



1881 MERIVALE RD | OTTAWA

NEW WAREHOUSE OPPORTUNITY

INDUSTRIAL COMMERCIAL SPACE



BUILDING A
From Merivale Rd

PROJECT OVERVIEW

1881 Merivale Road offers an exceptional opportunity for businesses to lease premium commercial space along one of Ottawa's most strategic arterial roadways. This property features two modern buildings designed with optimal functionality and flexibility. Each building provides generous clear heights, both dock and grade-level loading areas, and prominent signage opportunities with high visibility overlooking Merivale Road.

Don't miss the chance to relocate your business to this exciting new development. Contact our leasing team today for more information about 1881 Merivale Road.



↑
BUILDING A
Loading Area
BUILDING B
↓

33,831 SF BUILDING A – PHASE I

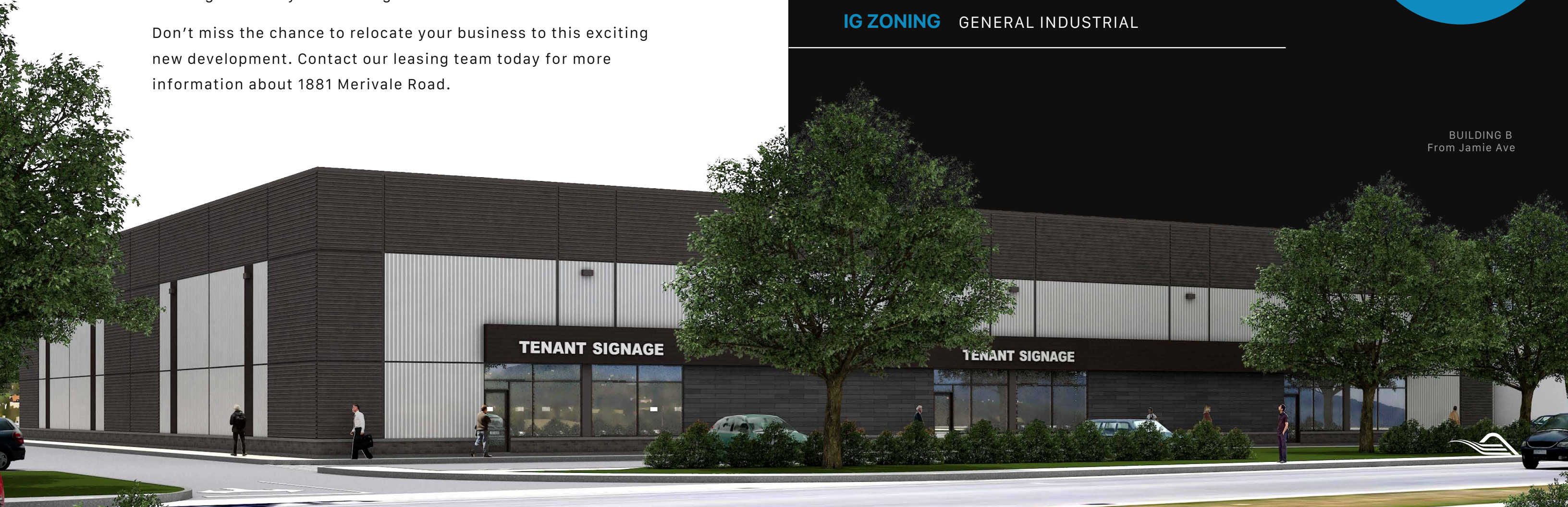
33,131 SF BUILDING B – PHASE II

3 ACRES LAND DEVELOPMENT

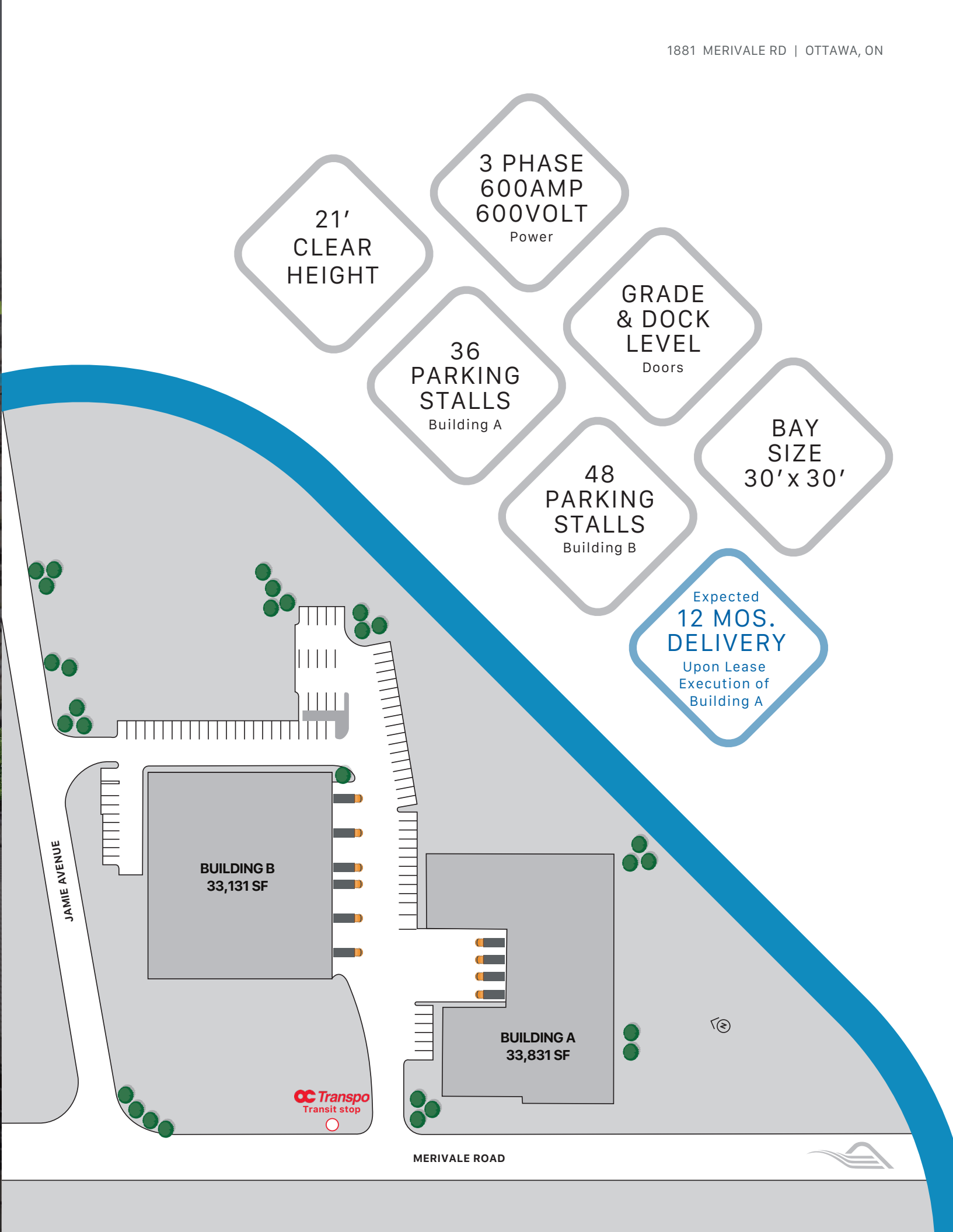
IG ZONING GENERAL INDUSTRIAL



BUILDING B
From Jamie Ave



SITE PLAN AND SPECIFICATIONS





EASY ACCESS TO LOCAL AMENITIES AND MAJOR HIGHWAYS

Strategically located just south of the Hunt Club and Merivale Road intersection, this prime location offers visibility and accessibility in one of the city's most bustling commercial corridors. The property is just minutes away from the Barrhaven suburb and offers an ease of connectivity to Highway 416 via Hunt Club Road.



- **5.2 KM** OTTAWA INTERNATIONAL AIRPORT
- ← **7 KM** HWY 416
- ↔ **9.2 KM** HWY 417
- ↑ **13 KM** DOWNTOWN OTTAWA
- **200 KM** DOWNTOWN MONTREAL

RESTAURANTS

- 1 Chop Steakhouse
- 2 Cindy's Restaurant
- 3 Hard Stones Grill
- 4 Jack's Hunt Club
- 5 Mandarin Restaurant
- 6 Merivale Station
- 7 Mexicali Rosa's
- 8 Noodle's Invitation
- 9 Panera Bread
- 10 Steele's Restaurant
- 11 Tailgators
- 12 Thi Fusion

QUICK EATS

- 16 50 TWO Sandwiches
- 17 A&W Canada
- 18 Burger King
- 19 Five Guys
- 20 Frankie's Deli
- 21 Harvey's
- 22 McDonald's
- 23 Shorty's Sandwich
- 24 Skela Foods Inc.
- 25 Subway
- 26 The Grilled Tomato
- 27 Wendy's

COFFEE

- 13 Galaxy cafe
- 14 Starbucks
- 15 Tim Hortons

FITNESS

- 28 GoodLife Fitness
- 29 Planet Fitness
- 30 Executive Fitness

SHOPPING

- 31 Merivale Mall
- 32 Best Buy
- 33 Costco Wholesale
- 34 RONA

HOTEL

- 36 Hampton Inn by Hilton
- 37 Sandman Signature

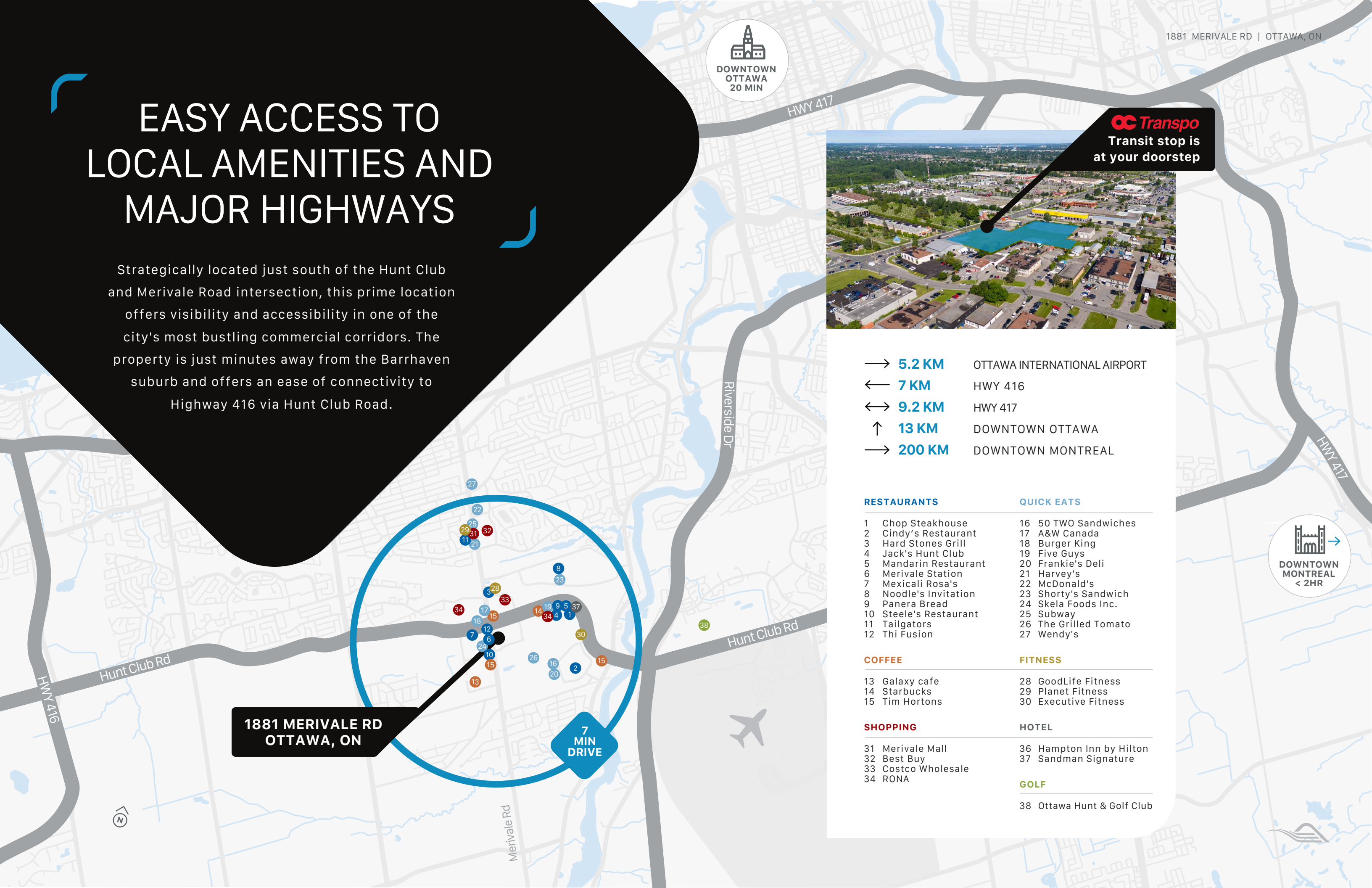
GOLF

- 38 Ottawa Hunt & Golf Club

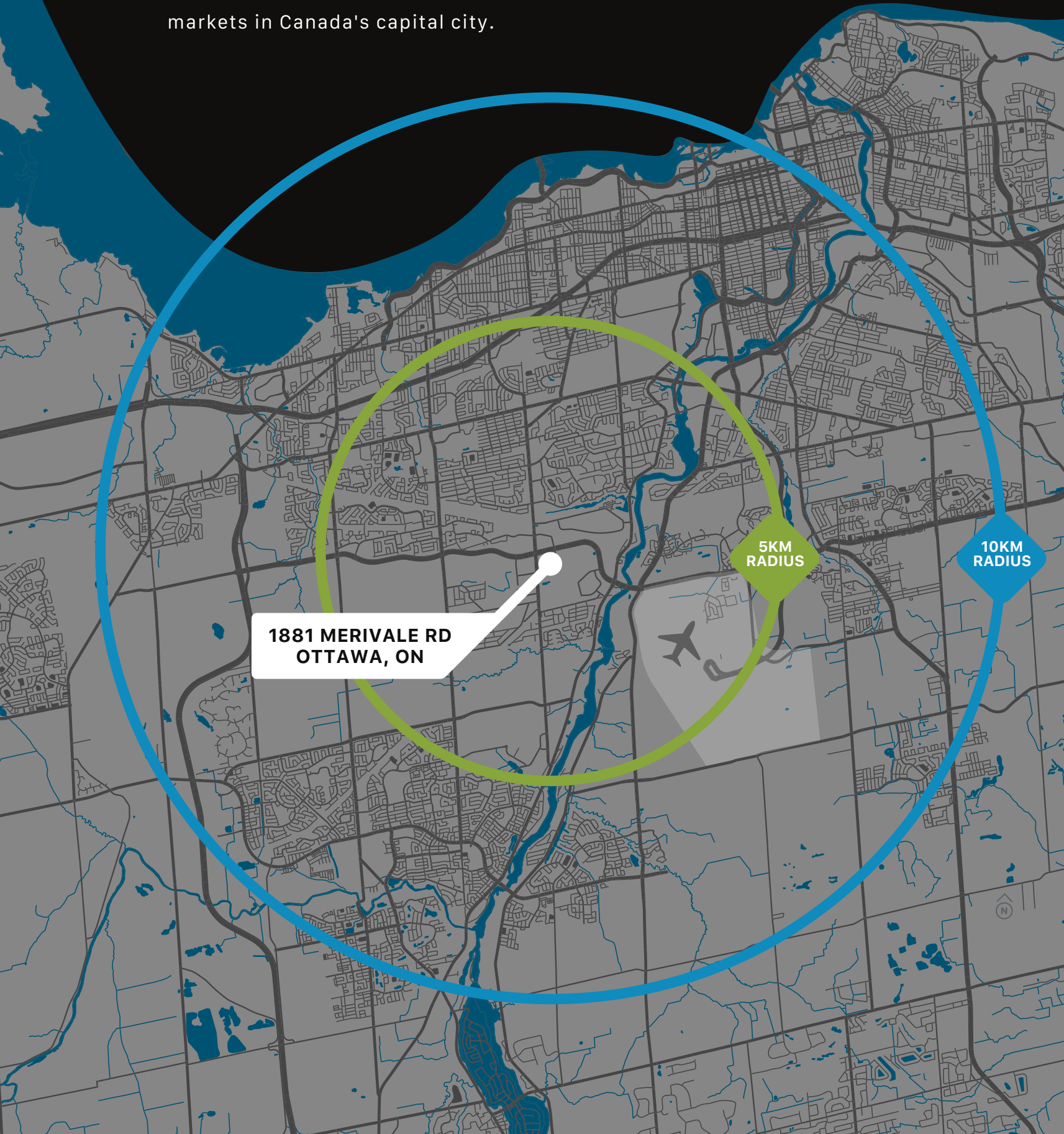


**1881 MERIVALE RD
OTTAWA, ON**



7 MIN DRIVE



This location provides excellent connectivity to three major suburban markets in Canada's capital city.



STRONG LABOUR FORCE DEMOGRAPHICS

	5KM RADIUS	10KM RADIUS
Total Population 	119,573	527,089
2022 - 2023 Population Growth 	2.3%	2.3%
Daytime Population 	116,812	509,546
Households 	48,005	220,275
Average Household Income 	109,979	112,474



Arnon's clients and tenants can be confident that their ongoing service needs and special requirements will continue to be met with speed, efficiency, and accountability.

Since the early 1960's, Arnon has built a reputation founded on stability and integrity as one of the most trusted property managers and developers in Canada's National Capital Region.

Arnon and its associated companies own and manage over 2 million square feet of commercial real estate with notable clients such as Public Works and Government Services Canada, Ross Video, Council of Canadian Academies, Fibics Incorporated, Canadian Telecommunications Association, and many more.



RECL is one of Canada's leading firms specializing in integrated project delivery, project and construction management, design-build and general contracting.

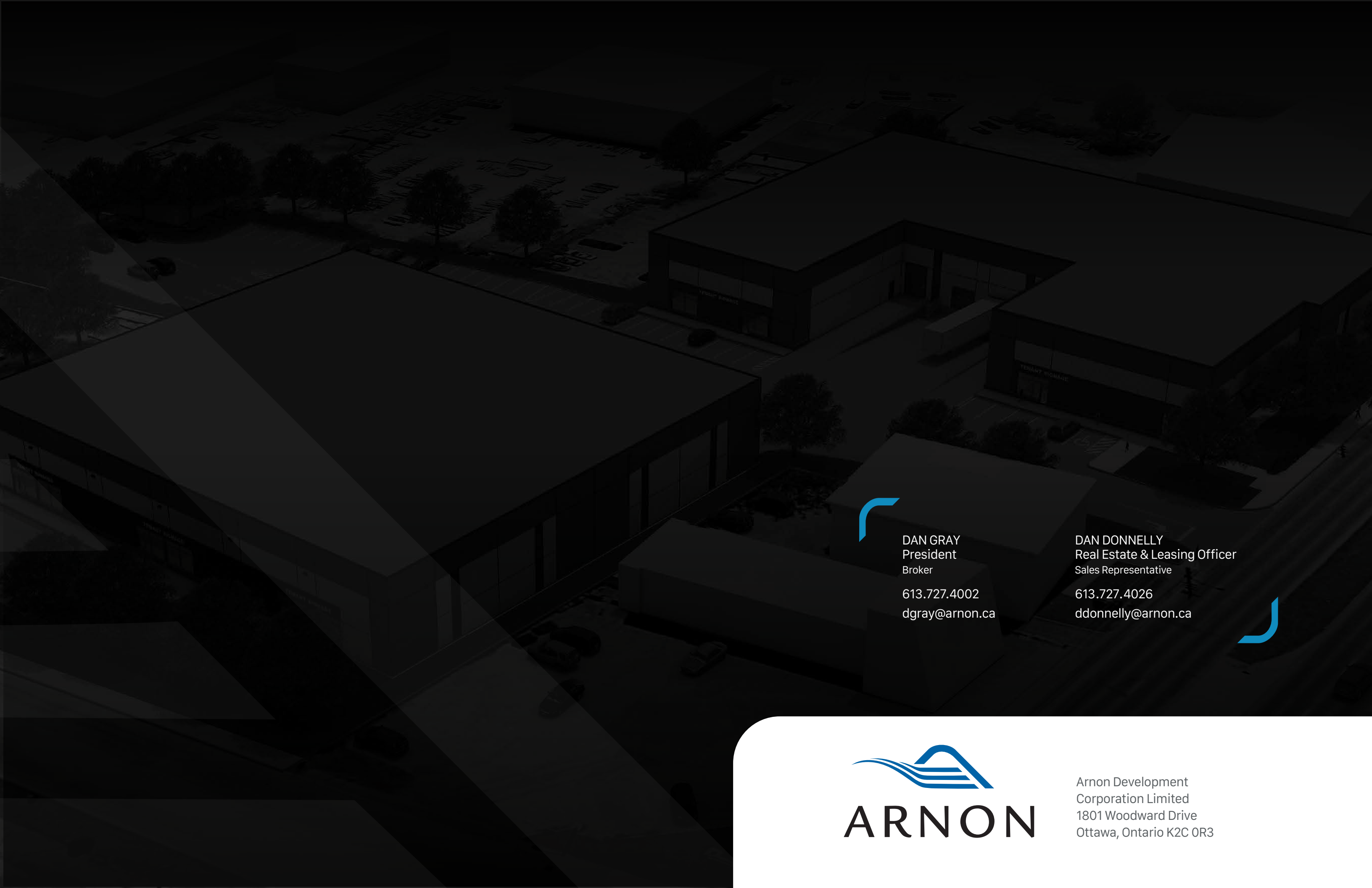
Since 1958, RECL has built excellence into its clients' most high profile, complex and challenging projects across the spectrum of the construction industry, including major infrastructure and civil engineering projects, institutional, heritage projects, industrial buildings, office buildings and large-scale residential development.



+125
YEARS OF
COMBINED
DEVELOPMENT
EXPERTISE

+2M SF
PROFESSIONALLY
MANAGED AND OWNED
PROPERTIES





DAN GRAY
President
Broker

613.727.4002
dgray@arnon.ca

DAN DONNELLY
Real Estate & Leasing Officer
Sales Representative

613.727.4026
ddonnelly@arnon.ca



Arnon Development
Corporation Limited
1801 Woodward Drive
Ottawa, Ontario K2C 0R3