



INDUSTRIAL LAND
FOR LEASE

ASKING PRICE

\$3.50/SF

AVAILABLE LOT SIZE
**+/-5,000 -
60,000 ft²**

LOCATION
CARP

MAJOR LOCAL LOCATIONS

- Grocery & farm supply
 - Acorn Creek Garden Farm (~1.6 km away)
- Esso Gas
 - Rob's Shell (~1.9 km away)
- Home Depot Kanata
 - 10 Frank Nighbor Pl (~12 km)
- Battlefield Equipment Rentals
 - 103 Frank Nighbor Pl (~12 km)
- Mr. Lube + Tires
 - 701 Terry Fox Dr (~9 km)



AMENITIES MAP





PROPERTY INFORMATION

The subject property offers approximately 60,000 square feet of graded, levelled, and compacted industrial yard space, available in pad configurations from $\pm 5,000$ SF to $\pm 15,000$ SF. Zoned RG5 (Rural General Industrial), the property permits a wide range of commercial and industrial operations – including outdoor storage, contractor yards, and heavy equipment or machinery sales and servicing. The site features a 24-foot central access road engineered for tractor-trailer circulation and dual entry points from McGee Side Road and Carp Road, allowing for easy access and circulation of large vehicles. Its location offers immediate access to Highway 417 (Exit 144 – Carp Road), positioning it as an ideal site for businesses requiring yard space, fleet parking, or equipment sales and service operations within Ottawa's fast-developing west-end industrial corridor.

PERMITTED USES

- Contractor's yard or equipment storage yard
- Truck transport terminal and fleet parking
- Warehouse and distribution use
- Heavy equipment and vehicle sales, rental, or servicing
- Service and repair shop
- Light industrial or fabrication uses
- Automobile dealership or body shop
- Printing or assembly plant
- Retail (limited to agricultural, construction, or landscaping products)

