

# Industrial Development Land

For Sale

2101 Johnston Road &  
3203 Conroy Road  
Ottawa, Ontario

Ottawa Business Park



QUBE PROPERTIES LTD.  
REAL ESTATE BROKERAGE  
255 MICHAEL COMPLAND DRIVE  
OTTAWA ON K2M 0M5



OVERVIEW

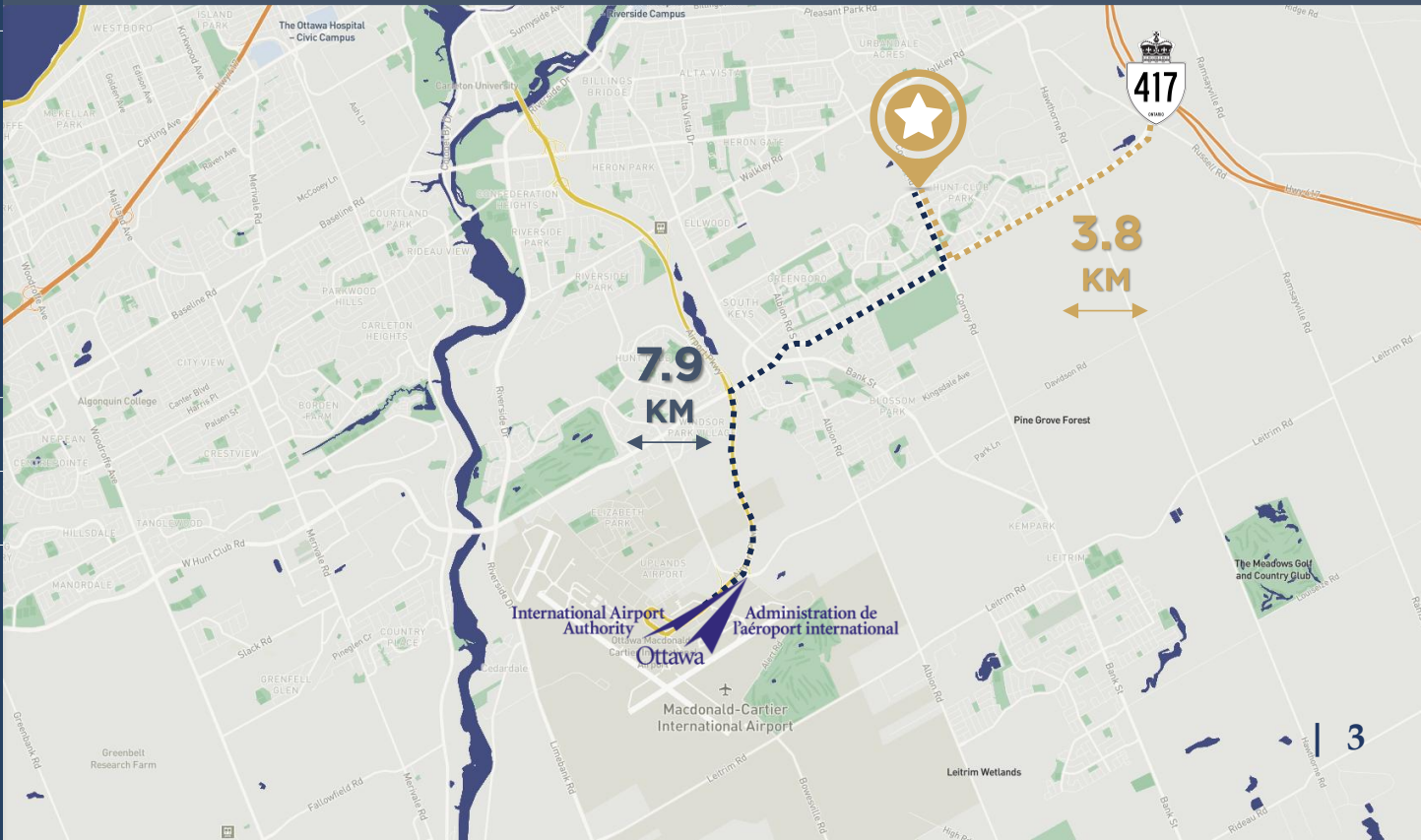
An exceptional opportunity to acquire approximately 16 acres of prime industrial development land with significant frontage along Johnston Road in Ottawa’s south-east end industrial corridor. With approximately 1,322 feet of frontage, the site offers unparalleled visibility and access, making it ideal for a variety of industrial and employment uses.

Designated IG3, the property permits a wide range of industrial, warehouse, and limited commercial uses, including truck transport terminals, distribution facilities, light manufacturing, and outdoor storage. With convenient access to Highway 417, Hunt Club Road, and Ottawa International Airport (YOW), the site is strategically positioned for both regional and national logistics and distribution operations.

This is an excellent opportunity for developers, investors, or owner-users seeking scale and flexibility in one of Ottawa’s most supply-constrained industrial markets..



Space Details	
Address	2101 Johnston Road & 3203 Conroy Road
PIN	041650547 041650549
Land Area	16.18 acres (704,801 sf)
Services	Full municipal
Interest	Fee Simple
Zoning	IG3
Availability	Immediate
Financial Information	
Asking Price	\$16,989,000
Property Taxes	\$55,610.62 (2025)





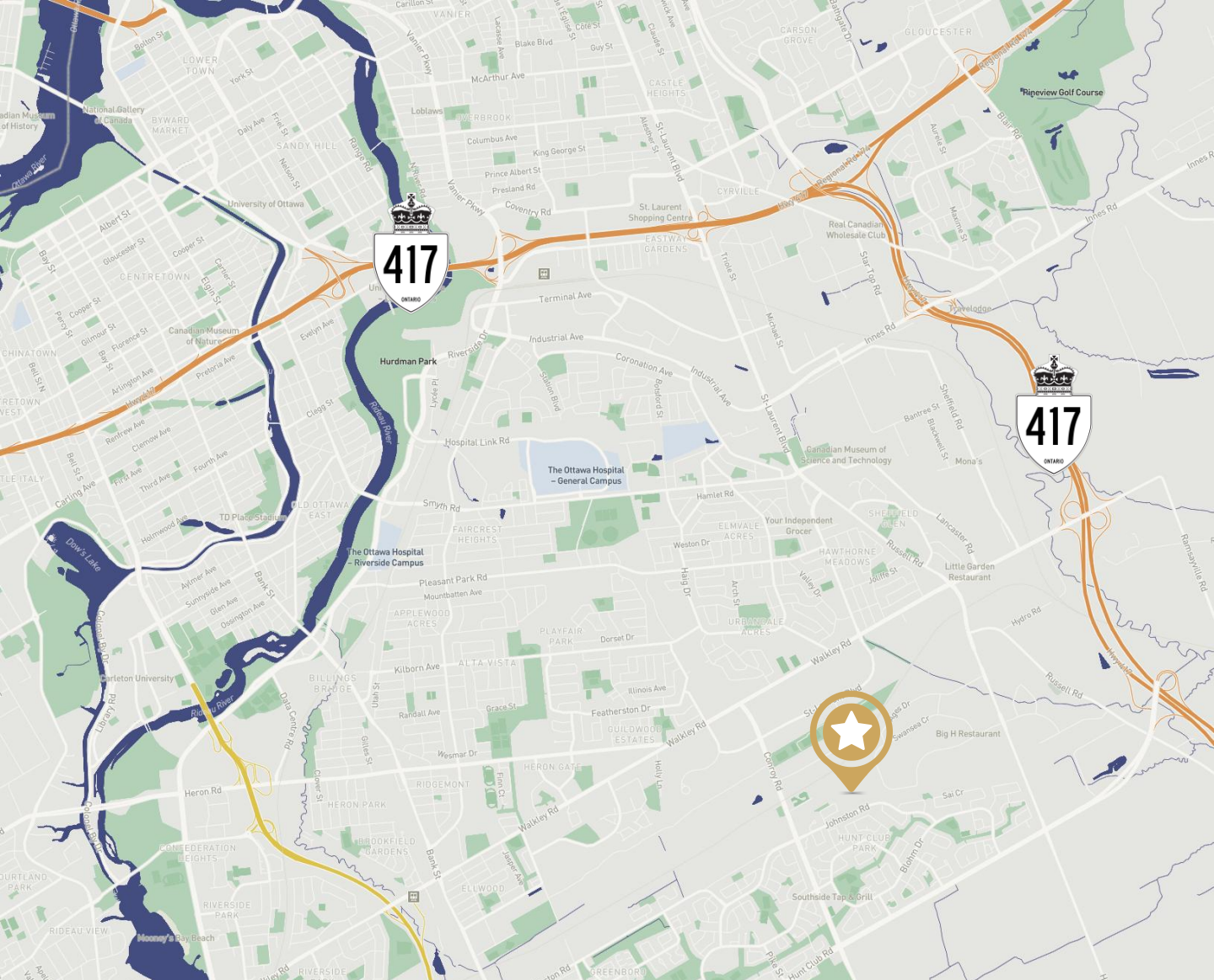


Hunt Club Road

Conroy Road

Johnston Road





For more information:

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**ASKING PRICE**  
**\$16,989,000**

**QUBE PROPERTIES LTD. | REAL ESTATE BROKERAGE | 255 MICHAEL COWPLAND DRIVE OTTAWA ON K2M 0M5**

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