

Direct Leasing Opportunity

854 Boyd Ave | Ottawa, Ontario K2A 2E1

Lease directly with ownership and eliminate broker layers. This 4,000 sq ft flex / industrial building offers functional layout, modern upgrades, and excellent connectivity in one of Ottawa's most established industrial corridors. Ideal for growing companies seeking flexibility, efficiency, and direct decision-making access.

Property Highlights

- Approximately 4,000 sq ft of flexible industrial / warehouse space
- Renovated interior with upgraded LED lighting
- Modern rooftop HVAC system with heating & air conditioning
- Supplementary gas heating for winter efficiency
- Steel mezzanine with integrated shelving for added storage
- Two-storey configuration with clear operational flow
- Grade-level loading access
- Integrated office and administrative space
- On-site parking for staff and clients

Strategic Location

Quick access to Highway 416 and major arterial routes allows efficient movement across Ottawa and surrounding regions. Proximity to Carling Avenue provides access to retail amenities, services, and public transit, supporting both employees and customers.

Ideal For

- Warehousing & distribution
- Light manufacturing or fabrication

- Contractors & trade businesses
 - Showroom with warehouse component
 - Assembly & logistics operations
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Direct Leasing Inquiries: Giovanni Manca Property Owner Flexible lease structures available. Long-term or structured tenancy options considered. Serious inquiries only.