

90 BILL LEATHEN

OTTAWA, ON, K2J 0R3

INDUSTRIAL FOR SALE



EXECUTIVE SUMMARY

90 BILL LEATHEM DRIVE
OTTAWA, ON, K2J 0R3



OFFERING SUMMARY

BUILDING SIZE:	27,576 SF
LOT SIZE:	173,137.33 sq.ft (3.975 acres)
SALE PRICE:	\$14,500,000.00
ZONING:	IM (March 2026)
PROPERTY TAX:	\$133,293.53 (2026)
INSURANCE:	\$6,814.80 (2026)
PARKING:	42 spots in south lot, 8 + 1 in north

PROPERTY OVERVIEW

90 Bill Leathem Drive presents a rare opportunity to acquire a highly specialized industrial facility in Ottawa's South Merivale Business Park. Originally occupied by Enbridge, the property has been extensively upgraded into a food processing, cold storage, and distribution facility, with more than \$1,000,000.00 invested in specialized freezer and cooler infrastructure since 2023.

Situated on approximately 3.975 acres, there are no rear neighbours to the property. The building itself combines functional warehouse space, modern office accommodations, extensive refrigerated storage, secure outdoor storage (fenced yard), and excess development land. This facility is ideally suited for food processing, cold chain logistics, manufacturing, distribution, pharmaceutical users, contractors, transportation companies, and owner-occupiers requiring heavy power and specialized industrial infrastructure.

Located within Ottawa's rapidly expanding South Merivale industrial corridor, the property benefits from excellent connectivity and is directly across from the new Amazon distribution campus. With quick Access to Woodroffe Avenue, Prince Of Wales Drive, and the Ottawa Airport, the property is conveniently located within one of the city's fastest-growing logistics hubs.

EXECUTIVE SUMMARY CONTINUED

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PROPERTY HIGHLIGHTS

- Mixed-use office and industrial commercial building
- Approx. 2 acres of excess land for development
- Secured, electrical gated yard with 8 electrical charging stations and 9 heated storage bays, cameras installed
- Five (5) industrial walk-in freezer rooms with ranges from 10 to -20 degrees Celcius, 15.3' ceilings
- Three (3) walk-in cooler rooms for food processing; water present and floor drained, 15.3' ceilings
- Three (3) dock loading doors with electric dock levelers from ware-house
- Whare-house has 17' ceilings and an additional three (3) grade-level loading doors, seperate two (2) plus one (1), one (1) which is 14' by 12'
- 400 Amp, 600 Volt, 3 Phase power throughout the building, with a back-up generator on-site
- 2 Tonne, 12.5' electrical gantry crane present in welding room, with dedicated 12' by 12' grade loading door
- Industrial laundry onsite
- Sprinklers throughout the building
- Multiple offices, washrooms and kitchenette

RENT ROLL

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FINANCIAL INFORMATION

SPACE	SQUARE FOOTAGE	OCCUPANCY	LEASE EXPIRY	NET RENT PER SQUARE FOOT	NET ANNUAL RENT
Wharehouse Lease	20,287 SF	Tenanted	December 31, 2028	\$17.98	\$364,720.32
Garage Lease	1,656 SF	Tenanted	December 31, 2028	\$18.17	\$30,092.16
Yard Lease	N/A	Tenanted	December 31, 2028	N/A	\$36,000.00
Food Truck License	2 Parking Spaces	Tenanted	Month to Month	N/A	\$10,200.00
Unit A Office Space	5,633 SF	Vacant	N/A	N/A	N/A

90 BILL LEATHEM DRIVE EXPENSES

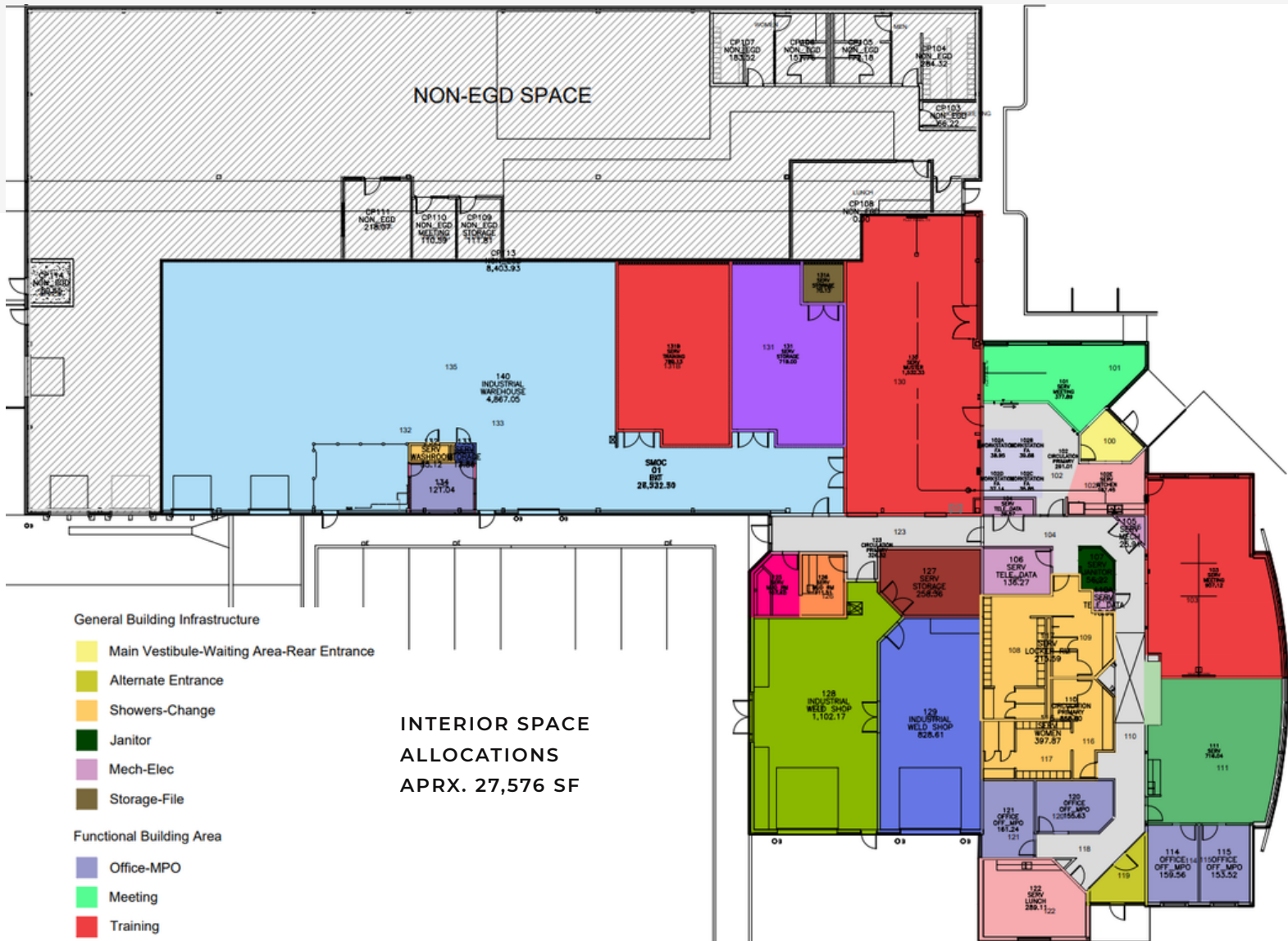
EXPENSES – 2025 (EXCL. HST)	
Common Hydro (Paid by Tenant)	(\$72,000.00)
Propane Gas (Paid by Tenant)	(\$8,400.00)
Water / Sewer (Paid by Tenant)	(\$9,600.00)
Insurance	(\$6,814.80)
Property taxes (2026)	(\$133,293.53)
Landscaping (Paid by Tenant)	(\$2,100.00)
Waste removal (Paid by Tenant)	(\$6,000)
TOTAL EXPENSES 2025	(\$238,208.33)
TOTAL EXPENSES PSF 2025	(\$8.64) PSF

2026 ESTIMATED NET OPERATING INCOME (NOI)	\$441,012.48
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FLOOR PLAN

90 BILL LEATHEM DRIVE

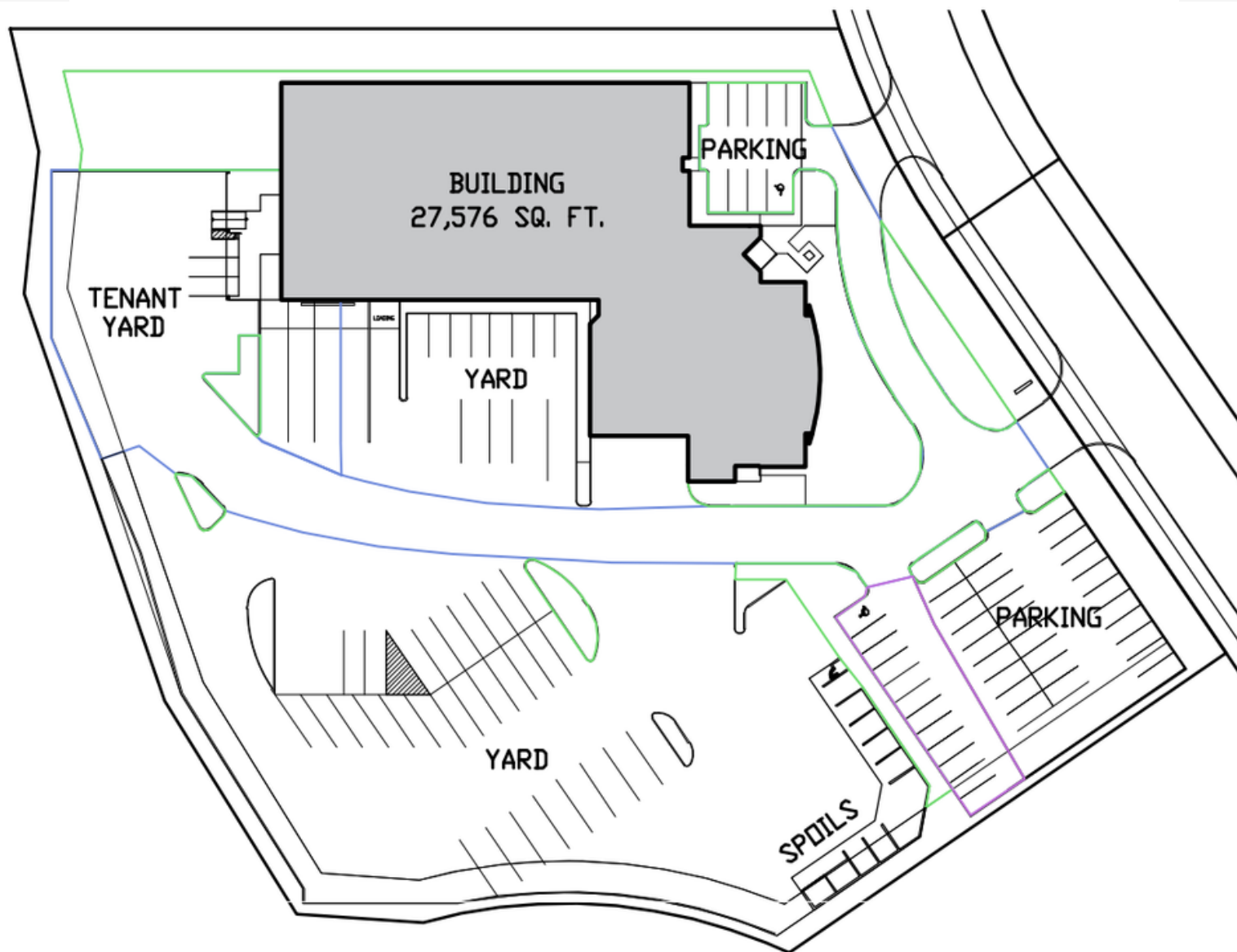
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SITE PLAN

90 BILL LEATHEM DRIVE

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PROPERTY OUTLINE
APRX. 3.975 ACRES

ADDITIONAL PHOTOS: OFFICE SPACE

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ADDITIONAL PHOTOS: INDUSTRIAL SPACE

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ADDITIONAL PHOTOS

90 BILL LEATHEM DRIVE

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RETAILER MAP

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WITHIN CLOSE PROXIMITY

- Amazon
- Market Grill
- Shell Gas
- Farm Boy
- Scotiabank
- Tim Hortons
- RBC
- CIBC
- TD Bank
- The Heart & Crown
- Walmart
- Browns Social House
- Broadway Bar & Grill

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THANK YOU

We would love to tour the property and discuss a leasing opportunity.

Please contact one of our representatives, and we can get started!

CONTACT

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