



2181

**Thurston
Drive**

Premier Flex / Industrial Space

FOR LEASE



PARADIGM
COMMERCIAL



Property Overview

2181 Thurston Dr, Ottawa, ON

Premier flex / industrial property offering 7,500 SF of versatile space. This property features convenient dock level loading, 10' clear height, and benefits from over 25 dedicated parking spaces. Prominent building and pylon signage opportunities are available. The unit is equipped with ample power to support various operational needs.

MLS # X12475277

Zoning IL

Layout 80% warehouse/20% office

Possession Oct 31, 2025

Annual tax \$7.50 TMI (2025)

\$17 / SF Net

7,500 SF



Pylon signage



10' clear height



600A/600V 3-phase power



25 parking spaces



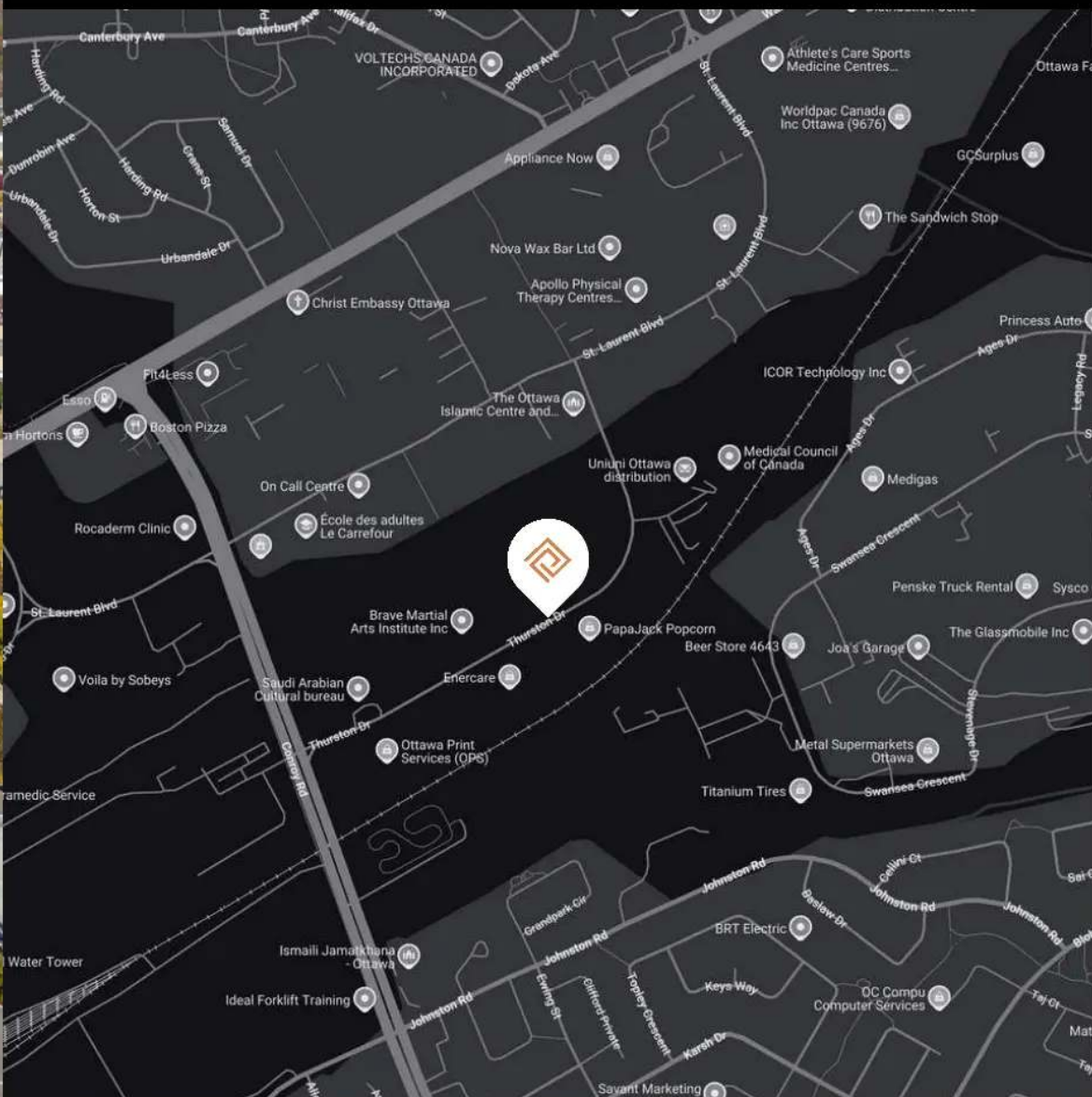
Dock level loading










HWY 417 ACCESS



This property is ideally situated in the core of the St. Laurent business park and places you within reach of essential amenities and services:

-  10 minutes to downtown
-  Quick access to highway 417
-  10 minutes to the airport



Matterport™ **Virtual Tour**

Explore all that 2181 Thurston has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with 2181 Thurston.

PARADIGMCOMMERCIAL.CA



2181 Thurston Dr



Explore 3D Space

POWERED BY



Exterior Photos





Interior Photos





Nick Hannah

VICE PRESIDENT - INDUSTRIAL
SALES REPRESENTATIVE

(613) 709-0492

paradigmcommercial.ca

Your commercial real estate specialist.



This brochure has been prepared by Paradigm Commercial Real Estate & Brokerage Inc. for informational purposes only. While every effort has been made to ensure the accuracy of the information presented, we do not guarantee its completeness or reliability. Any reliance on the content of this brochure is at the reader's own risk. Details, images, and descriptions are subject to change without notice. The information here is not an offer or contract. We do not guarantee the accuracy or reliability of the information. Prospective buyers or tenants should independently verify the information. We are not liable for any damages from the use of this brochure. The content is conceptual and for illustration only. Trademarks and logos are property of their respective owners.