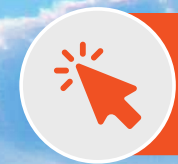




135-143 Walgreen Road Carp, Ontario



[View Listing](#)

**For Sale & Lease:
Office, Warehouse, & Land**

Lennard:

420-333 Preston Street, Ottawa
613.963.2640 • lennard.com

Introduction to the Properties

Up to 5 acres of heavy industrial land featuring a 3,500 SF office building and a 6,500 SF warehouse.

The office building includes 16 private offices, ideal for administrative or professional use, with ample on-site parking for both employees and visitors. Prominent pylon and building signage offer excellent visibility for both the office and warehouse.

The warehouse is equipped with four large drive-in doors (14' high x 10' wide), providing easy access for shipping, receiving, and storage operations.

Strategically located off Highway 417, with an on-ramp just 2 minutes down the road, the property offers exceptional accessibility for logistics, employees, and clients.

Each parcel can be severed and sold individually or acquired together as a complete package. This property offers tremendous flexibility and potential, making it ideal for investors and owner-occupiers alike.

The property is available for sale and for lease.

Contact the listing agents today to arrange a private showing or to obtain further details.

Property Overview

135 Walgreen Road Office Building



| | |
|---------------|-------------|
| Building Size | 3,500 SF |
| Lot Size | 0.978 acres |

143 Walgreen Road Warehouse



| | |
|---------------|-------------|
| Building Size | 6,400 SF |
| Lot Size | 0.973 acres |

141,139,137 Walgreen Road Land



| | |
|----------|-------------|
| Lot Size | 2.756 Acres |
|----------|-------------|

Available Options

| For Sale | | | | | | | |
|---------------------------|--------------------------|-------------------|--------------------|-----------------------|-------------|---------------|--|
| Options Available | Property Type | Land Size (Acres) | Building Size (SF) | Price | Taxes | Availability | Notes |
| 135 Walgreen Road | Office | 0.978 | 3,500 | \$2,326,000 | \$22,286.36 | March 1, 2026 | 3,500 SF of office space |
| 143 Walgreen Road | Warehouse | 0.973 | 6,400 | \$3,910,000 | \$21,186.49 | March 1, 2026 | 6,400 SF of warehouse space with mezzanine stroage space above the office |
| 141,139,137 Walgreen Road | Land | 2.756 | ———— | \$3,150,000 | \$26,085.00 | March 1, 2026 | 2.756 acres of land. Lots are all officially subdivided into 3 seperate properties |
| 135 -143 Walgreen Road | Office, Warehouse & Land | 4.707 | 9,900 | Contact Listing Agent | \$69,557.85 | March 1, 2026 | Combination of the office, warehouse and land sold together |

| For Lease | | | | | | | |
|---------------------------|-----------------|-------------------|--------------------|--------------------|------------|---------------|--|
| Options Available | Property Type | Land Size (Acres) | Building Size (SF) | Net Rent (Monthly) | TMI | Availability | Notes |
| 135 Walgreen Road | Office | 0.978 | 3,500 | \$7,584.00 | \$5.50 PSF | March 1, 2026 | 3,500 SF of office space |
| 143-141 Walgreen Road | Warehouse/ Land | 0.973 | 6,400 | \$24,000.00 | \$5.50 PSF | March 1, 2026 | Warehouse and one parcel of land leased together |
| 141,139,137 Walgreen Road | Land | 2.756 | ———— | \$24,000.00 | \$5.50 PSF | March 1, 2026 | 2.756 acres of land. Lots are all officially subdivided into 3 seperate properties |

135-143 Walgreen Road Site Overview



135-143 Walgreen Road Availabilities

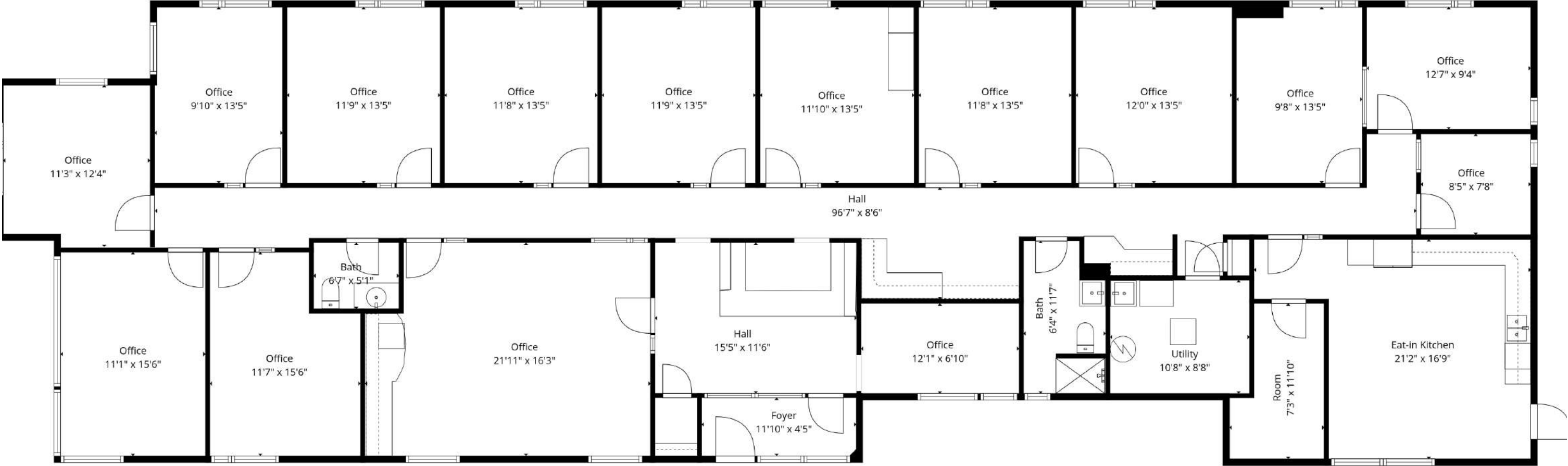
135 Walgreen Road Office Building



| | |
|---------------|---|
| Building Size | 3,500 SF |
| Lot Size | 0.978 Acres |
| Comments | <ul style="list-style-type: none">• 16 private offices• Lunch room/break room• Boardroom• Utility/server room• 2 washrooms• All ground floor space |



135 Walgreen Road Floor Plan



135-143 Walgreen Road Availabilities

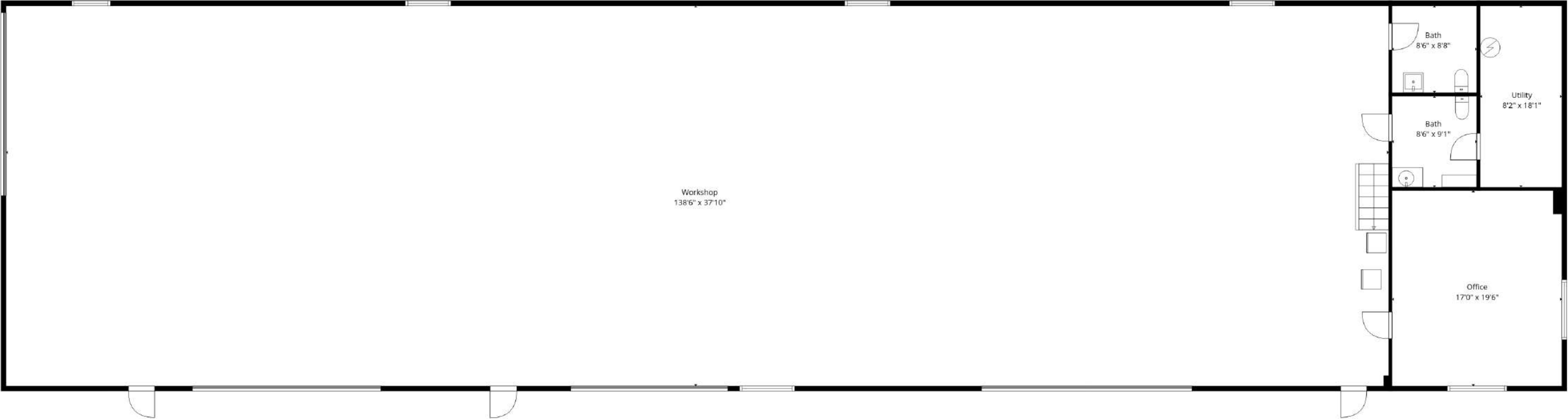
143 Walgreen Road Warehouse



| | |
|---------------|--|
| Building Size | 6,400 SF |
| Lot Size | 0.973 Acres |
| Clear Height | 16'5" - 18'5" |
| Loading | 4-Drive-in Doors (14H x10W) |
| Comments | <ul style="list-style-type: none">• Column free throughout warehouse• 1 office, 2 washrooms and utility/ server room• Small yard space at back of property |



143 Walgreen Road Floor Plan



135-143 Walgreen Road Availabilities

141,139,137 Walgreen Road Land



| | |
|----------|---|
| Lot Size | 2.756 Acres |
| Comments | <ul style="list-style-type: none">Fully graveled and gradedFencing and jersey barriers surrounding most of the landPower available to siteLand can be developed for future industrial developments |



Amenities Map





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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.