



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 13,941 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 \$995,000

2,631 - 13,941 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

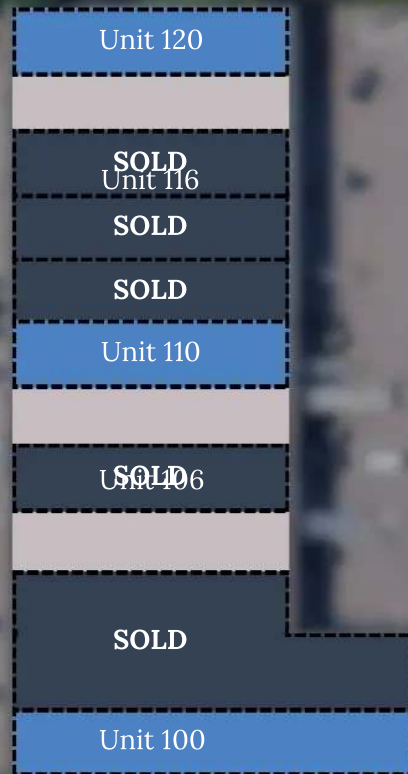




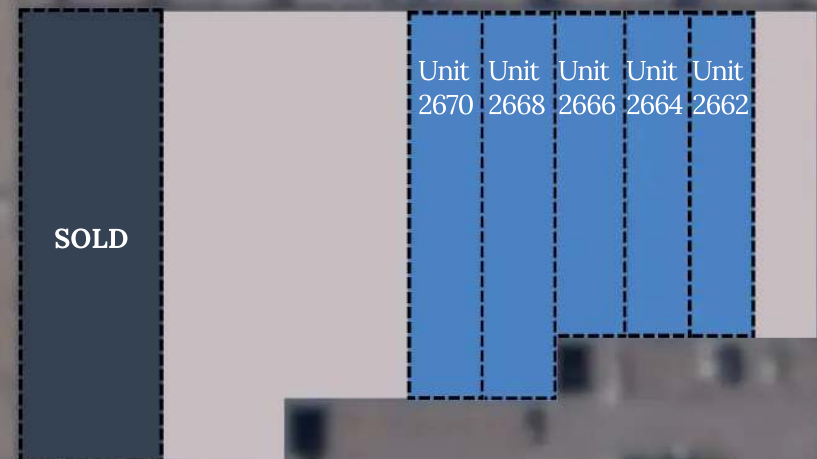
2710 Lancaster



2700 Lancaster



2660-2678 Lancaster





2660-2678 Lancaster

Size	Unit	Clear Height	Loading	Availability	Unit Notes
3,106	2662	18'8"	1 Dock	Oct 1, 2025	75% Warehouse, 25% Office, Built Out Offices, 2 Washrooms
3,285	2664	18'8"	1 Dock	60 Days' Notice	85% Warehouse, 15% Office, Built Out Offices, 2 Washrooms
6,887	2666/2668	18'8"	2 Docks	Mar 1, 2026	80% Warehouse, 20% Showroom, Offices, Kitchenette
10,656	2666-2670	18'8"	3 Docks	Mar 1, 2026	80% Warehouse, 20% Showroom, Offices, Kitchenette
13,941	2664-2670	18'8"	4 Docks	Mar 1, 2026	80% Warehouse, 20% Showroom, Offices, Kitchenette

2700 Lancaster

Size	Unit	Clear Height	Loading	Availability	Unit Notes
2,684	110	14'2"	1 Dock	Nov 1, 2025	85% Warehouse, 15% Showroom, 1 Washroom
2,747	120	14'2"	1 Dock	Nov 1, 2025	Warehouse, Open Area, 2 Offices, 1 Washroom
4,272	100	14'2"	1 Drive-in	Immediate	80% Warehouse, 20% Open Office/Showroom, 1 Washroom

2710 Lancaster

Size	Unit	Clear Height	Loading	Availability	Unit Notes
2,667	111	14'2"	1 Drive-in	Dec 1, 2025	100% Warehouse
5,359	117 & 119	14'2"	2 Drive-in	Immediate	Warehouse, Showroom/Office, 2 Washrooms, Kitchenette
11,024	101 & 101A	14'2"	4 Drive-in	Immediate	85% Warehouse, 15% Showroom, Kitchenette, 4 Washrooms



Unit 2662

\$1,190,000



Size: 3,106 SF



75% Warehouse | 25% Office



Clear Height: 18'8"

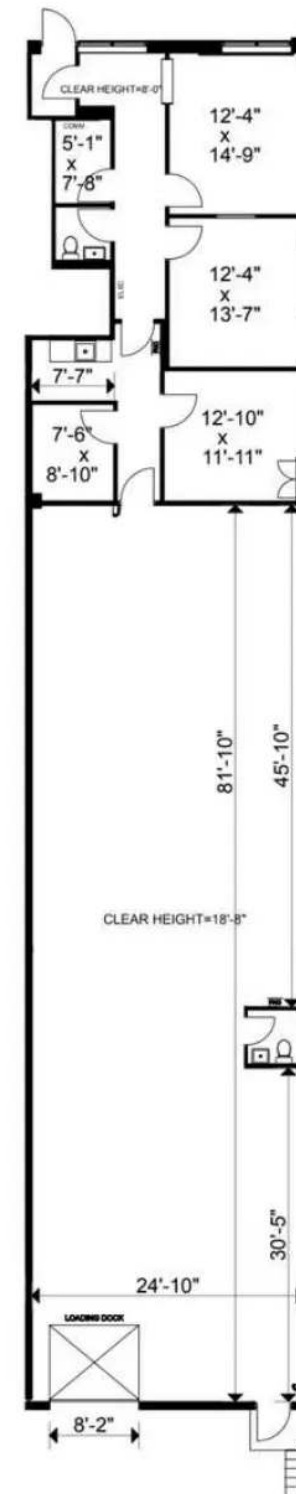


Loading: 1 dock



Availability: October 1, 2025

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Unit 2664

\$1,250,000



Size: 3,285 SF



85% Warehouse | 15% Office



Clear Height: 18'8"

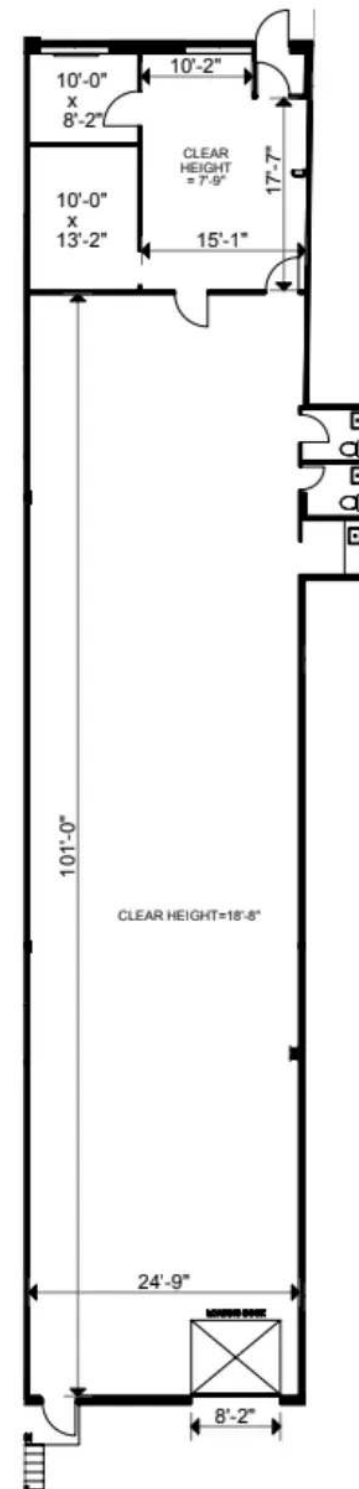


Loading: 1 dock



Availability: 60 Days' Notice

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2664 Lancaster Rd



Explore 3D Space

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Unit 2666 & 2668

\$2,550,000



Size: 6,887 SF



80% Warehouse | 20% Showroom



Clear Height: 18'8"



Loading: 2 docks



Availability: March 1, 2026

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2666 Lancaster Rd



Explore 3D Space

POWERED BY





**Units:
2666 & 2668 & 2670**

\$3,895,000



Size: 10,656 SF



80% Warehouse | 20% Showroom



Clear Height: 18'8"

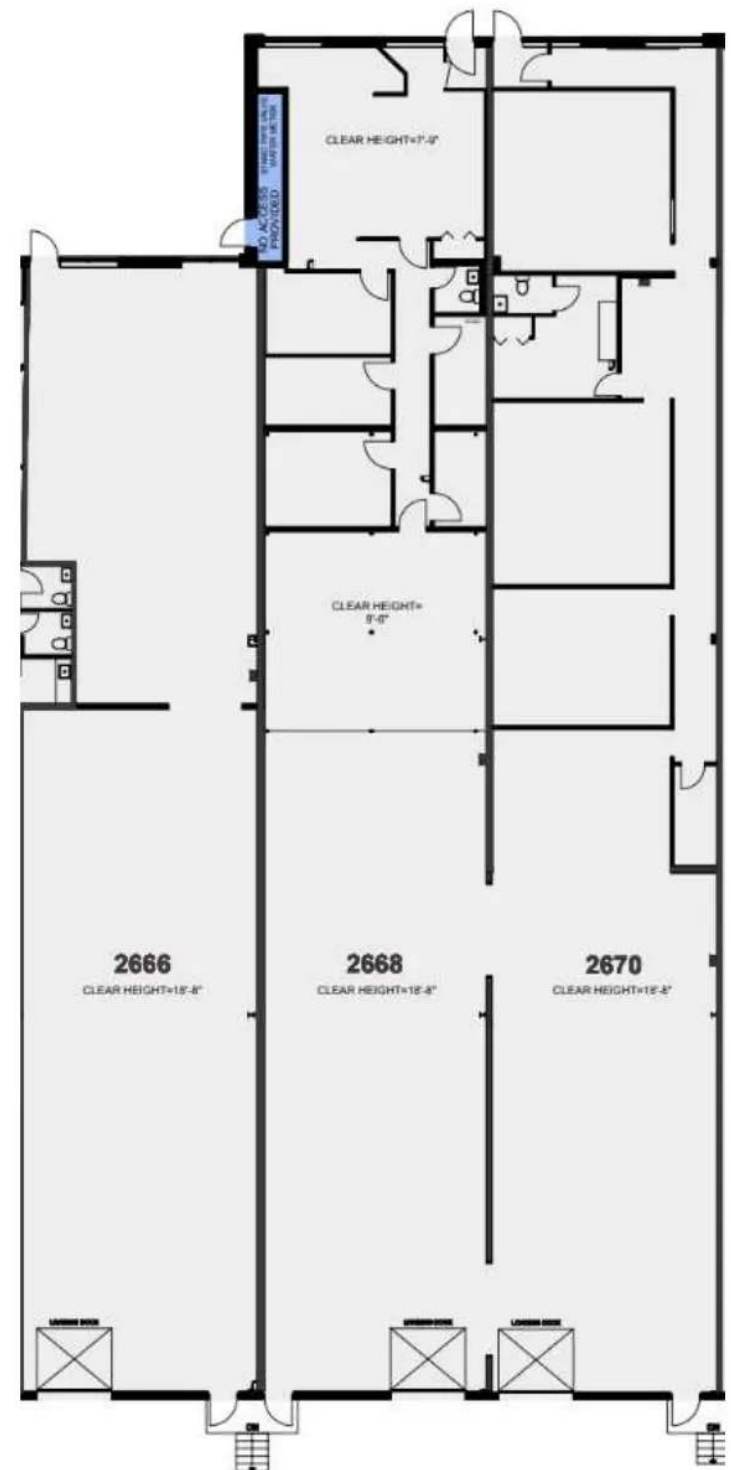


Loading: 3 docks



Availability: March 1, 2026

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Units: 2664 & 2666 & 2668 & 2670

\$4,995,000



Size: 13,941 SF



80% Warehouse | 20% Showroom



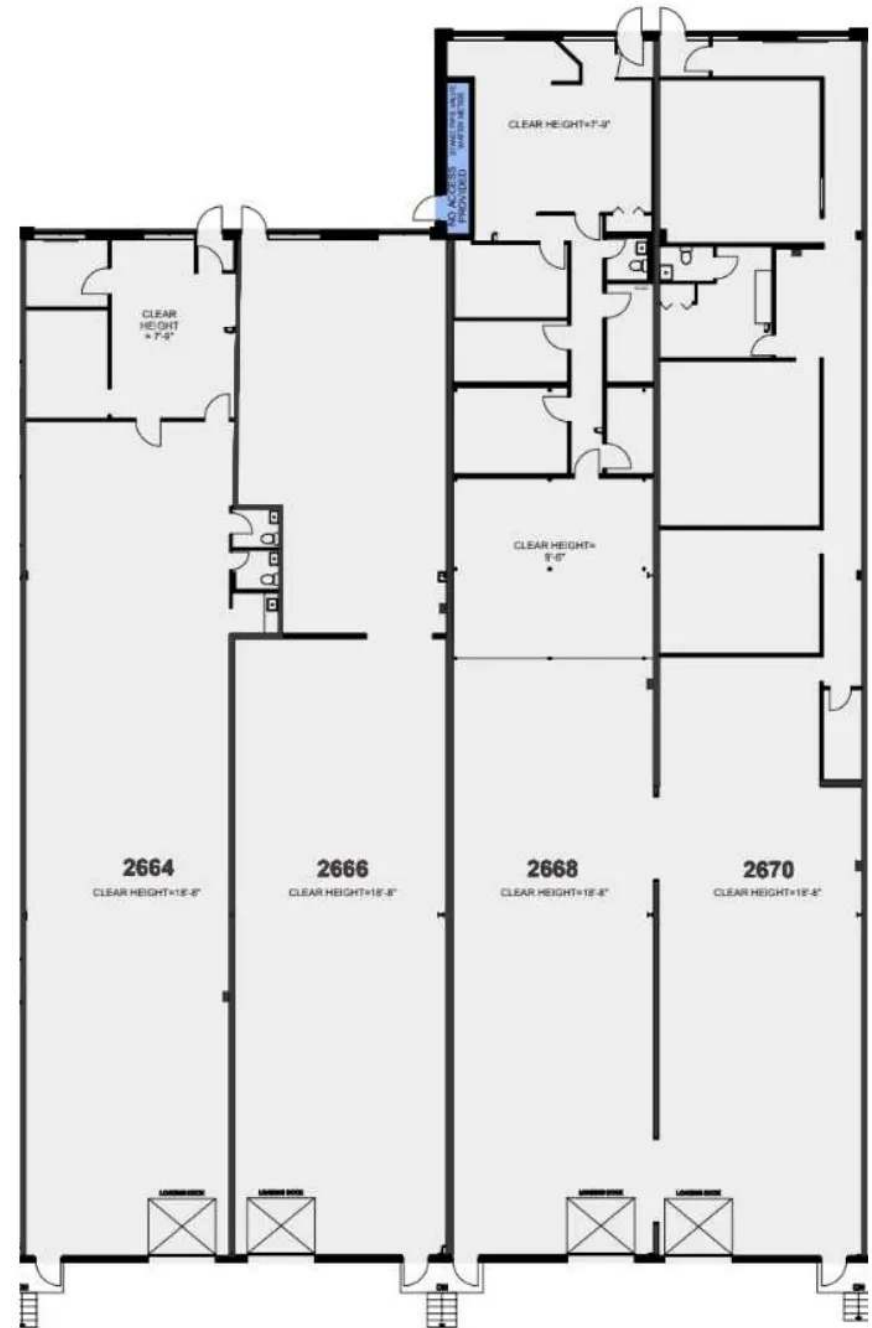
Clear Height: 18'8"



Loading: 4 docks



Availability: March 1, 2026







2700 Lancaster - Unit 100

\$1,425,000



Size: 4,272 SF



80% Warehouse | 20% Office



Clear Height: 14'2"



Loading: 1 drive-in



Availability: Immediate

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2700 Lancaster Rd



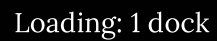
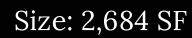
Explore 3D Space

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\$995,000



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2700 Lancaster Rd



Explore 3D Space

POWERED BY





2700 Lancaster - Unit 120

\$995,000



Size: 2,747 SF



80% Warehouse | 20% Office



Clear Height: 14'2"



Loading: 1 dock



Availability: November 1, 2025

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2710 Lancaster Unit 101 & 101A

\$3,795,000



Size: 11,024 SF



85% Warehouse | 15% Office



Clear Height: 14'2"

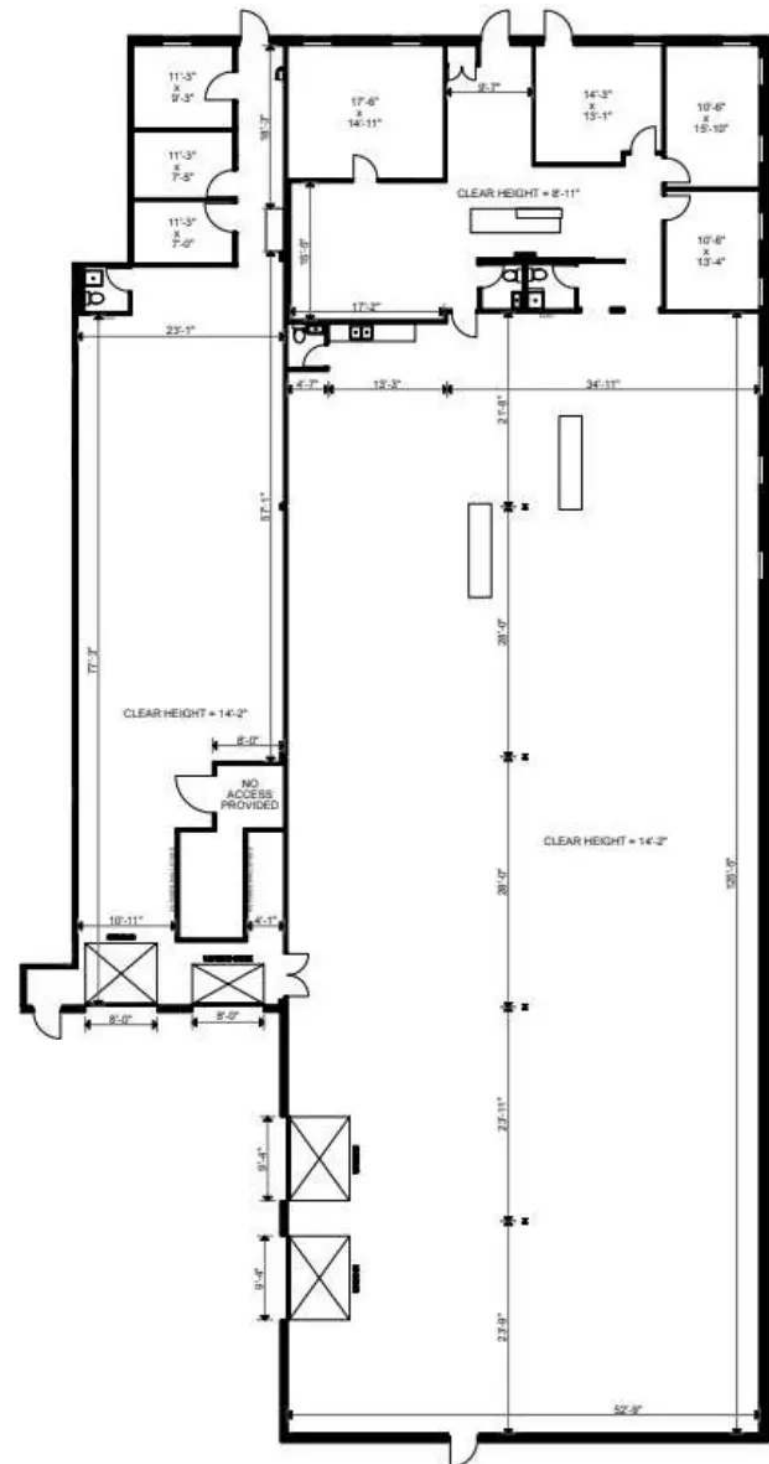


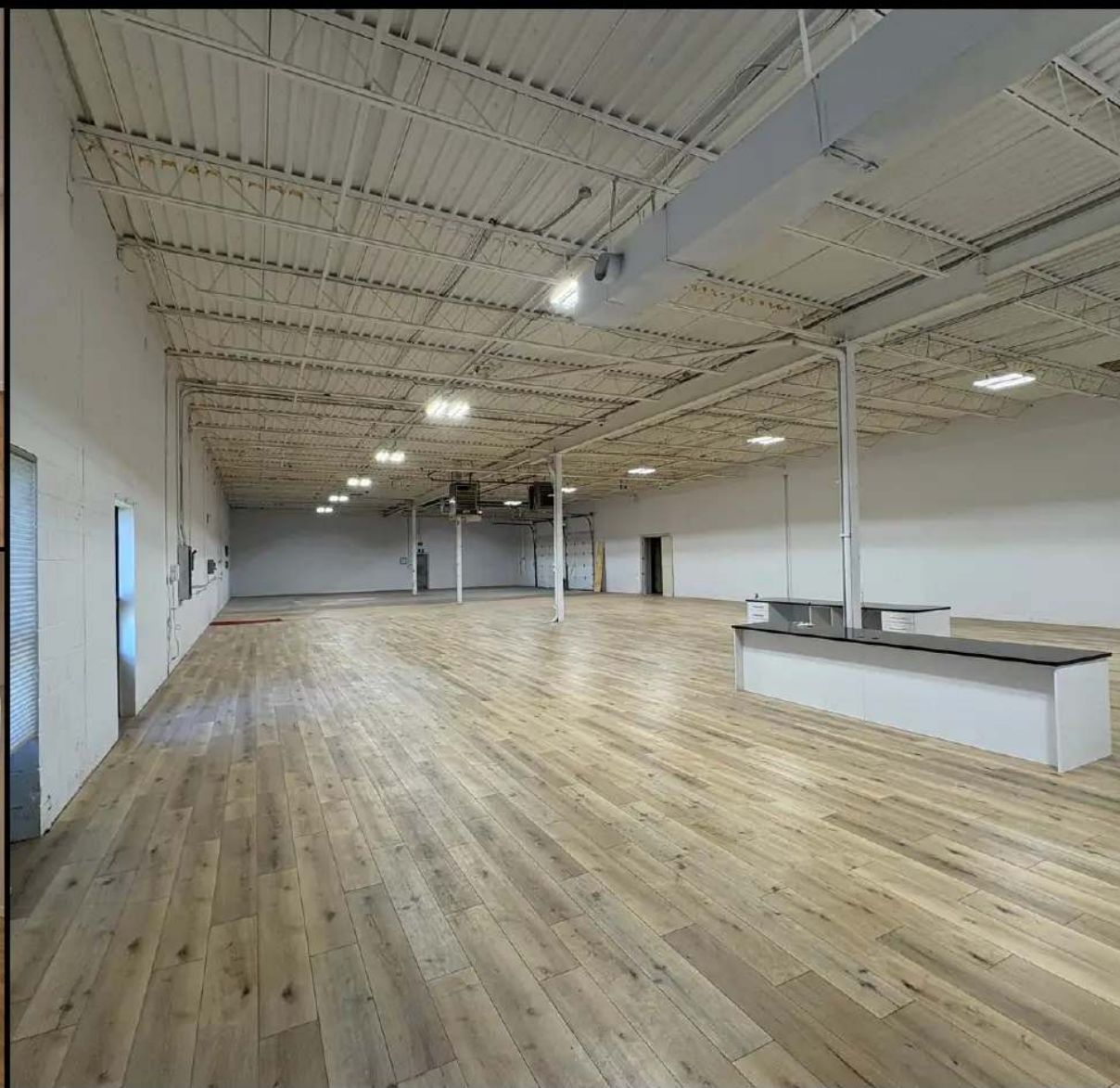
Loading: 4 drive-in



Availability: Immediate

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2710 Lancaster - Unit 111

\$995,000



Size: 2,667 SF



100% Warehouse



Clear Height: 14'2"

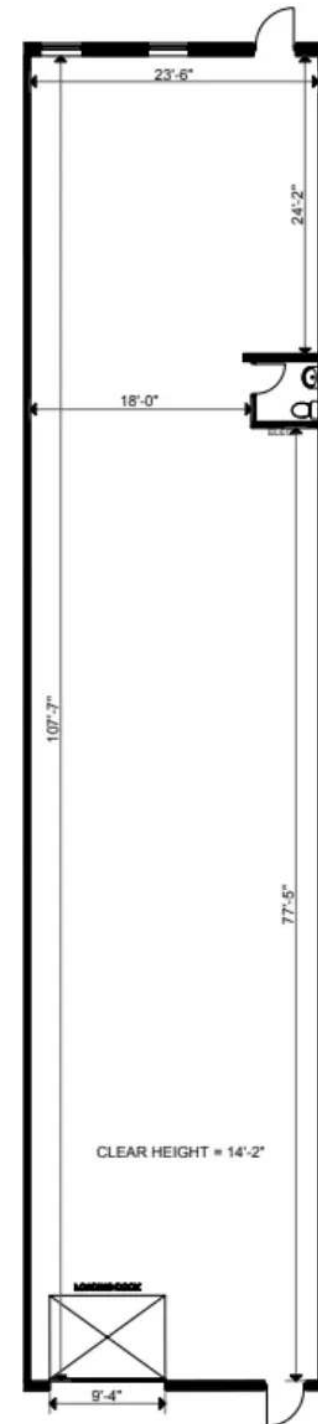


Loading: 1 drive-in



Availability: December 1, 2025

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2710 Lancaster Unit 117 & 119

\$1,900,000



Size: 5,359 SF



50% Warehouse | 50% Office



Clear Height: 14'2"

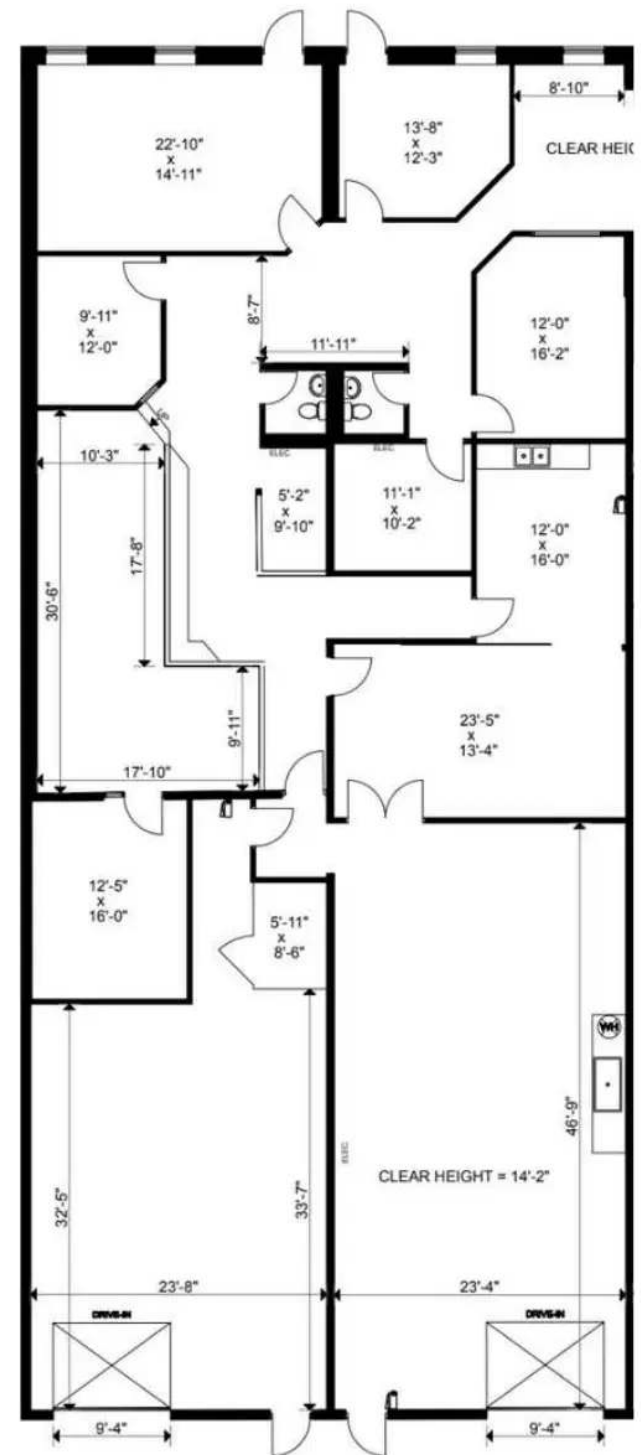


Loading: 2 drive-in



Availability: Immediate

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2710 Lancaster Rd



Explore 3D Space

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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.



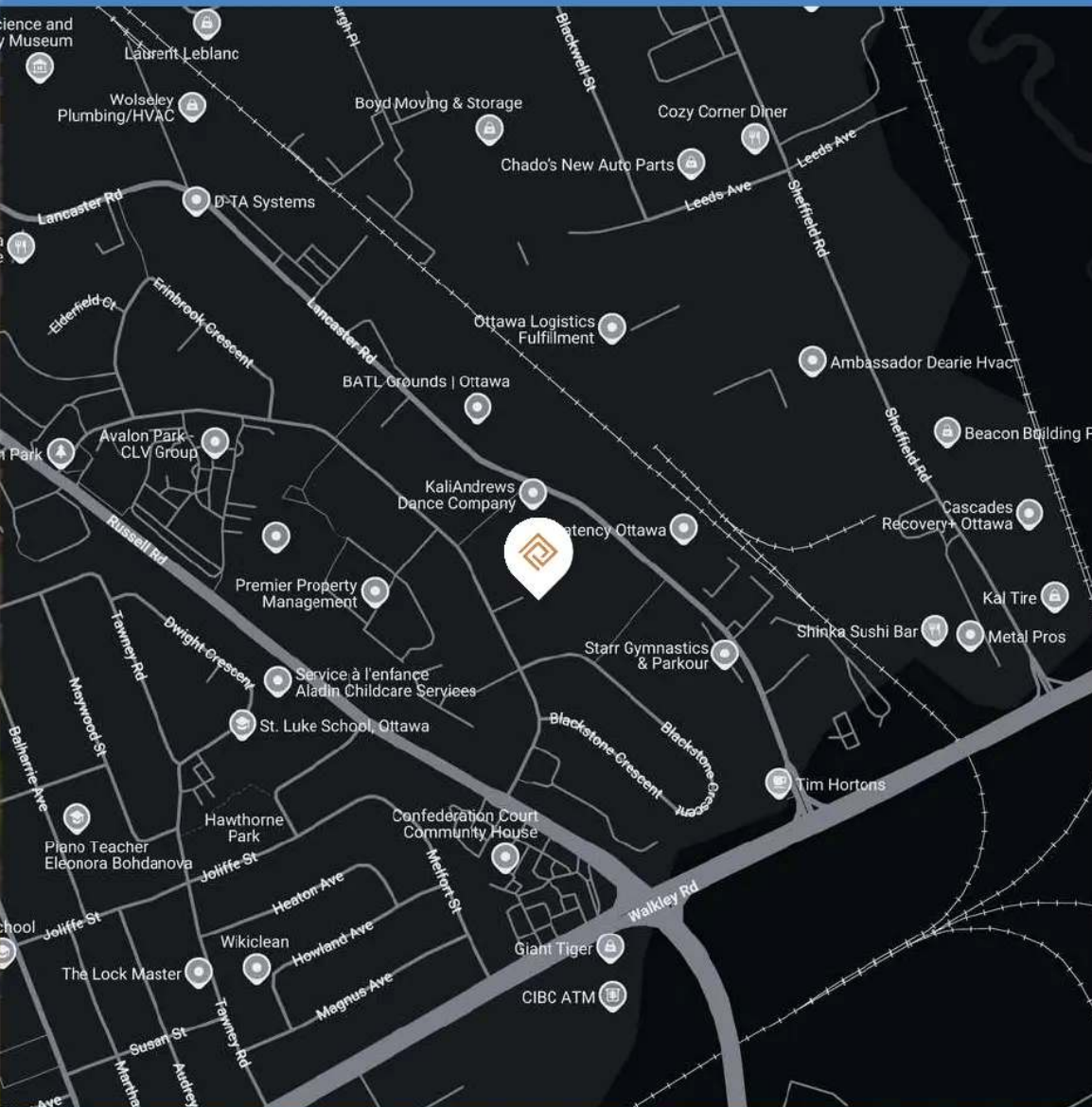
3 minutes to highway 417



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 leased space is costly, and retaining employees and customers is critical. Invest in ownership and pay rent to yourself instead.

Control Costs

Reduce business risk and avoid rising rents and landlord fees. With industrial rents up 169% in five years, a fixed mortgage protects you from increases 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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