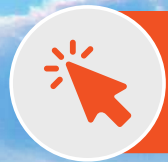




135-143 Walgreen Road Carp, Ontario



[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
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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 storage 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 separate 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 LEASED
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 separate properties

135-143 Walgreen Road Site Overview



135-143 Walgreen Road Availabilities

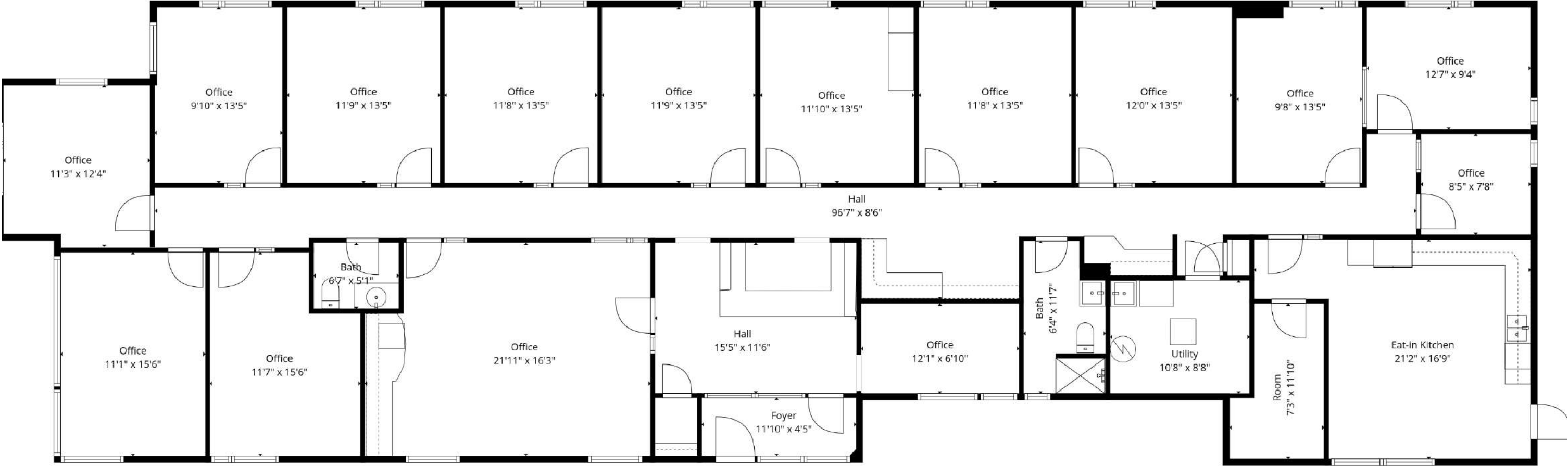
135 Walgreen Road Office Building



Building Size	3,500 SF
Lot Size	0.978 Acres
Comments	• 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

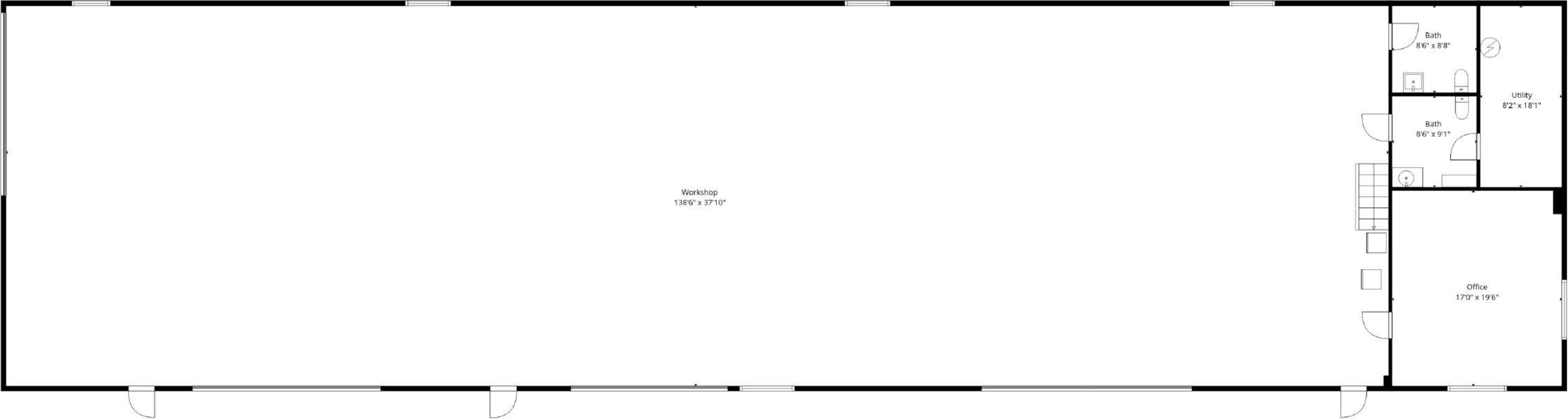
143 Walgreen Road Warehouse



Building Size	6,400 SF
Lot Size	0.973 Acres
Clear Height	16'5" - 18'5"
Loading	4-Drive-in Doors (14H x10W)
Comments	• 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	- Fully graveled and graded - Fencing and jersey barriers surrounding most of the land - Power available to site - Land 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.