

560 DEALERSHIP DRIVE, OTTAWA

FOR SALE

Industrial & Logistics Land Opportunity

±15.62 ACRES OF INDUSTRIAL LAND IN OTTAWA'S SOUTH WEST

SITE AREA 15.62 ACRES

ASKING PRICE \$18,500,000



CBRE

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560 DEALERSHIP DRIVE, OTTAWA

About the Opportunity

CBRE Limited (Ottawa) is pleased to offer for sale ± 15.62 acres of Industrial and Logistics designated land at 560 Dealership Drive, in the City of Ottawa (the "Site").

Strategically located adjacent to Highway 416 with convenient access to the Strandherd/Fallowfield interchange, the Property benefits from its interconnectivity to major transportation routes, proximity to many local amenities, and upcoming developments.

The Site provides investors and users alike an excellent opportunity to acquire a medium size parcel in one of Ottawa's newest industrial parks.



15.62 acres



IP Business Park Industrial Zone



18,500,000

Asking Price



CBRE



560 DEALERSHIP DRIVE, OTTAWA

Property Information

PIN	044670028
SITE AREA	15.62 acres
DIMENSIONS	682 feet by 1,004 feet
OFFICIAL PLAN	Industrial and Logistics
ZONING	IP – Business Park Industrial Zone
EXISTING CONDITIONS	The subject site is currently vacant and consists predominantly of grassland with occasional mature trees. The Site topography slopes down to the east.
PLANNING	<p>The Site will consist of one development block and it is intended to be improved with business park/logistics use. The road network and servicing infrastructure for the business park have not been completed south of the intersection of Dealership Drive and CitiGate Drive. A 13m block for half of the road width along the east side of the site will be granted for use as part of a municipal right-of-way, herein referred to as Street 2.</p> <p>Access is available with a site drive-in in the interim until the extension of Citigate is completed.</p>
ACCESS	Future intersection of Dealership Drive and the Citigate Drive Extension (Street #2) to be constructed and transferred to the City.
SERVICING	<p>It is proposed to extend the watermain in the CitiGate Drive extension and construct a 250mm diameter watermain in the proposed Street 2 right-of-way. It is assumed that this proposed watermain would extended in the future (by others) to create a looped system. As an interim scenario it is proposed to construct a second watermain for the site and connect into the existing watermain in Dealership Drive to provide a looped system for the proposed development.</p> <p>A municipal storm sewer system is proposed within the proposed Street 2 right-of-way which will outlet to a proposed ditch and drain to the existing O’Keefe Drain in an interim condition. Ultimately Street 2 (and municipal services) will be extended, and a stormwater management pond will be constructed which will service this property.</p>
TAXES - 2025 FINAL	\$186,013.31
ASKING PRICE	\$18,500,000.00

Planning & Land Use Summary

OFFICIAL PLAN

OP Section 6.4- Industrial and Logistics

Industrial and Logistics areas are preserved to cluster economic activities relating to manufacturing, logistics, storage and other related uses. This designation corresponds to the manufacturing and warehousing activities within employment areas as defined by the Provincial Policy Statement. These uses generally cannot fully integrate with sensitive land uses and are not suited or are priced out of other designations, such as Hubs and Corridors. These uses help broaden the economic base for Ottawa beyond federal, high-tech, health and education services. Some of these uses also support existing residents and employers through the storage and logistics of merchandise, supplies and construction needs.

The Industrial and Logistics designation is characterized by traditional industrial land uses such as warehousing, distribution, construction, light and heavy industrial, trades, outdoor storage and other uses requiring a range of parcel sizes. These uses may impact other surrounding uses due to emissions, such as odours, dust, smoke, heavy equipment movement, light or noise and should be segregated from sensitive land uses.

The following uses are permitted in the Industrial and Logistics designation as shown on Schedules B1 through to B8:

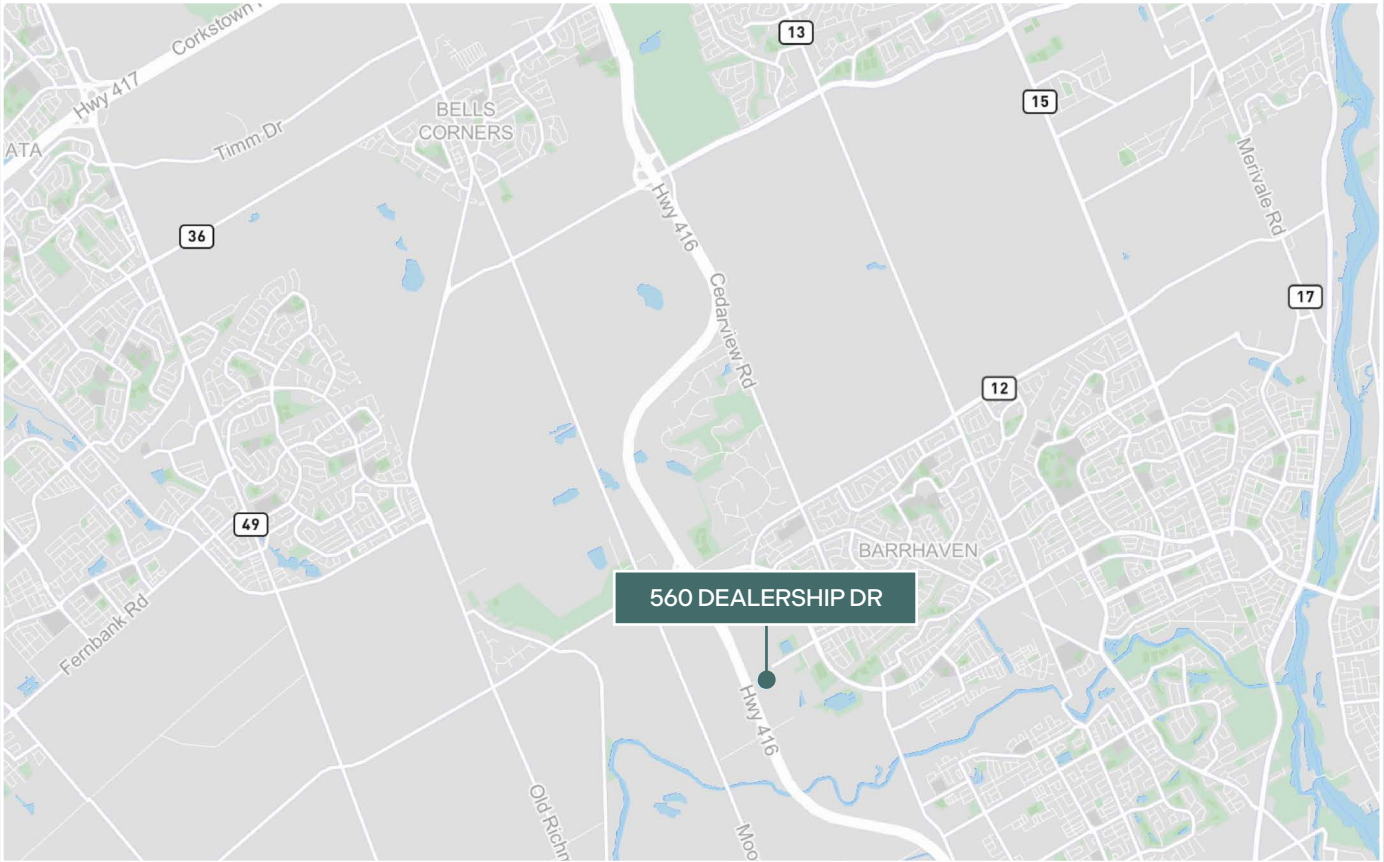
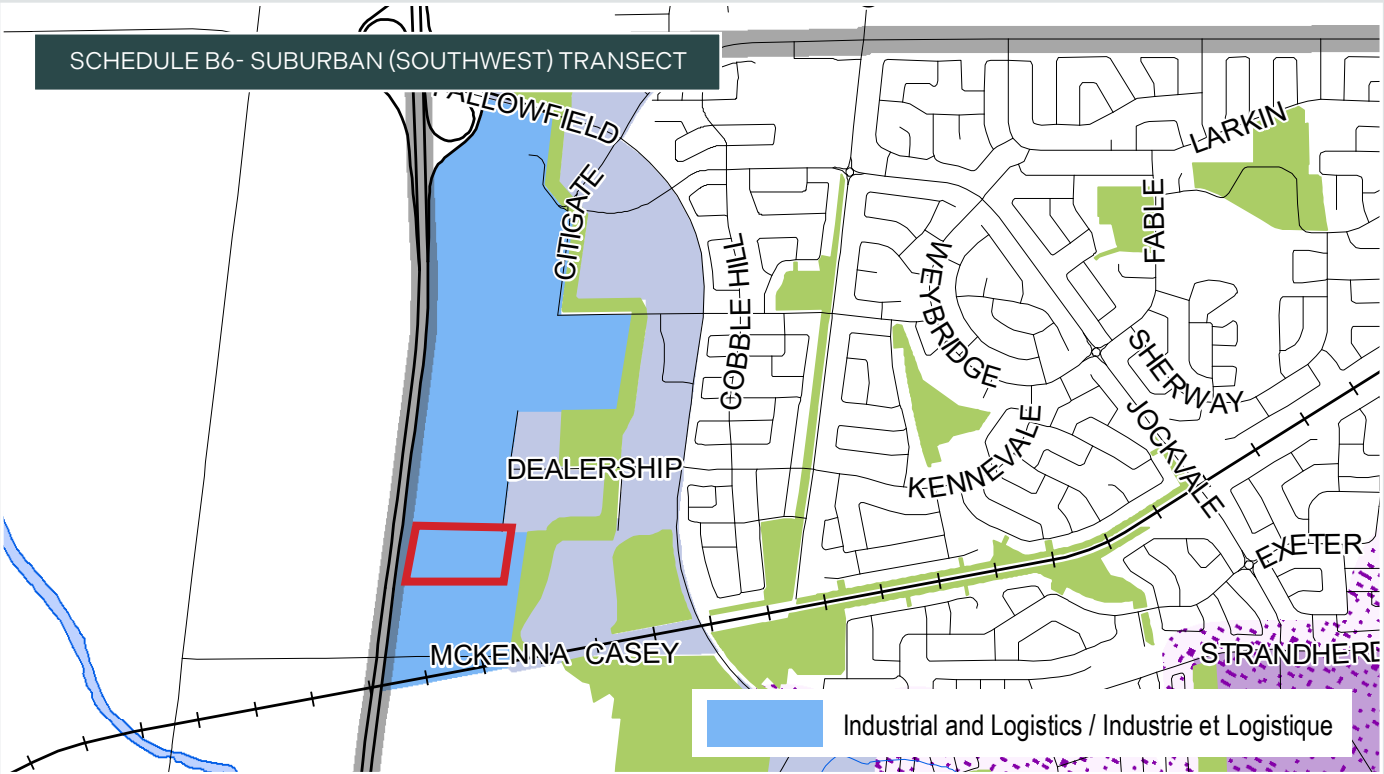
- a) Traditional heavy and light industrial uses such as manufacturing, warehousing, distribution, storage, utilities and construction;
- b) Uses that store most products outdoors and require large land areas devoted to external storage, sale or service of goods;
- c) Auto service and body shops, heavy equipment and vehicle sales and service.

ZONING

IP – Business Park Industrial Zone (Section 205-206)

The purpose of the IP – Business Park Industrial Zone is to:

- accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting, in accordance with the Enterprise Area designations of the Official Plan or, the Employment Area or the General Urban Area designation where applicable;
- allow in certain Enterprise or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Enterprise, Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
- prohibit retail uses in areas designated as Enterprise Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product.



Proposed Road Extension

Future intersection of
Dealership Drive and the
Citigate Drive Extension
(Street #2) to be constructed
and transferred to the City.





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