

For Sale or Lease

Build-to-Suit

National Capital Business Park

Ottawa, ON



● 15,000sf to 50,000sf



● IH - Heavy Industrial Zoning



● Dock and/or Grade level Cross-Dock

Lennard:



Build-to-Suit opportunity, located in Ottawa's newest industrial park.

- Heavy industrial zoning suitable for outside storage of heavy equipment, vehicle parking, materials, etc.

- Design build from 15,000sf to 50,000sf allows user to maximize efficiencies

- 2-3 acres of outdoor storage; ideal site for cross-dock



Rare build-to-suit opportunity within Ottawa's Greenbelt, minutes to downtown

Zoned (IH) Heavy Industrial allowing for a variety of industrial uses and outdoor storage.

The project represents the most prominent undeveloped industrial land in Ottawa.

Prominently located at Hunt Club Rd. and Highway 417 interchange, this 4.520 acre site can accommodate users from 15,000sf to 50,000sf in a state-of-the-art flex industrial building.

 4.520 AC

 State-of-the-art construction and specifications

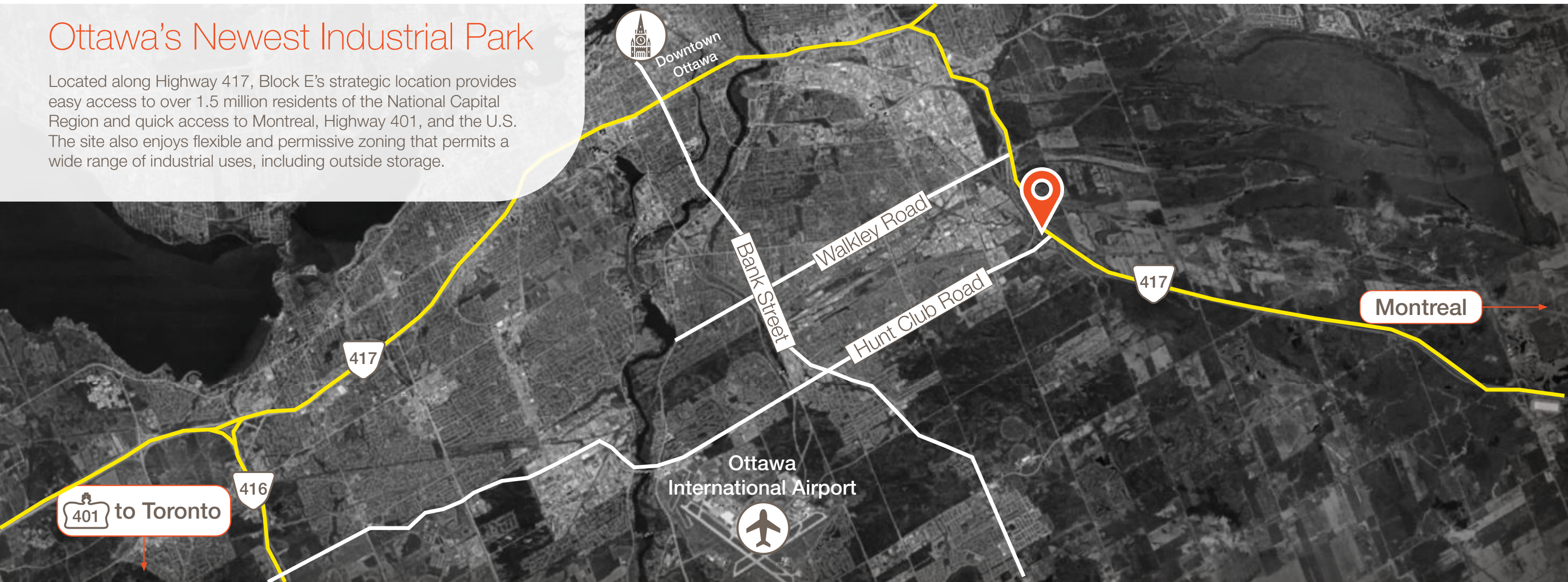
 Q4 2025

 IH (Heavy Industrial)



Ottawa's Newest Industrial Park

Located along Highway 417, Block E's strategic location provides easy access to over 1.5 million residents of the National Capital Region and quick access to Montreal, Highway 401, and the U.S. The site also enjoys flexible and permissive zoning that permits a wide range of industrial uses, including outside storage.



Site E National Capital Business Park



Available Area
From 15,000 SF
to 50,000 SF



Power
600V 400 AMP | 3-phase



Shipping/Receiving
Dock and/or Grade level
Cross-dock



Office
10%



Clear Ceiling Height
24 Feet - 28 Feet



Typical Bay Size
Built on Spec



Zoning
IH (Heavy Industrial)



Sprinklers
ESFR



Exterior
Insulate Metal Panel (IMP)



Parking
Ample on site



Lighting
LED



Floor
Minimum 5"



Lease Rate
\$30.00 NNN

Sale Price
Contact Listing Agents

TMI
TBD



Occupancy
Q4 2025

Built to meet demand, delivering today:
purchase or lease your ideal industrial
space now

Construction Timeline



Site Plan
Approval

Q1 - Q2
2025



Start of
Foundations

Q2
2025



Steel Delivery

Q2 - Q3
2025



Begin Tenant
Improvements

Q4
2025



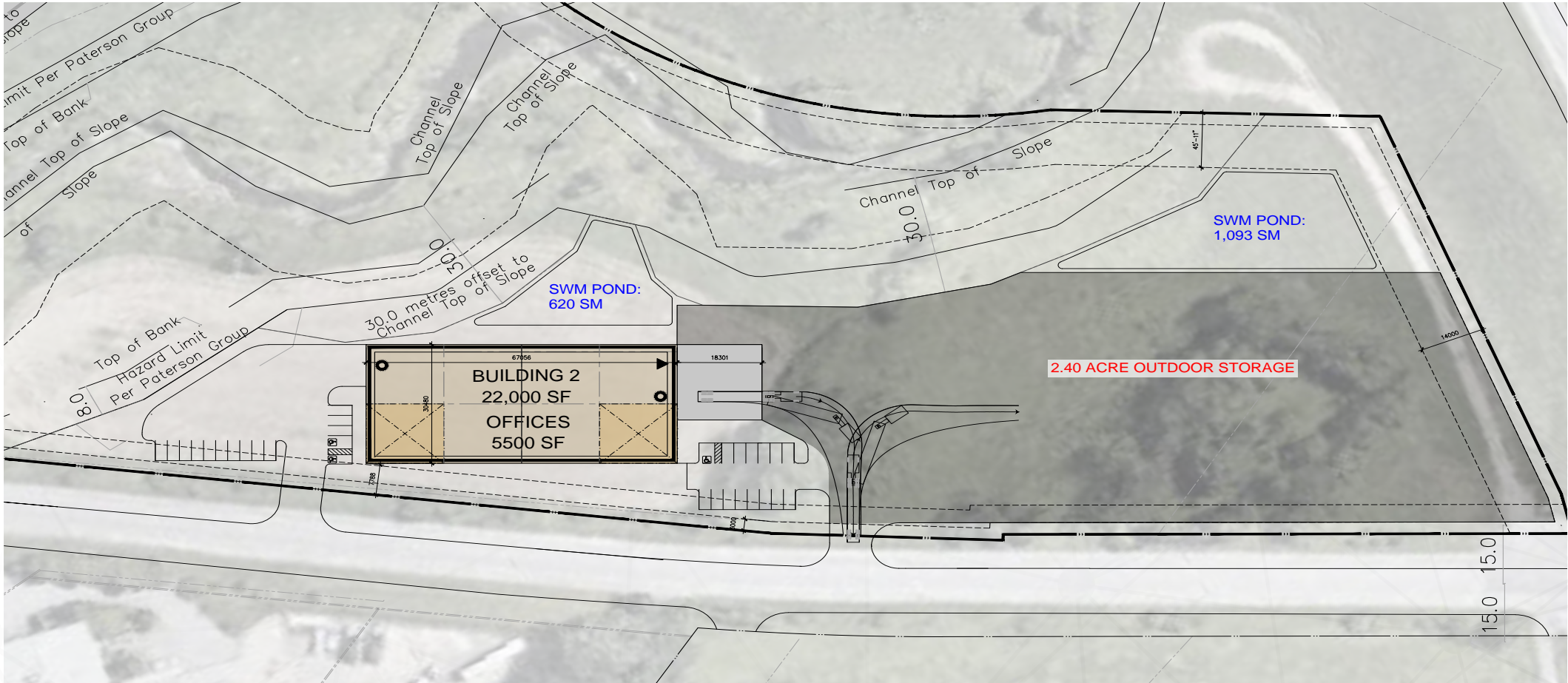
Substantial
Completion

Q4
2025



Site Plan

1



Option 1

- Single Tenant or Buyer layout
- Allows for upwards of 2.4 acres for outside storage of equipment or goods
- Flexible loading either dock or grade doors



Size:
22,000sf



Loading:
Dock U & Grade Level

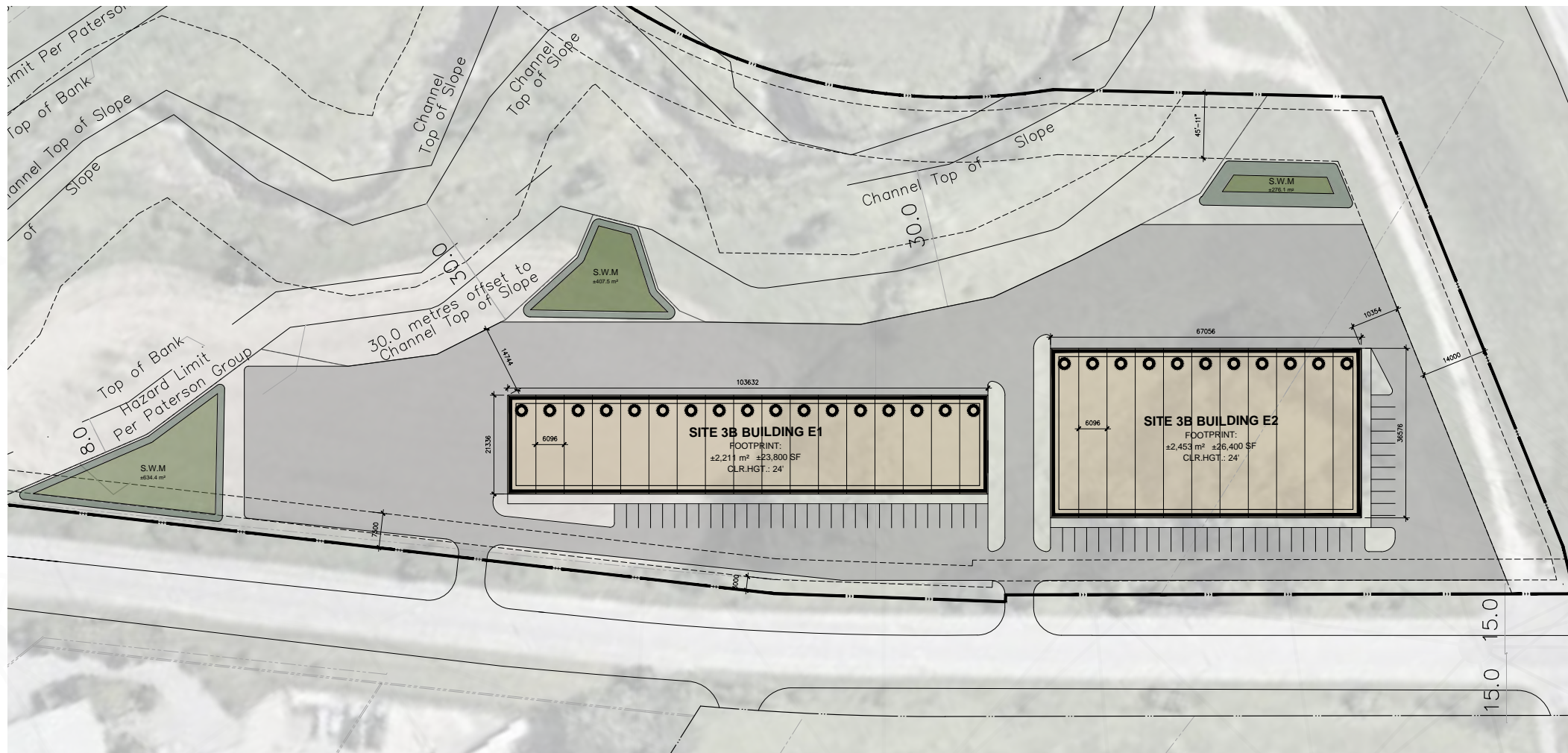


Outdoor Storage:
Approx. 2.4 acres

*Example only - Not SPA

Site Plan

2



Option 2

- Multi-tenant layout to accommodate smaller bays and allow for shared outside storage yard
- Grade level loading
- Ample on site parking for Tenants or Buyers



Size:
23,800sf & 26,400sf



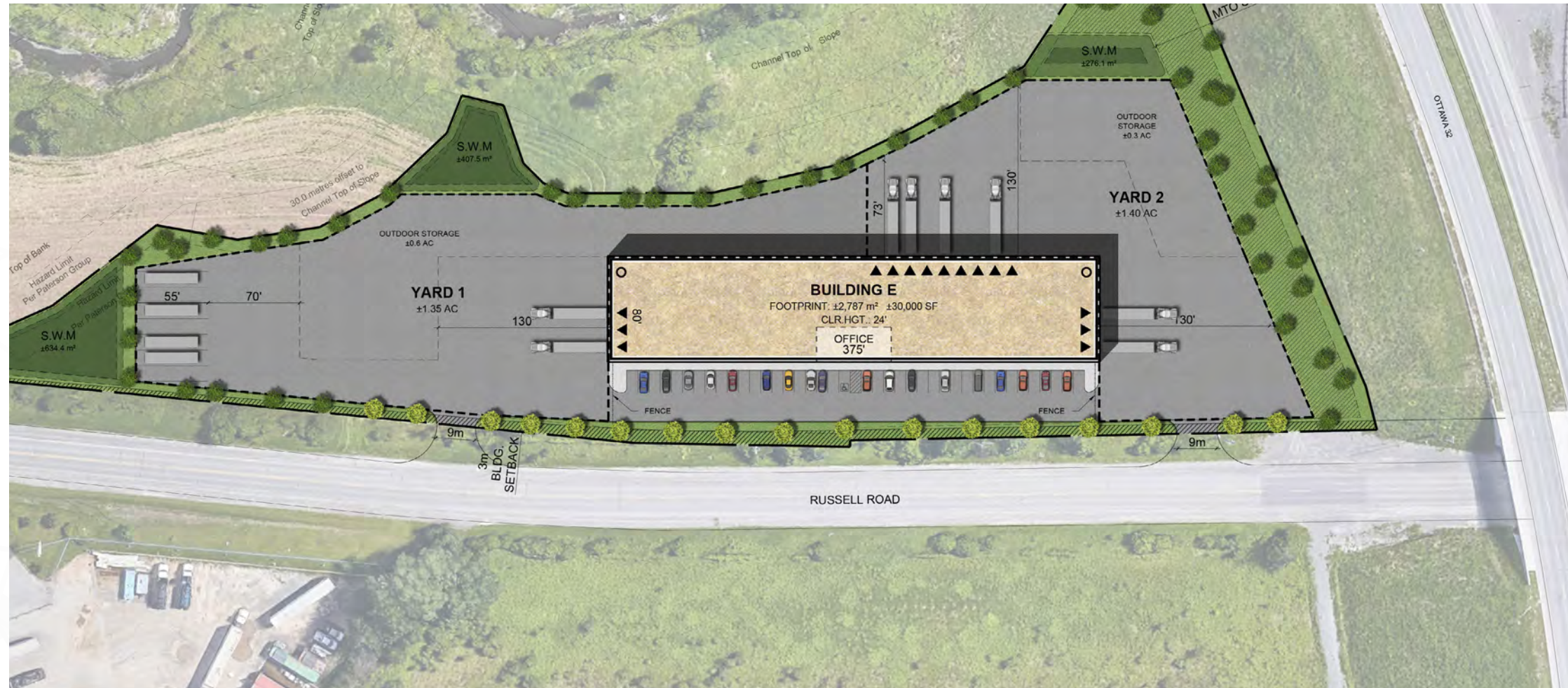
Loading:
Dock & Grade Level



Outdoor Storage:
Permitted

Site Plan

3



Option 3

- Larger single Tenant design
- Grade or Dock level loading at rear or along the sides of building
- Outside storage available



Size:
30,000sf



Loading:
Dock U & Grade Level



Outdoor Storage:
Approx. 1 acre

Site Plan

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Option 4

- Secured outdoor storage
- Fully graveled and fenced
- Easy access to HWY



Size:
~175,000 sf
~4 acres



Highway Access:
Immediate



Outdoor Storage:
Fenced, graveled and secured





Developer

Founded in 2016, Avenue 31 is an Ottawa-based real estate development and investment company that buys, develops, and holds income-producing properties. Our goal is to create a diversified property portfolio, predictable revenue and capital growth in an increasingly volatile economic environment. Our team of real estate development professionals and our key partners bring an exceptional experience to our projects and investors to create lasting positive results for everyone.

Lennard:

Real Estate Services

We always put people first. Our work-life balance philosophy empowers us and helps us achieve mutually beneficial and remarkable results. There is no short-term gain at Lennard, long-lasting relationships are what keep our business growing. Our entrepreneurial spirit keeps us grounded and always in tune with the community we are part of. Our extensive experience and broad expertise, in conjunction with our key connections and strategic partners makes us the team of choice for organizations large and small.

Today, over 40 years later and with more than 125 employees across 6 office including 4 in the GTA, Ottawa and Waterloo Region, Lennard's entrepreneurial spirit still thrives and we continue to grow.

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