

Approximately 34.088 Acres of
Vacant Industrial Land

FOR SALE

3809 Borrisokane Road, Ottawa, ON



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Commercial Real Estate Advisors

PROPERTY DETAILS



PROPERTY HIGHLIGHTS

3809 Borrisokane Road is approximately 34.088 acres of vacant land, located in the rapidly developing community of Barrhaven, in Ottawa's southwest end. Located east of the Veteran's Memorial Highway (HWY-416), there are approved plans for a new interchange to be built at Barnsdale Road, approximately 1.4 kilometers from the property location, and the project is shovel-ready.

PROPERTY OVERVIEW

ADDRESS	3809 Borrisokane Road, Ottawa (Barrhaven), ON
LAND SIZE	34.088 acres (approx.)
FRONTAGE	1,272.90 feet (approx.)
SALE PRICE	\$51,132,000.00 (\$1,500,000.00 per acre)
REALTY TAXES	\$72,388.00 (2025)
ZONING	IL[3114] – Light Industrial

LOCATION

Located in the rapidly growing Barrhaven South/Half Moon Bay community, 3809 Borrisokane Road offers exceptional potential within a master-planned area surrounded by industrial, commercial and emerging residential neighbourhoods, green spaces, and major future infrastructure with excellent access to Highway 416.

The property sits close to established commercial hubs such as Barrhaven Town Centre, Chapman Mills Marketplace, Barrhaven Mall and Amazon's massive Barrhaven Fulfillment Centre. Additional retail growth is underway along Borrisokane Road itself, supporting the area's strong trajectory of development. With nearby parks, schools, and community amenities, along with ongoing residential expansion and flexible zoning proposals, this location is ideally positioned for mixed-use, commercial, or light industrial opportunities in one of Ottawa's fastest-growing suburban markets.



Distances

Barrhaven Town Centre:
7 minutes

Manotick:
4 minutes

Stittsville:
21 minutes

Kanata:
21 minutes

Downtown Ottawa:
26 minutes

Ottawa Airport:
22 minutes

Highway 401:
35 minutes

**U.S. Border Crossing:
Ogdensburg**
41 minutes

**U.S. Border Crossing:
Alexandria Bay**
1 hour 14 minutes



DEMOGRAPHICS & ZONING INFORMATION

DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	12,728	72,041	163,123
Population (2028)	15,949	85,095	190,094
Population (2033)	18,960	97,158	213,977
Daytime Population	7,188	42,874	102,479
Median Age	35.1	36.9	38
Average Household Income	\$135,461	\$136,442	\$143,305

ZONING: IL – Light Industrial

The purpose of the Industrial and Logistics Zone is to:

- Permit a wide range of low to moderate impact, light industrial uses in accordance with the Industrial and Logistics designation of the Official Plan in locations that are intended to be the focus of warehousing and distribution operations.
- Allow small-scale ancillary uses to serve employees in the immediate vicinity.
- Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.

Permitted Uses

(1) In the Industrial and Logistics Zone, the following uses are permitted:

- automobile body shop
- automobile service station
- catering establishment
- crematorium
- drive-through facility
- emergency service
- heavy equipment and vehicle sales, rental, and servicing
- light industrial use
- research and development centre
- storage yard
- truck transport terminal
- warehouse
- waste processing and transfer facility

Conditional Uses

(2) The following conditional uses are also permitted in the Industrial and Logistics Zone, subject to each use not exceeding 300 square metres of gross floor area:

- car wash
- gas bar
- micro-distribution facility
- place of assembly, limited to an employment-related use listed in subsection (1)
- restaurant
- training centre

(3) A cannabis production facility, indoor, is also permitted in the Industrial and Logistics Zone, subject to the gross floor area not exceeding 350 square metres.

ZONING CONTINUED

Zone Provisions

(4) A sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory.

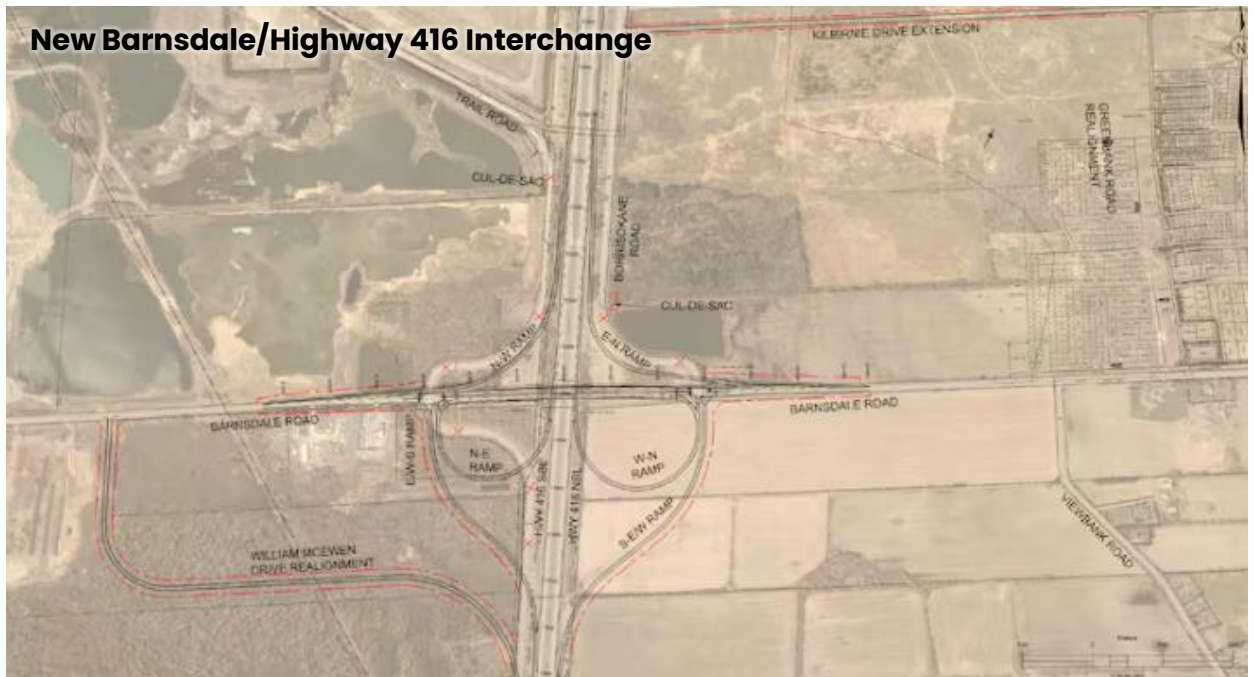
(5) The provisions in Table 1002 apply in the Industrial and Logistics Zone:

Zoning Mechanism		Provisions
(a) Minimum lot area (m ²)	(i) Serviced	2,000
	(ii) Unserviced	4,000
(b) Minimum lot width (m)	(i) Serviced	No minimum
	(ii) Unserviced	50
(c) Minimum front yard setbacks (m)	(i) Serviced	3
	(ii) Unserviced	8
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 Zone, NU Zone or INZ Zone	15
	(ii) Where abutting any other Zone	3
(e) Minimum exterior side yard setback (m)	(i) Serviced	3
	(ii) Unserviced	8
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 Zone, NU Zone or INZ Zone	15
	(ii) Where abutting any other zone	3
(g) Maximum building height (m)	(i) Within 20m of a property line abutting an N1, N2, N3, N4, N5, N6 Zone, NU Zone or INZ Zone	11
	(ii) All other cases	22
(h) Maximum lot coverage (%)	(i) Serviced	65
	(ii) Unserviced	50
(i) Minimum width of landscaped area (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 Zone, NU Zone, INZ Zone or street	3
	(ii) All other cases	No minimum

Exception

Exception 3114 is shown below:

IL[3114] A 15-metre landscaped buffer is required along any lot line abutting an N1-N6 – Neighbourhood Zone or DR – Development Reserve Zone.



New Barnsdale/Highway 416 Interchange

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