



300 Legget Drive, Kanata, ON

Rare Light Industrial Building For Sale

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Property Overview

Civic Address	300 Legget Drive, Kanata, ON
Total SF	+/- 13,038 SF
Lot Size	+/- 1.85 Acres (80,406 SF)
Zoning	IG6 - General Industrial
Property Taxes	\$46,752 (2023) or +/- \$3.59 PSF
Year Built	1980 (partially renovated in 2017)
Power	600V/200A
Legal Description	Part of Lot 6, Concession 4, City of Ottawa, formerly Kanata. Designated as Part 2 on Plan 5R-1176, Save and Except Part 6 on Plan 4R-10621. PIN 04516-0038
Asking Price	\$3,900,000



Exterior of Building

Key Highlights

Rare single-storey office/flex building located on a prominent corner lot in the heart of the Kanata North Research Park.

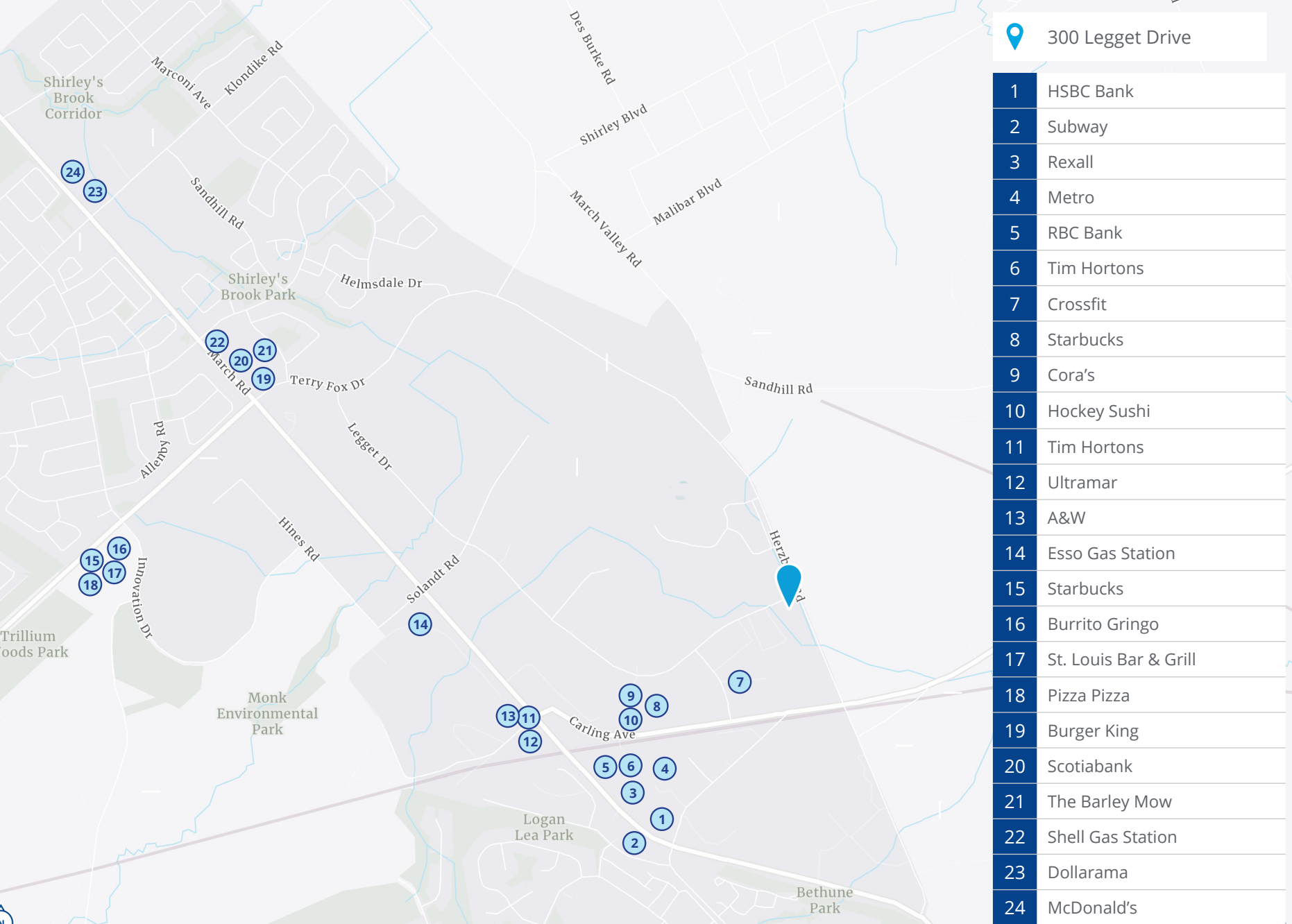
Combination of office, pre-fab clean rooms, light production/manufacturing and storage space. Front office space is modern and features a variety of perimeter enclosed offices/meeting rooms and large kitchen/lunchroom. Multiple washrooms with showers (recently upgraded in 2017).

Building can be acquired with 303 Legget Drive offering an owner/user with a mini campus opportunity.

- Excellent location with great exposure
- Lighting: LED (upgraded in 2021)
- Ceiling Height: +/- 11' (clear height to underside of roof joists)
- Loading: double man door on grade
- Roof: +/- 2014
- Parking: approx. 43 paved spaces (3.3:1,000 SF) with additional gravel parking
- Available immediately



Nearby Amenities



Zoning

IG – General Industrial Zone (Section 199-200)

Purpose of the Zone

The purpose of the IG – General Industrial Zone is to:

- (1) permit a wide range of low to moderate impact, light industrial uses in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
- (2) allow in certain Employment Areas 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 Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
- (3) prohibit retail uses in areas designated as Employment 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; and
- (4) provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.

199. In the IG Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 199(3) to (5);

*animal care establishment

*animal hospital

*automobile body shop

*broadcasting studio

*Cannabis Production Facility,
(contained within a building that is
not a greenhouse)

*catering establishment

*crematorium

*drive-through facility

*emergency service

*garden nursery

*heavy equipment and vehicle sales,
rental and servicing

*kennel

*leaf and yard waste composting
facility

*light industrial uses

*medical facility

*office

*park

*parking garage

*parking lot

*personal brewing facility

*place of assembly

*printing plant

*production studio

*research and development centre

*service and repair shop

*storage yard

*technology industry

*training centre

*truck transport terminal

*warehouse

*waste processing and transfer facility
(non-putrescible)

Zoning

IG6 – Subzone

(6) In the IG6 Subzone

(a) the following use is also permitted:
place of assembly

(b) the following uses are prohibited:

- * animal care establishment
- * animal hospital
- * automobile body shop
- * automobile dealership
- * automobile rental establishment
- * automobile service station
- * car wash
- * convenience store
- * crematorium
- * gas bar
- * heavy equipment and vehicle sales, rental and servicing
- * hotel
- * instructional facility, unless it is limited to computer training
- * personal brewing facility
- * personal service business
- * restaurant
- * truck transport terminal





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