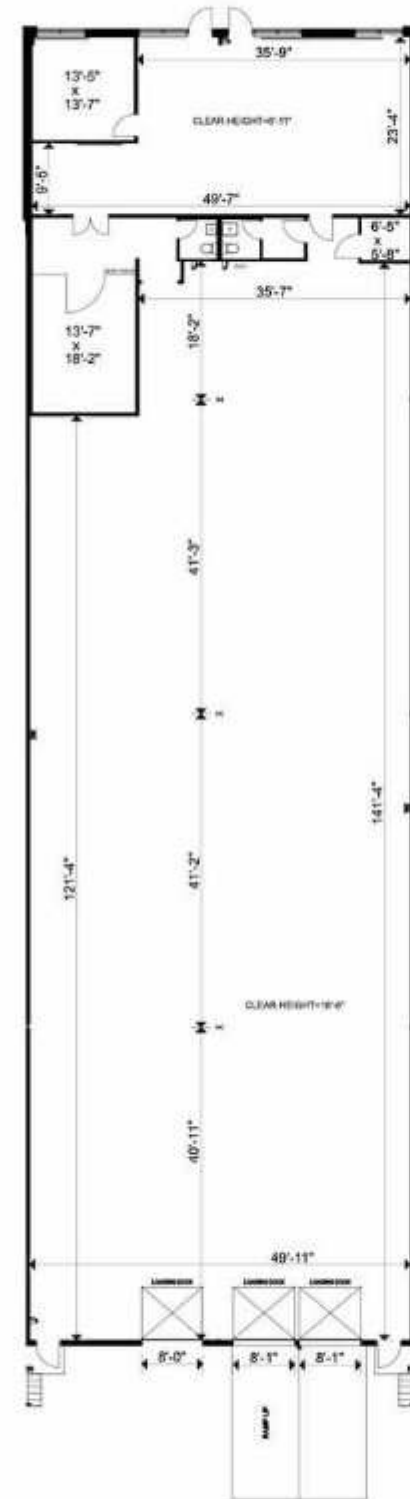


Loading: 1 Dock, 2 Drive-in



Availability: December 1, 2026

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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"

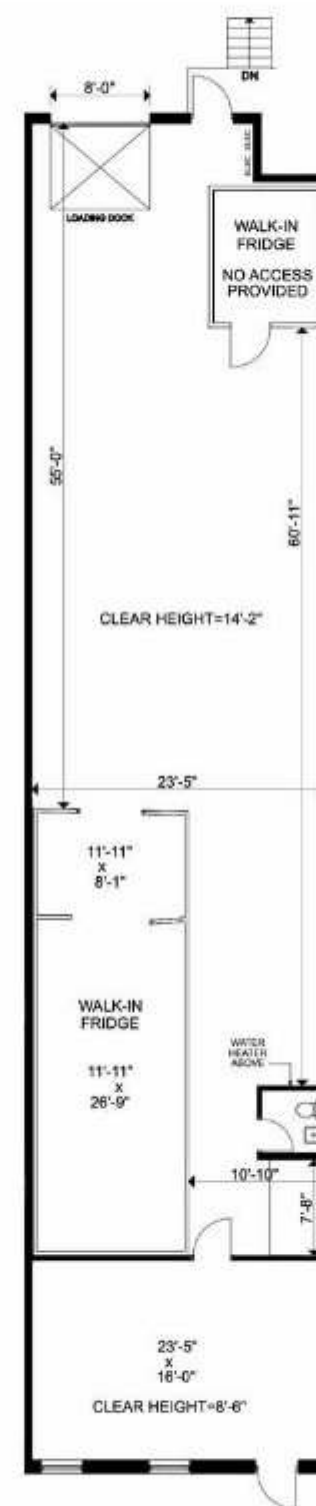


Loading: 1 Dock



Availability: 60 days' notice

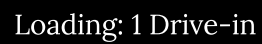
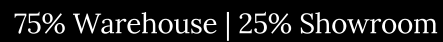
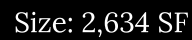
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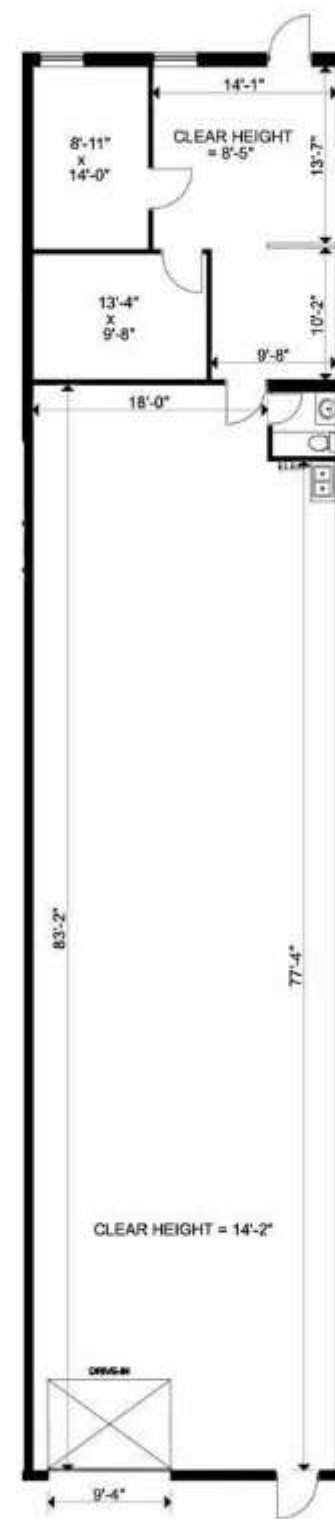


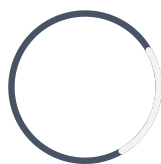


\$1,025,000



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2710 Lancaster Unit 101 & 101A

\$3,795,000



Size: 11,024 SF



85% Warehouse | 15% Office



Clear Height: 14'2"

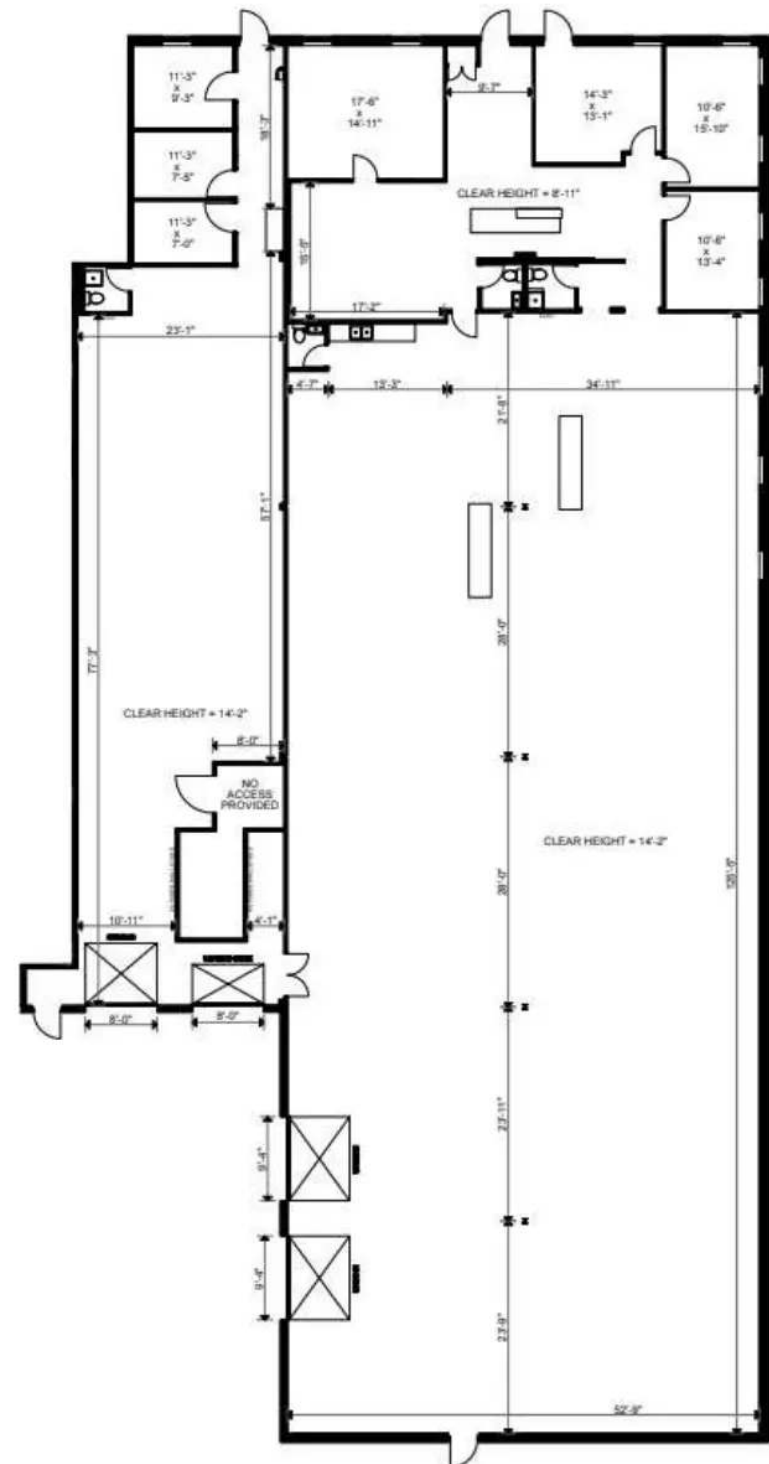


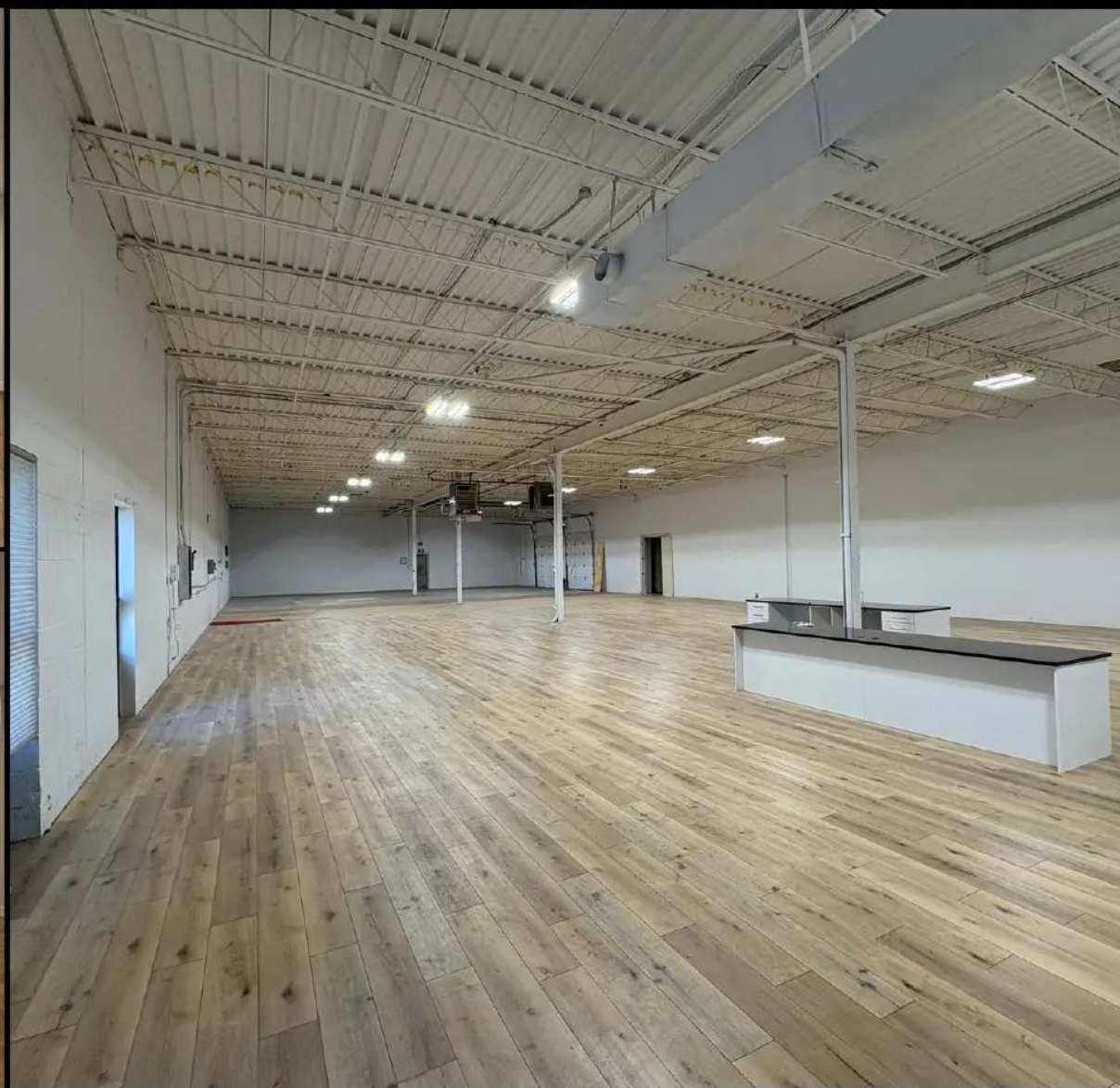
Loading: 4 drive-in



Availability: Immediate

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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.



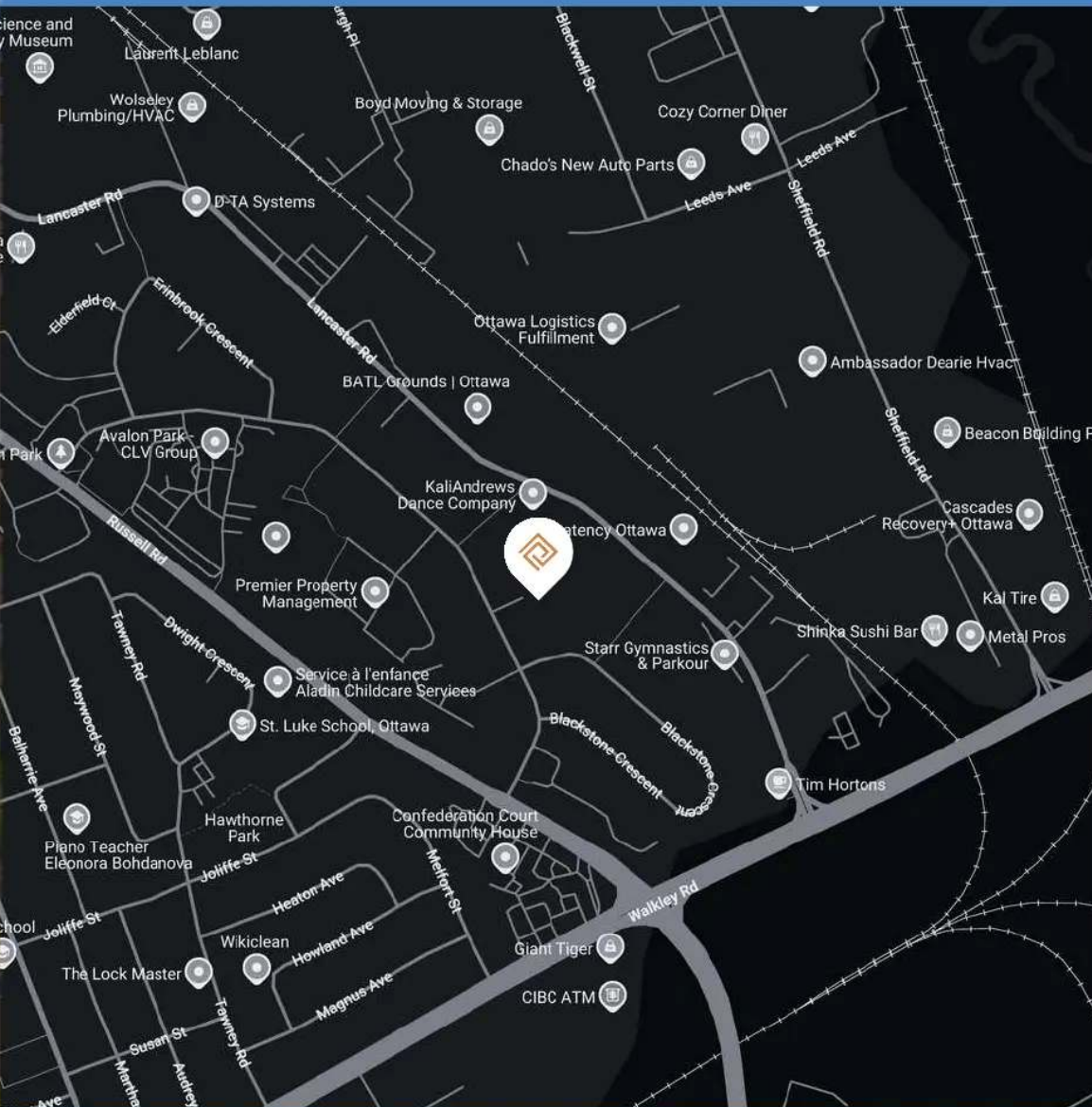
3 minutes to highway 417



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

(613) 709-0492

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