

2540-2550

Del Zotto Avenue

8,393 SF industrial building on 1.27 acres

FOR SALE



PARADIGM
COMMERCIAL





Property Overview

2540-2550 Del Zotto, Ottawa, ON

Discover an upgraded 8,393 SF industrial building on 1.27 acres, offering a functional mix of 80% warehouse and refreshed office areas. The warehouse features 19' clear height, two 14' grade-level doors, and robust 3-phase, 600V (112.5 KVA) power - ideal for manufacturing, fabrication, trade contractors, logistics, and heavy industrial users.

MLS # X12600238

Zoning IH

Land size 1.27 acres

Annual tax \$24,722 (2025)

\$3,695,000

8,393 SF



Clear height 19'



80% warehouse / 20% office



3-phase, 600V (112.5 KVA)



Two 14' grade-level doors







ALBION RD





Strategic Location

Easy access to key growth areas. Just 10 minutes to Barrhaven and Riverside South, and only 5 minutes to Findlay Creek, the Ottawa International Airport, and Bank Street, this location serves both local and regional operations.



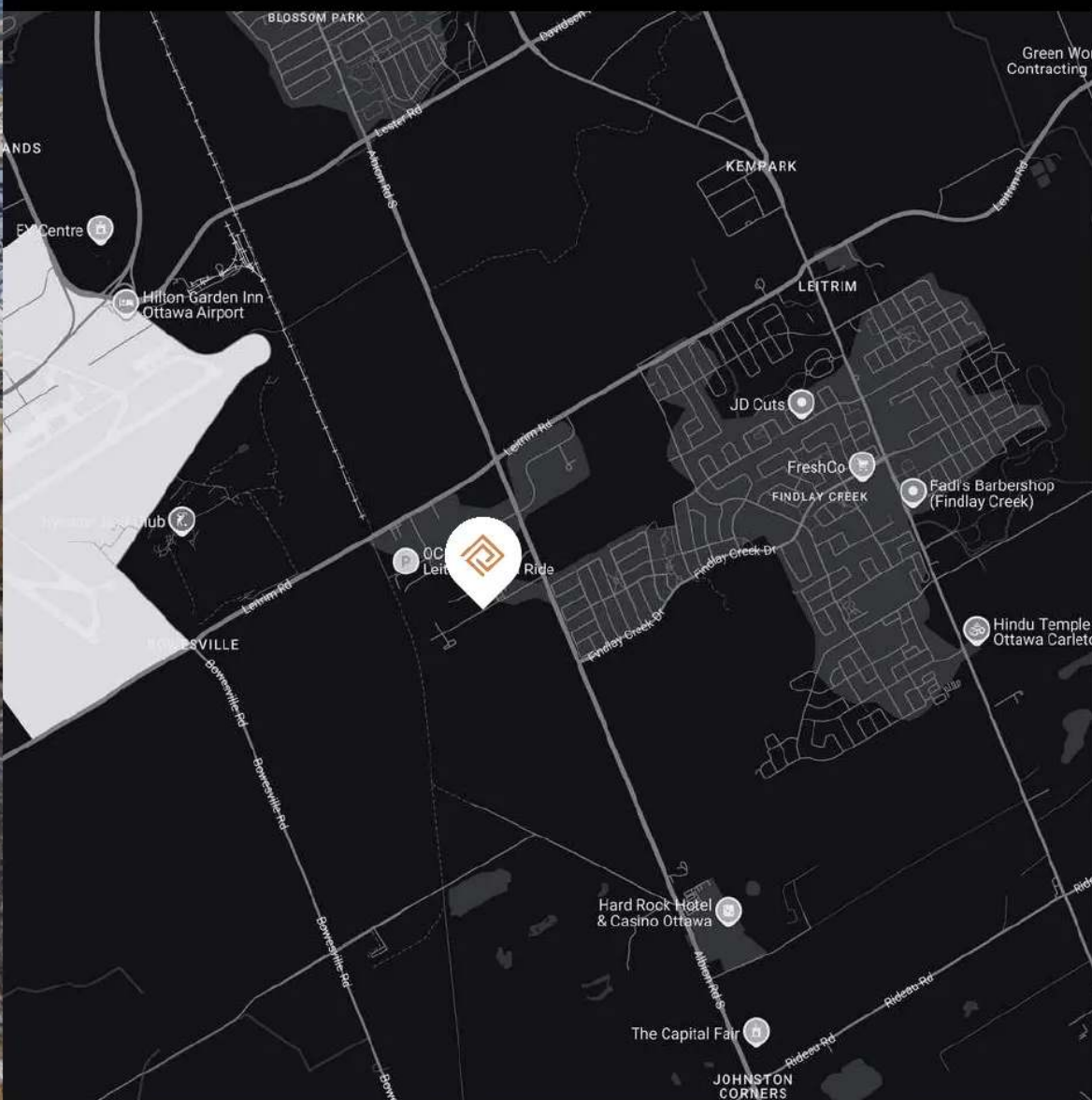
10 mins to HWY 417



5 minutes to the airport



Convenient access to LRT

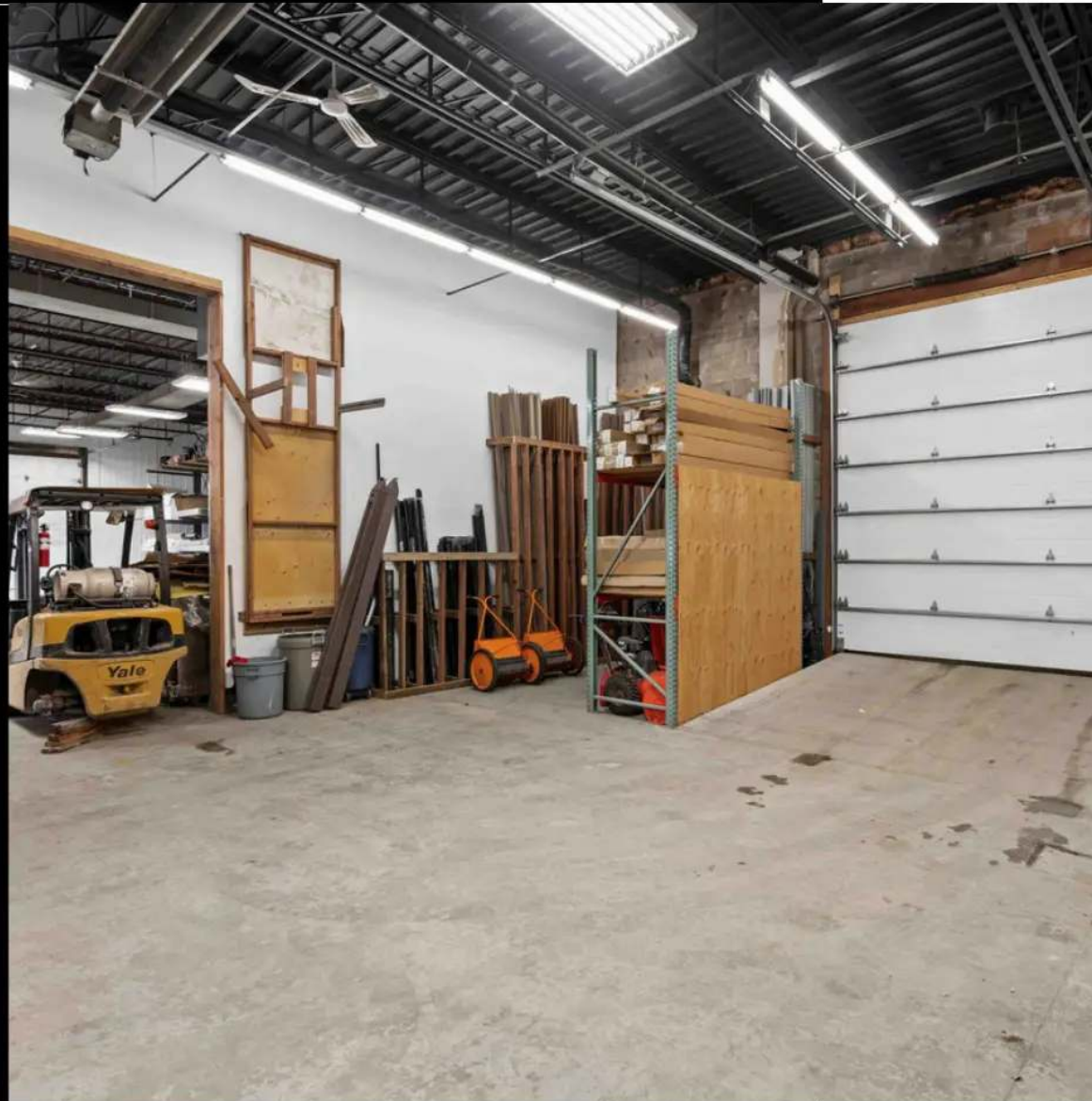




Floor Plan

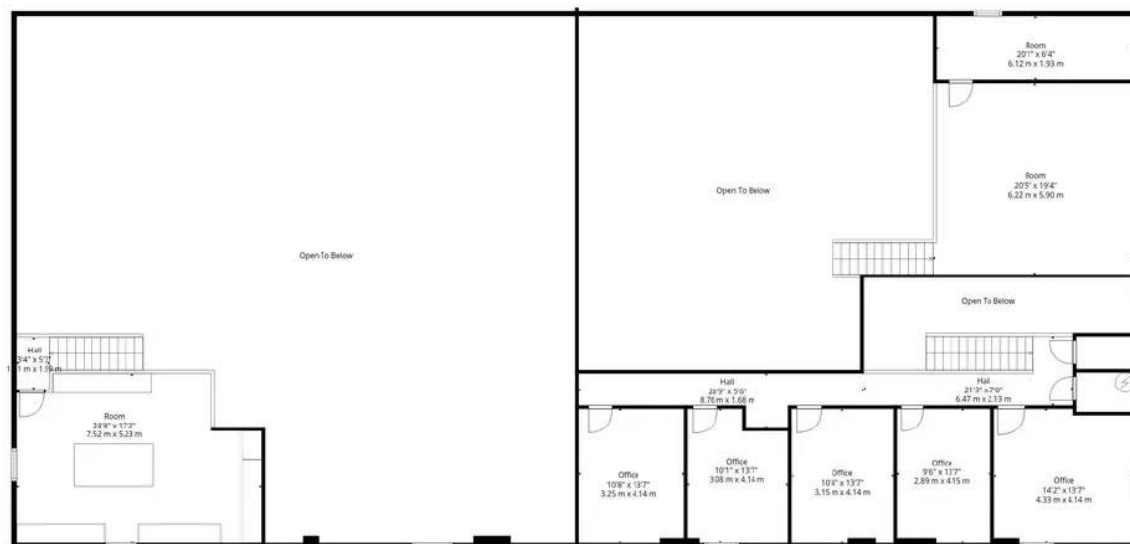
This property offers a functional mix of 80% warehouse and refreshed office areas. Recent upgrades include an updated electrical system, HVAC, modernized offices and kitchen, and a newly paved, fully fenced yard. The large lot provides excellent circulation, outdoor storage, and secure parking.

A turn-key opportunity for owner-users seeking a well-maintained industrial asset with strong functionality and exceptional access.



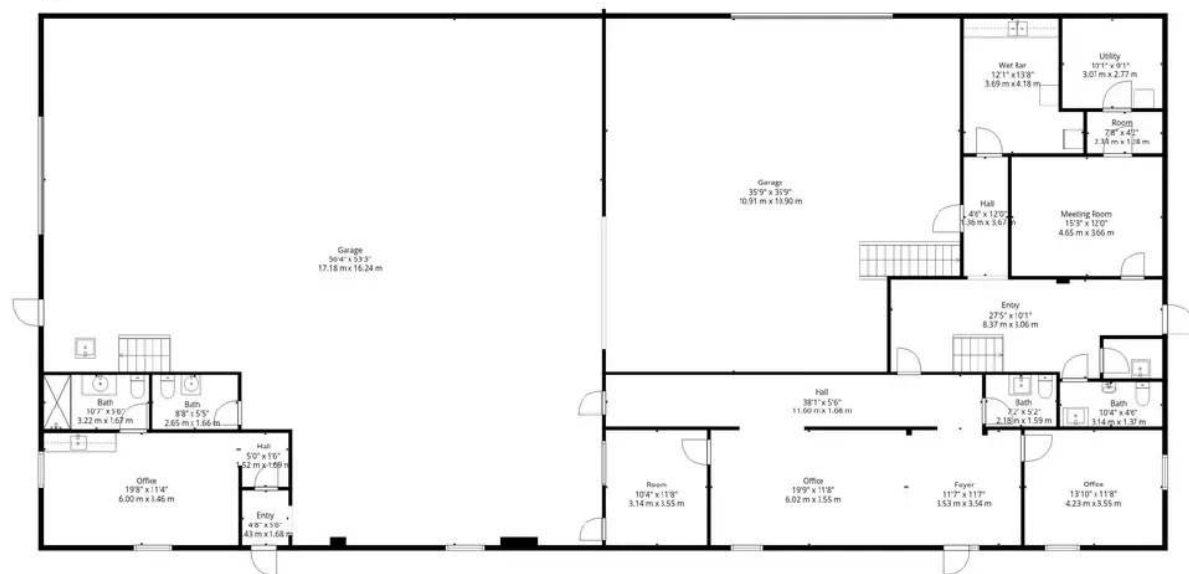


2nd Floor



2nd Floor

1st Floor





Exterior Photos





Interior Photos





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