



2920 Sheffield Rd

OTTAWA, ON K1B 1A4

Incl. ~1 Acre IH-Zoned Land w/ Site Plan Approval for additional 10Ksf Warehouse

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Opportunity Snapshot

Price:	\$5,850,000
Building Size:	13,800SF
Clear Height:	22-foot
Lot Size:	1.78 Acres
Parking:	Surface
Power:	200A 600V
Yard:	Fenced Storage
Site Plan Approved Building	10,000SF
Zoning:	IH - Heavy Industrial
Year Built:	2010
Occupancy:	Flexible

Property Overview

2920 Sheffield Road is a unique, small-bay industrial property in Ottawa's tight industrial market, perfectly suited for construction companies, trades, and businesses seeking to centralize operations with warehousing requirements.

This standout facility spans 13,800 square feet across 4 bays, each with a 3,000sf floorplate and 2 units feature 900sf of second-floor office space. The warehouse boasts a 22-foot clear ceiling height, 14-foot overhead doors.

The property's utility is significantly enhanced by the inclusion of approximately 1 acre of fenced-in, Heavy Industrial zoned land. This rare offering is perfect for businesses requiring outdoor storage or looking to expand their footprint in a prime location.

Ready for Growth - the recent site plan approval for a 10,000-square-foot industrial building on the vacant land presents an opportunity for expansion. Buyers can have this new facility built by the end of 2024 and enjoy investment income from the existing tenants or could alternatively occupy the entire property with their own business.

Location Overview

Located at the intersection of Sheffield and Walkley Roads and adjacent to Hwy 417, the site guarantees easy access for staff, clients and any logistic requirements.





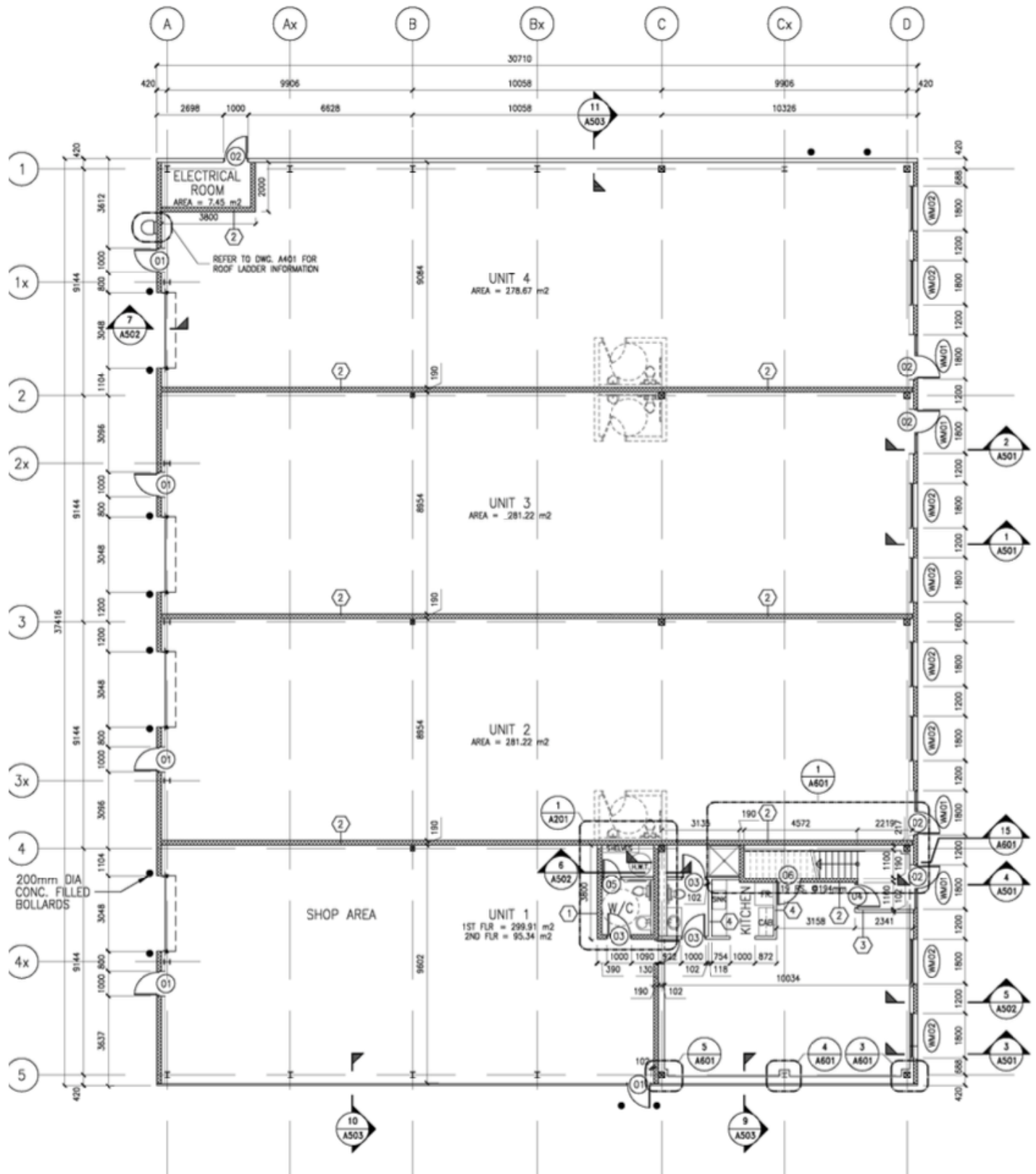


- **Small-Bay Industrial:** A rare find in Ottawa, offering a unique small-bay industrial configuration that's in high demand.
- **Efficient Design:** Expansive 13,800 sq. ft. layout across four bays, each bay providing a 3,000 sq. ft. floorplate of adaptable space. Units can be opened and combined.
- **High-bay & Accessible:** Features a 22-foot clear ceiling height and 14-foot overhead doors, accommodating a variety of industrial needs.
- **Includes Vacant Land:** Property includes an additional 1 acre parcel of Heavy Industrial zoned land, fenced-in and ready for outdoor storage or new building.
- **Investment Ready:** With current full tenancy and approved plans for a new 10,000 sq. ft. building, this opportunity offers both immediate income and potential for expansion by the end of 2024.
- **Poised for Growth:** Approved site plan for a 10,000 sq. ft. industrial building offers a clear pathway for scaling operations.
- **Flexible Occupancy Options:** The property promises versatility with potential for full or partial vacancy within the next year, suiting various business models and growth stages.
- **Office-ready:** Two units boast an additional 900 sq. ft. of office space overhead, for streamlined operations and administration.

GROUND FLOOR PLAN

SMALL-BAY INDUSTRIAL FOR SALE
2920 Sheffield Rd | Ottawa, ON K1B 1A4

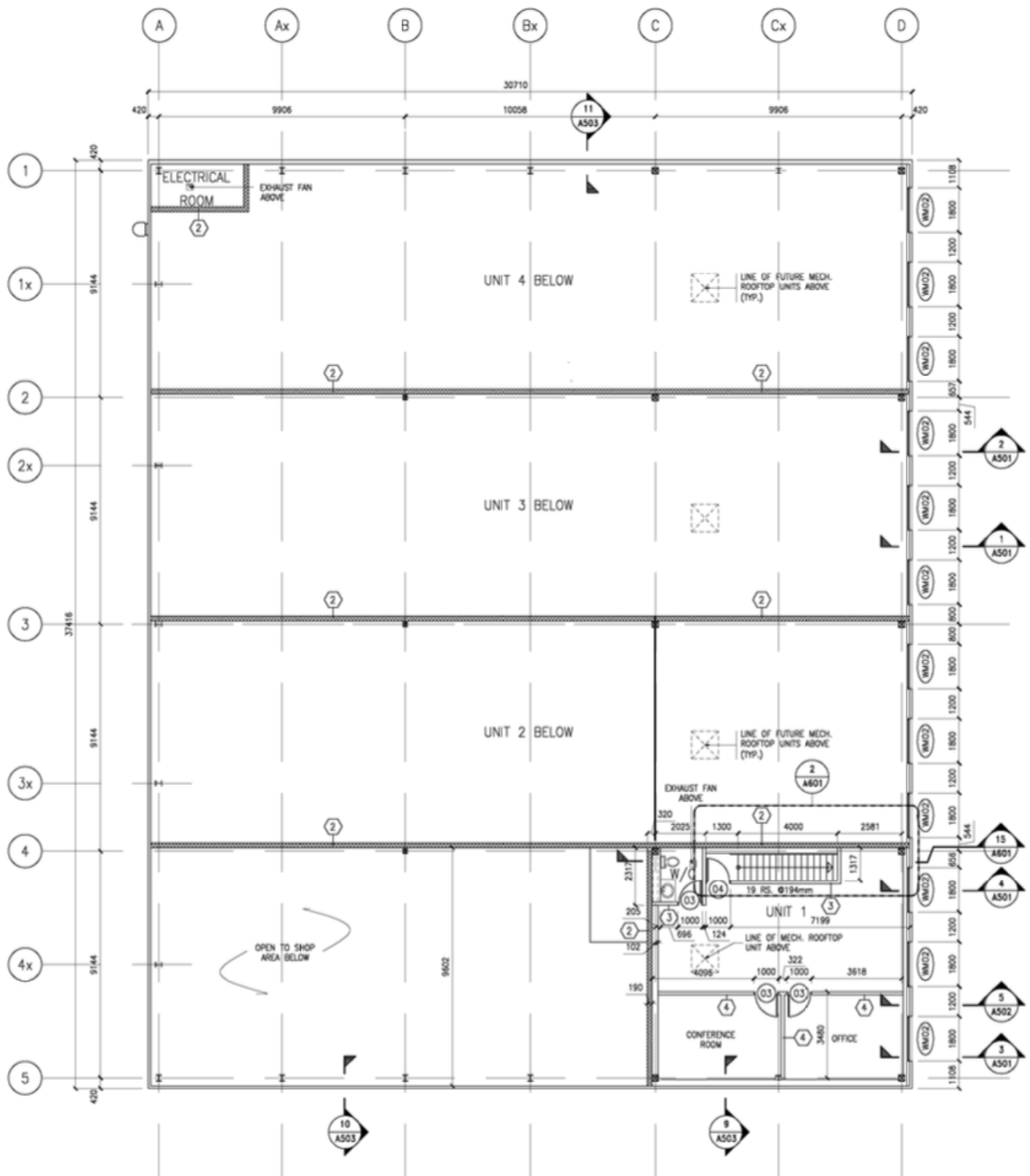
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2ND FLOOR PLAN

SMALL-BAY INDUSTRIAL FOR SALE
2920 Sheffield Rd | Ottawa, ON K1B 1A4

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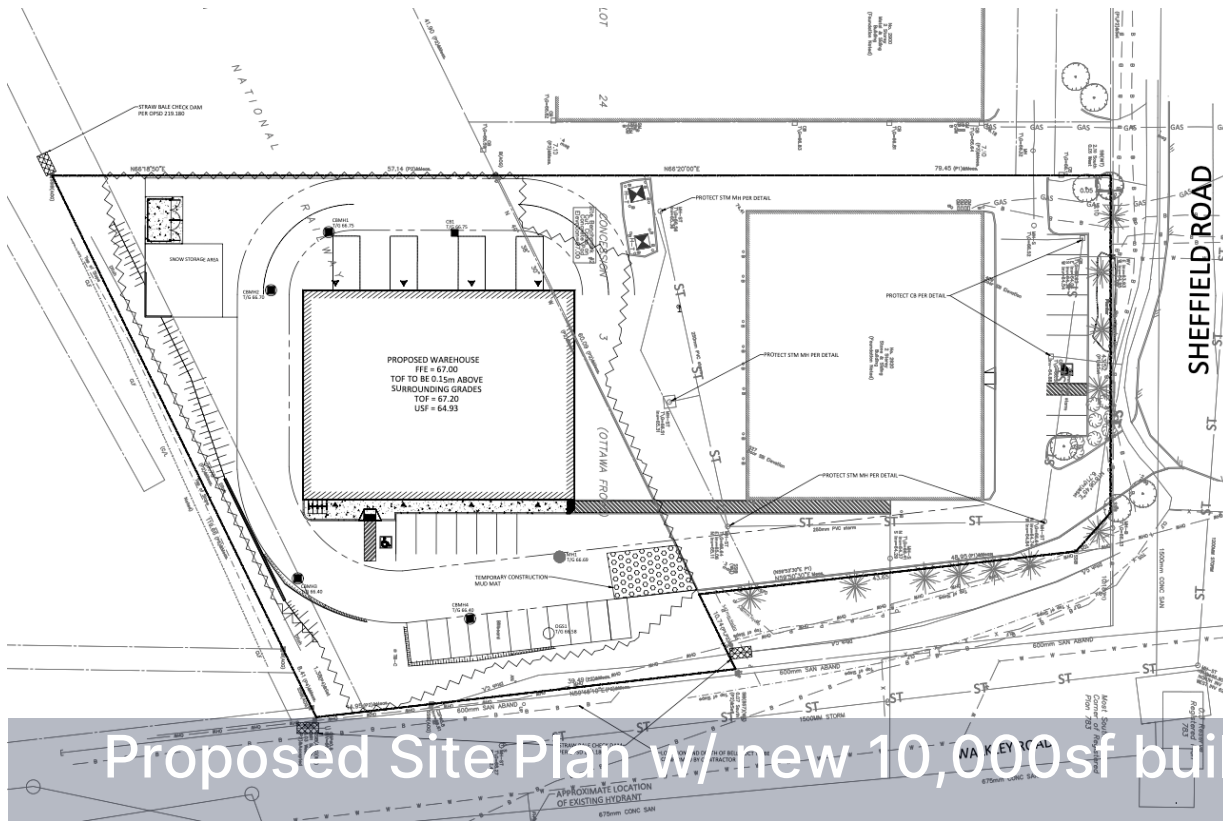


IH: Permitted Uses

- (1) permit a wide range of industrial uses, including those which, by their nature, generate noise, fumes, odours, and are hazardous or obnoxious, in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
- (2) allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
- (3) prohibit retail uses in areas designated as Employment Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product; and
- (4) provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.

animal care establishment
animal hospital
automobile body shop
automobile service station
broadcasting studio
Cannabis Production Facility, contained within a building that is not a greenhouse.
catering establishment
crematorium
drive-through facility
emergency service
garden nursery
heavy equipment and vehicle sales, rental and servicing
heavy industrial uses
kennel

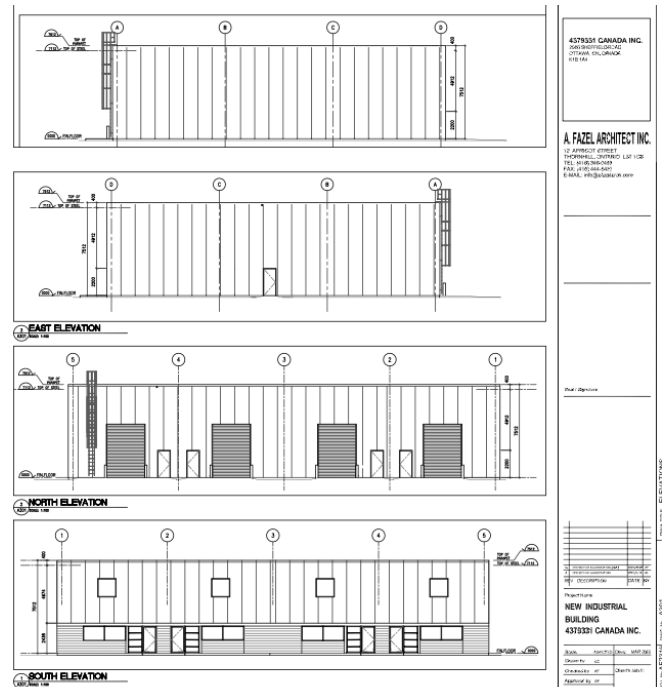
leaf and yard waste composting facility
light industrial uses
office
parking garage
parking lot
personal brewing facility
printing plant
production studio
research and development centre
service and repair shop
storage yard
technology industry
training centre
truck transport terminal
warehouse
waste processing and transfer facility



Proposed Site Plan w/ new 10,000sf building

New Building Details

- Site Plan Approved
- Can be completed in 2024
- ~10,000sf
- 22ft clear height
- 4 bays with 14ft overhead doors
- 2500sf floorplate per bay
- Can be combined for up to 10,000sf continuous space
- Designed for second floor mezzanine if required, increasing building size by up to 3600sf



New Build Elevations

