



CUSHMAN &
WAKEFIELD

Ottawa

FOR SALE

**4378 MCKENNA CASEY DR.
OTTAWA, ON**



**31 ACRES OF BUSINESS PARK
INDUSTRIAL DEVELOPMENT LAND**

***SITUATED IN GROWING
416 INDUSTRIAL NODE***

55 Metcalfe Street, Suite 400
Ottawa, ON
Main +1 613 236 7777

cwottawa.com



Note: All property outlines are approximate

Overview

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in approximately 30.9 acres of development land located at 4378 McKenna Casey Drive near the intersection of Moodie Drive and McKenna Casey Drive (the “Property”). The Property is situated in the growing 416 industrial node, anchored by Amazon’s state-of-the-art, multi-level distribution centre and just south of Citigate Corporate Campus, a 170-acre master-planned commercial business park with notable companies such as Costco, Tomlinson and the Myers Automotive Group.

The Property features approximately 1,360’ of frontage along Highway 416 and is conveniently situated in close proximity to the Fallowfield Road Interchange (66). The Property is currently zoned IP[1219]-h, allowing for a wide range of commercial uses, including, but not limited to, light industrial uses, office, automobile dealership, hotel and medical facility, among others. The vibrant submarket boasts an abundance of amenities, including well-known establishments such as LCBO, Marshalls, Tim Hortons and Freshii.

The Vendor intends to lease back an approximate area of 15 m x 15 m of the Property, to be agreed upon by the Purchaser and Vendor. Additional information available to interested parties who have executed a confidentiality agreement.

Legal Description	PT LT 16 CON 4 RF AS IN CR459096 NEPEAN
PIN	044670032
Zoning	IP[1219]-h: Business Park Industrial Zone
Surrounding Uses	Industrial, Retail, Hospitality and Residential
Access	McKenna Casey Drive
Highway Frontage	~ 1,360’



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Distances

Downtown Ottawa

Toronto

Montreal

Kingston

US Border

Kilometers

27km

428km

222km

174km

68km

Hours/Minutes

20min

4h

2h 10min

1h 40min

45min

For more information, please contact:

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