

Investment Opportunity



Multi-Tenant Industrial Facility

For Sale

240-250 Enterprise Rd.
Russell, Ontario

Russell/Vars Industrial Park



QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5



OVERVIEW

240-250 Enterprise Street comprises approximately 33,524 square feet of multi-tenant industrial space on 4.14 acres within the established Russell Industrial Park. The building features flexible bay configurations, multiple grade- and dock-level loading doors, and efficient truck circulation, supporting a wide range of light industrial and warehousing uses.

The 4.14-acre site includes roughly two acres of excess land, offering clear upside through future expansion or secured outdoor storage. Ample parking and generous yard area enhance overall functionality.

Zoned MP-2 (Industrial Park), the property permits manufacturing, warehousing, distribution, contractor trades, repair uses, and ancillary office or showroom space, appealing to both investors and owner-occupiers.

Located approximately 30 kilometres southeast of downtown Ottawa with direct access to Highway 417, the property provides efficient regional connectivity at a lower occupancy cost than core Ottawa industrial markets.

With scale, flexibility, and expansion potential, 240-250 Enterprise Street presents a strong opportunity in the small- to mid-bay industrial segment.

Space Details

Address	250 Enterprise Road
Constructed	1990 (original)
Land Area	4.14 acres (180,338 SF)
Rentable Area	33,524 SF
Services	Well & Septic
Zoning	MP-2
Parking	40 stalls
Trailer Parking	ample trailer stalls
Power	600A – 600V – 3PH
Clear Height	22'
Available Loading	7 loading docks 5 drive-in door

Financial Information

Availability	Immediate
Asking Price	\$5,250,000
Property Taxes	\$45,626.40 (2025)



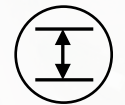
SHIPPING
Truck level & Drive-in



POWER
600 AMP / 600 Volt / 3 Phase

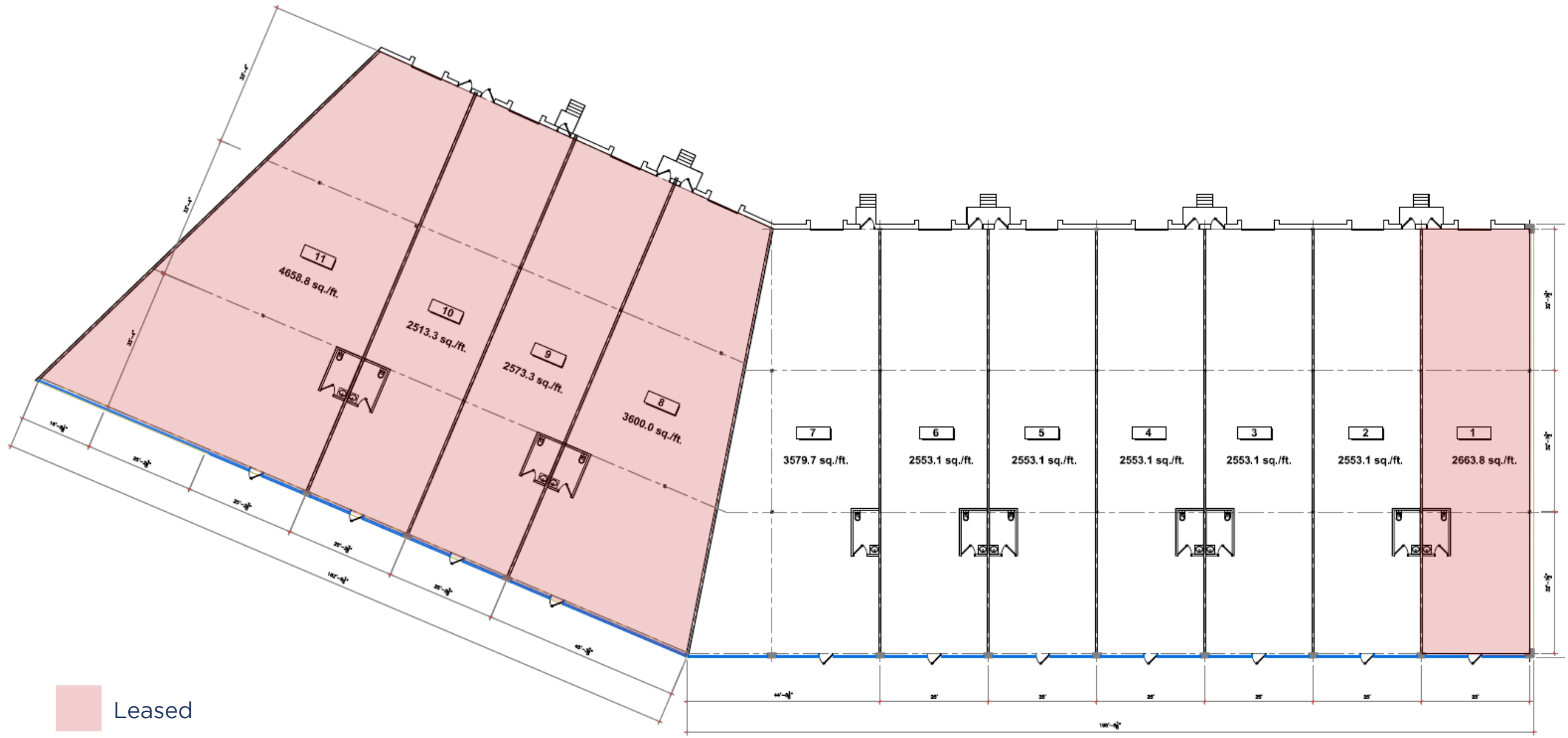


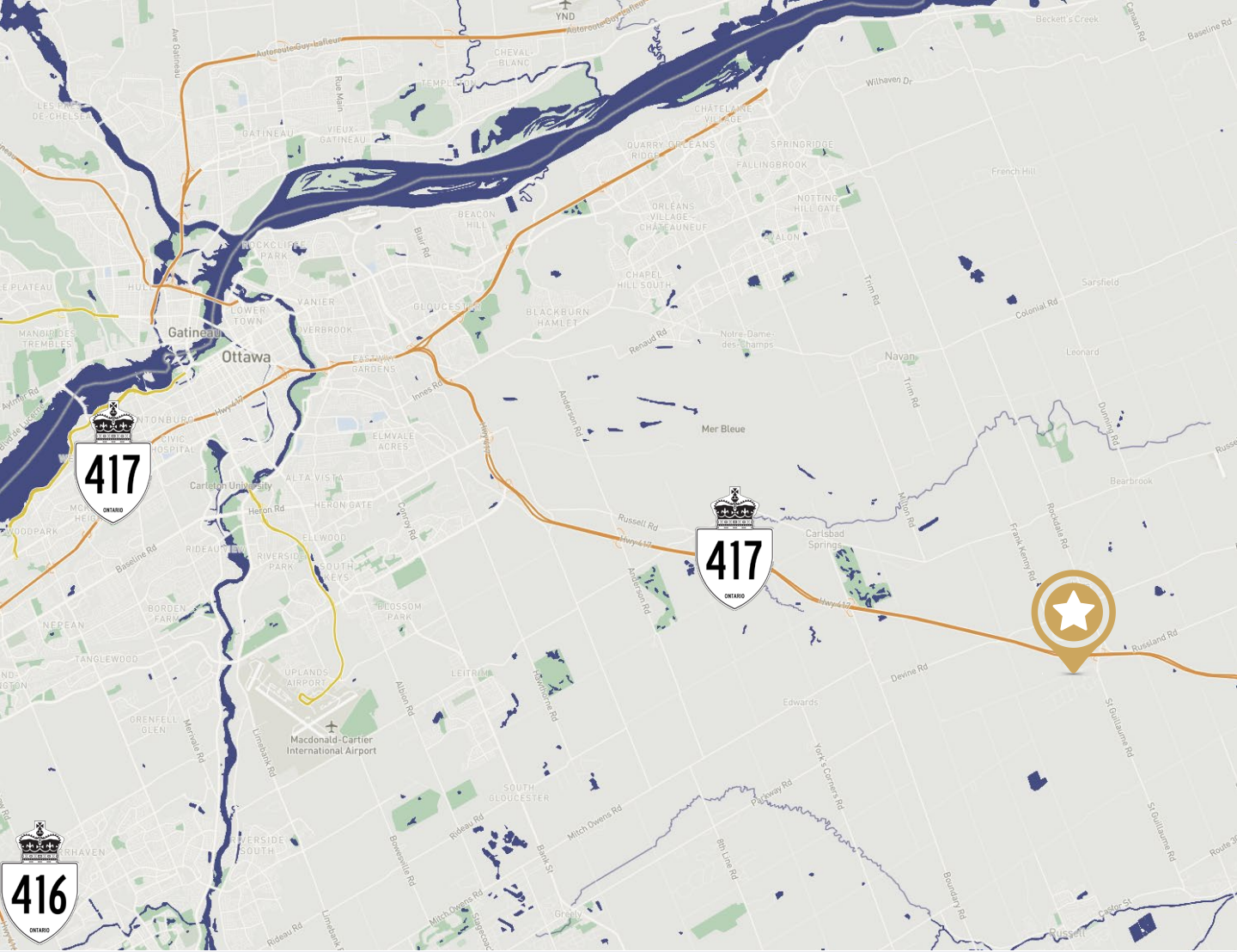
PARKING
Ample parking & outside storage



CLEAR HEIGHT
22' clear

FLOOR PLAN





For more information:

ASKING PRICE
\$5,250,000

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