



**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 11,000 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 - 11,024 SF +



Prime location close to HWY



14'2" - 18'8" clear height



Flexible IL zoning



Abundant onsite parking



120/208V, 100 AMP 3-phase



New roof, asphalt, facade







## 2710 Lancaster

Unit 117 & 119

SOLD

SOLD

Unit 111

SOLD

Unit 101 & 101A

## 2700 Lancaster

Unit 120

SOLD

SOLD

SOLD

SOLD

SOLD

Unit 100

## 2660-2678 Lancaster

SOLD

Unit  
2664

Unit  
2662



## 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	Oct 1, 2025	85% Warehouse, 15% Office, Built Out Offices, 2 Washrooms

## 2700 Lancaster

Size	Unit	Clear Height	Loading	Availability	Unit Notes
2,747	120	14'2"	1 Dock	Jul 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	Sep 1, 2025	85% Warehouse, 15% Showroom, Kitchenette, 4 Washrooms



## Unit 2662

**\$1,190,000**



Size: 3,106 SF



75% Warehouse | 25% Office



Clear Height: 18'8"

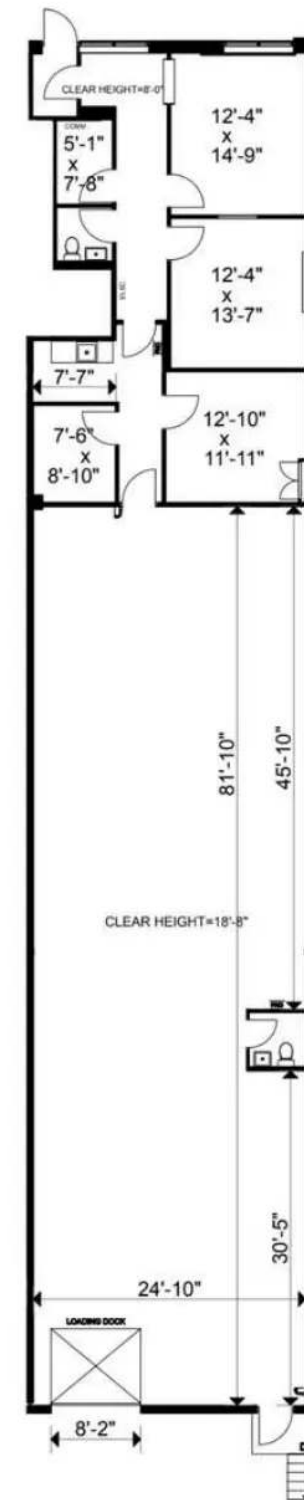


Loading: 1 dock



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"

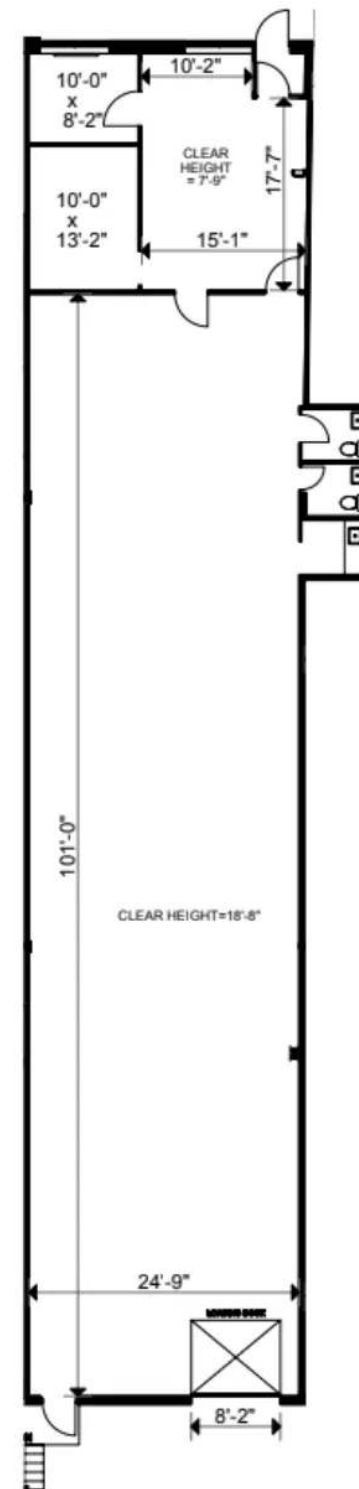


Loading: 1 dock



Availability: October 1, 2025

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## 2700 Lancaster - Unit 100

**\$1,500,000**



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

POWERED BY





## 2700 Lancaster - Unit 120

**\$995,000**



Size: 2,747 SF



80% Warehouse | 20% Office



Clear Height: 14'2"



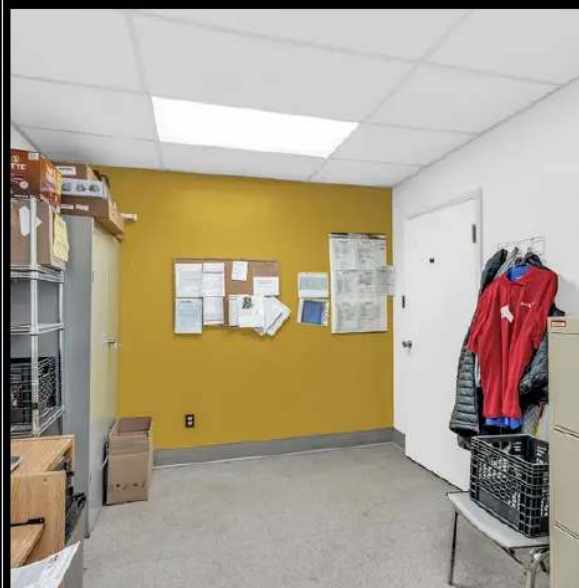
Loading: 1 dock



Availability: July 1, 2025









# 2710 Lancaster Unit 101 & 101A

**\$3,950,000**



Size: 11,024 SF



85% Warehouse | 15% Office



Clear Height: 14'2"

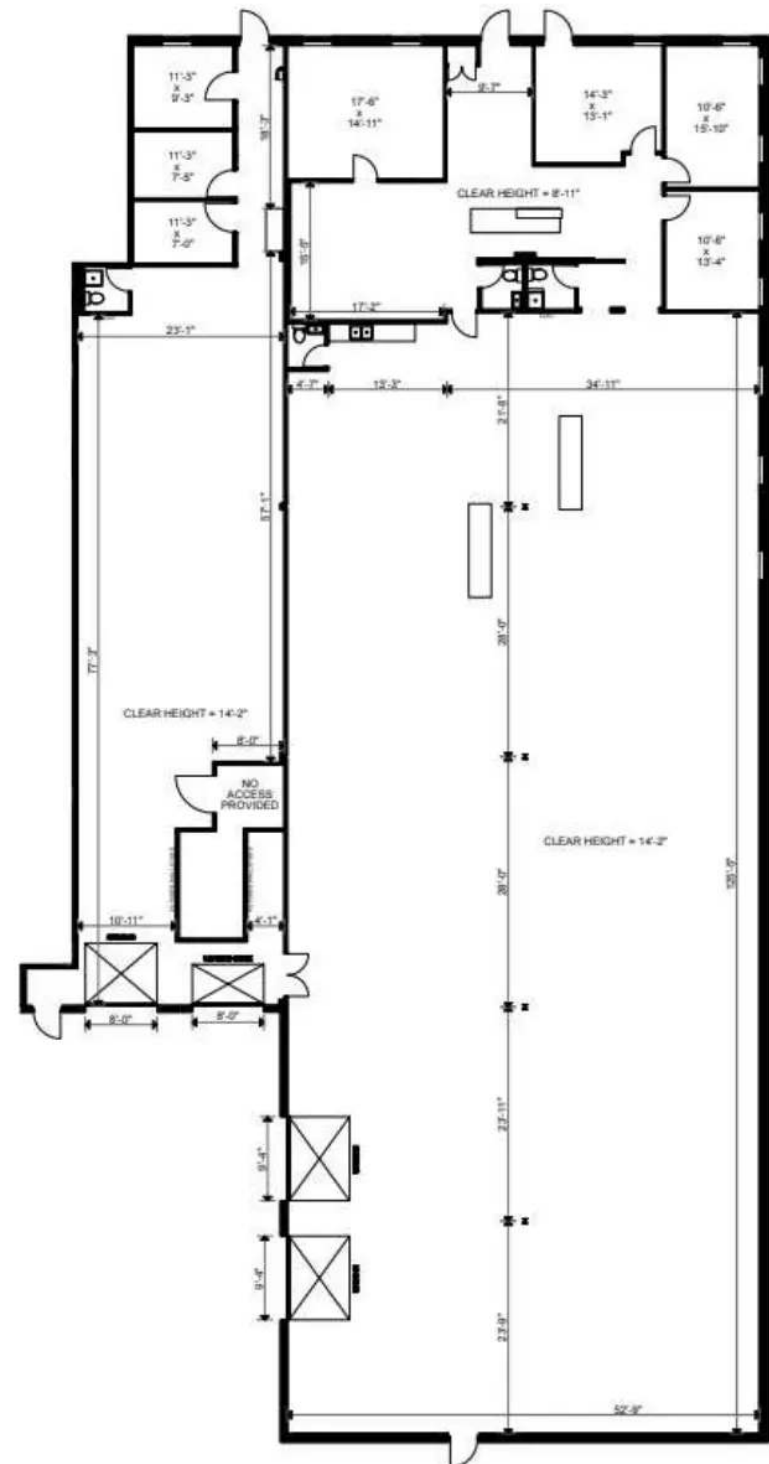


Loading: 4 drive-in

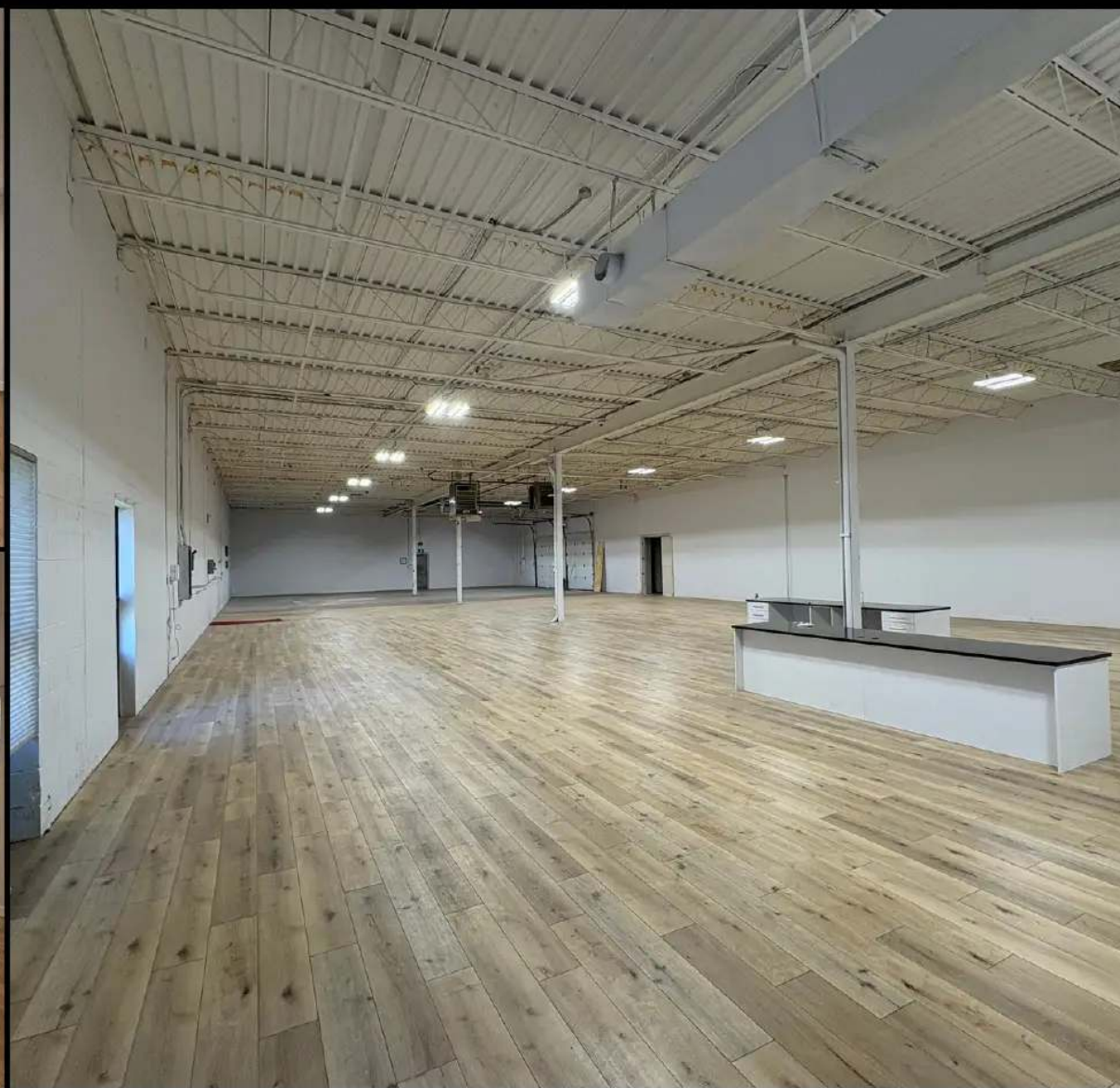


Availability: September 1, 2025

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## 2710 Lancaster - Unit 105

**\$995,000**



Size: 2,643 SF



75% Warehouse | 25% Office



Clear Height: 14'2"

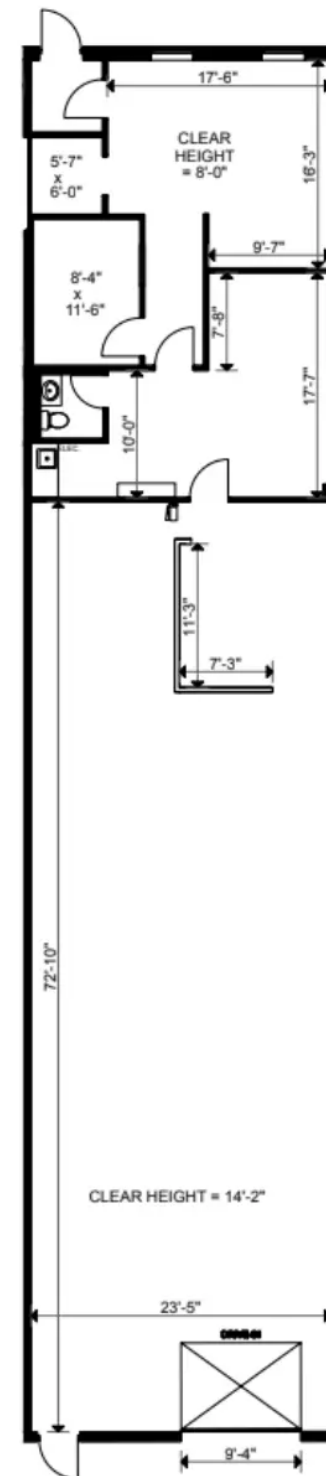


Loading: 1 drive-in

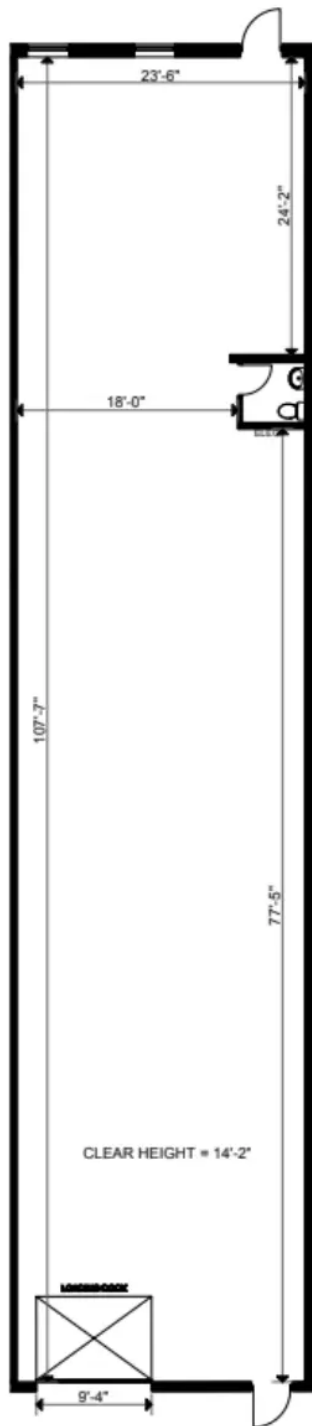


Availability: December 1, 2025

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## 2710 Lancaster - Unit 111

**\$995,000**



Size: 2,667 SF



100% Warehouse



Clear Height: 14'2"



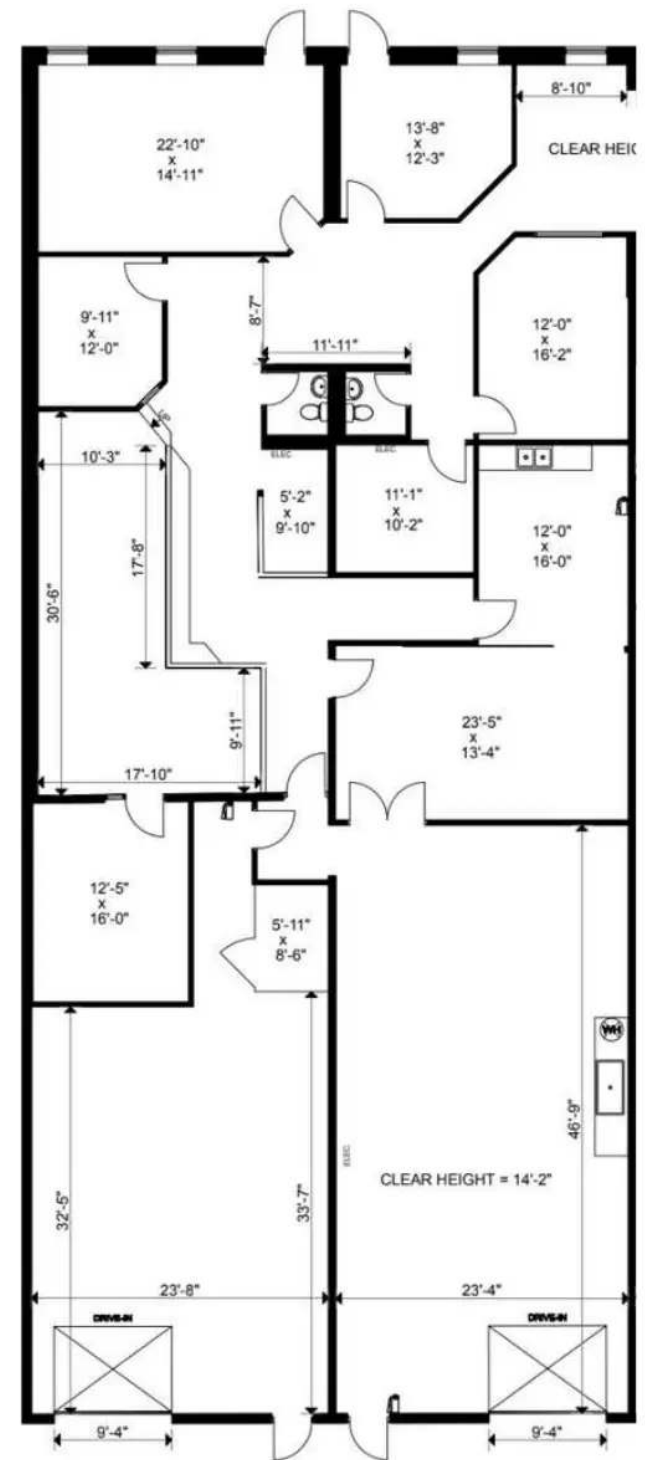
Loading: 1 drive-in



Availability: December 1, 2025



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# 2710 Lancaster Rd



Explore 3D Space

POWERED BY





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.



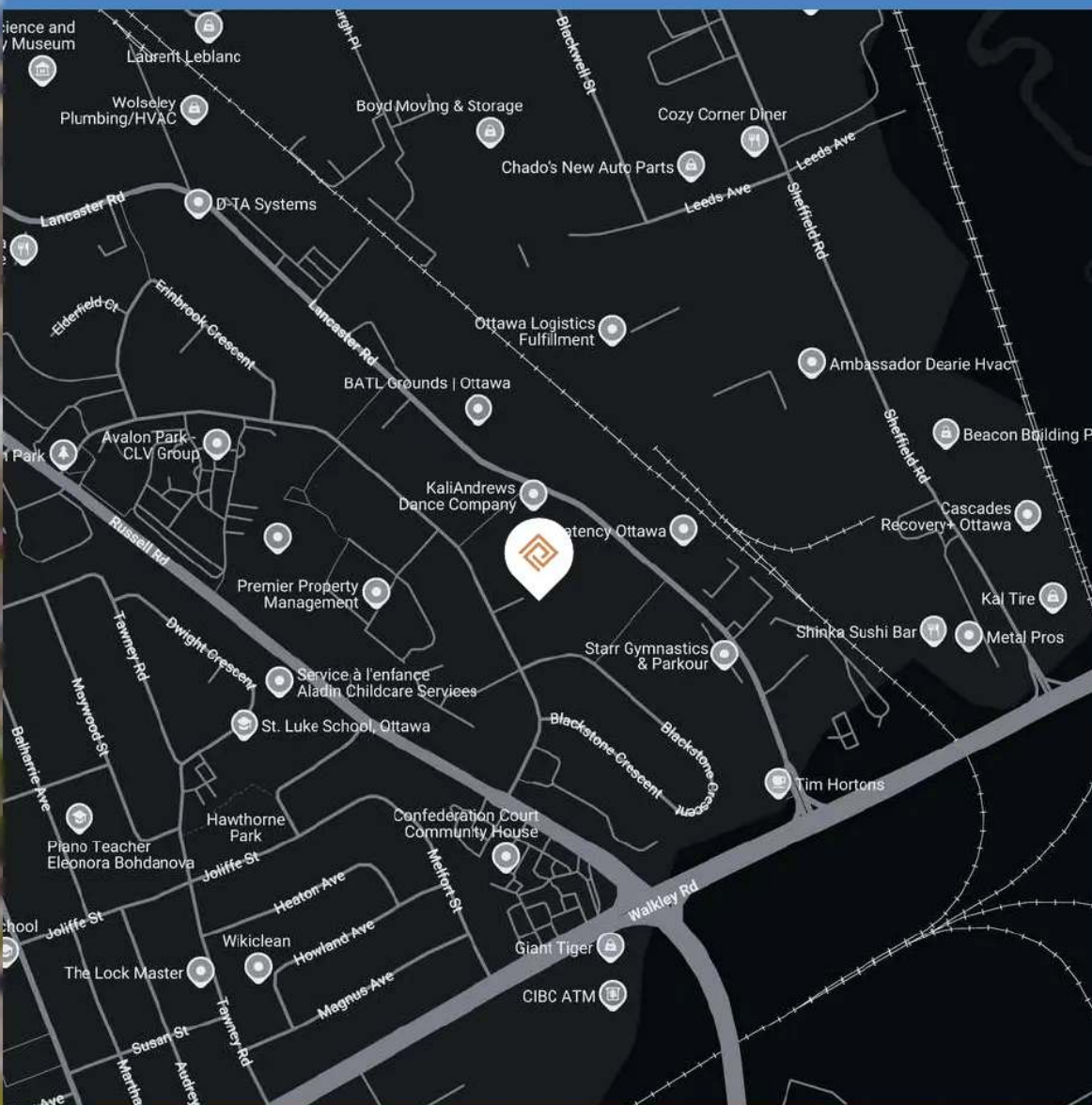
3 minutes to highway 417



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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