

Development/Occupier Opportunity

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Industrial Development Land

For Sale

2101 Johnston Road &
3203 Conroy Road
Ottawa, Ontario

Ottawa Business Park



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

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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.

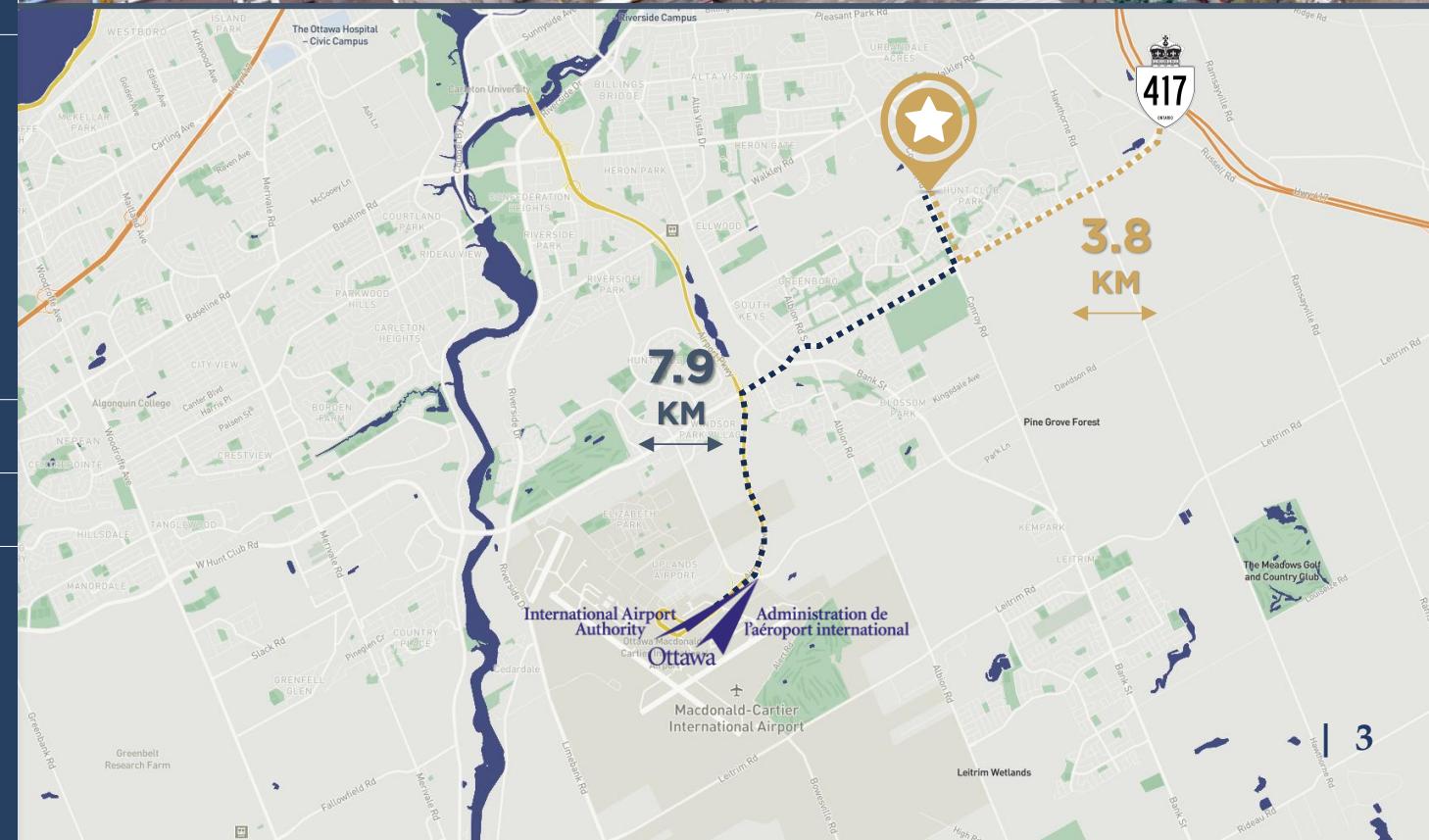
This is an excellent opportunity for developers, investors, or owner-users seeking scale and flexibility in one of Ottawa's most supply-constrained industrial markets..



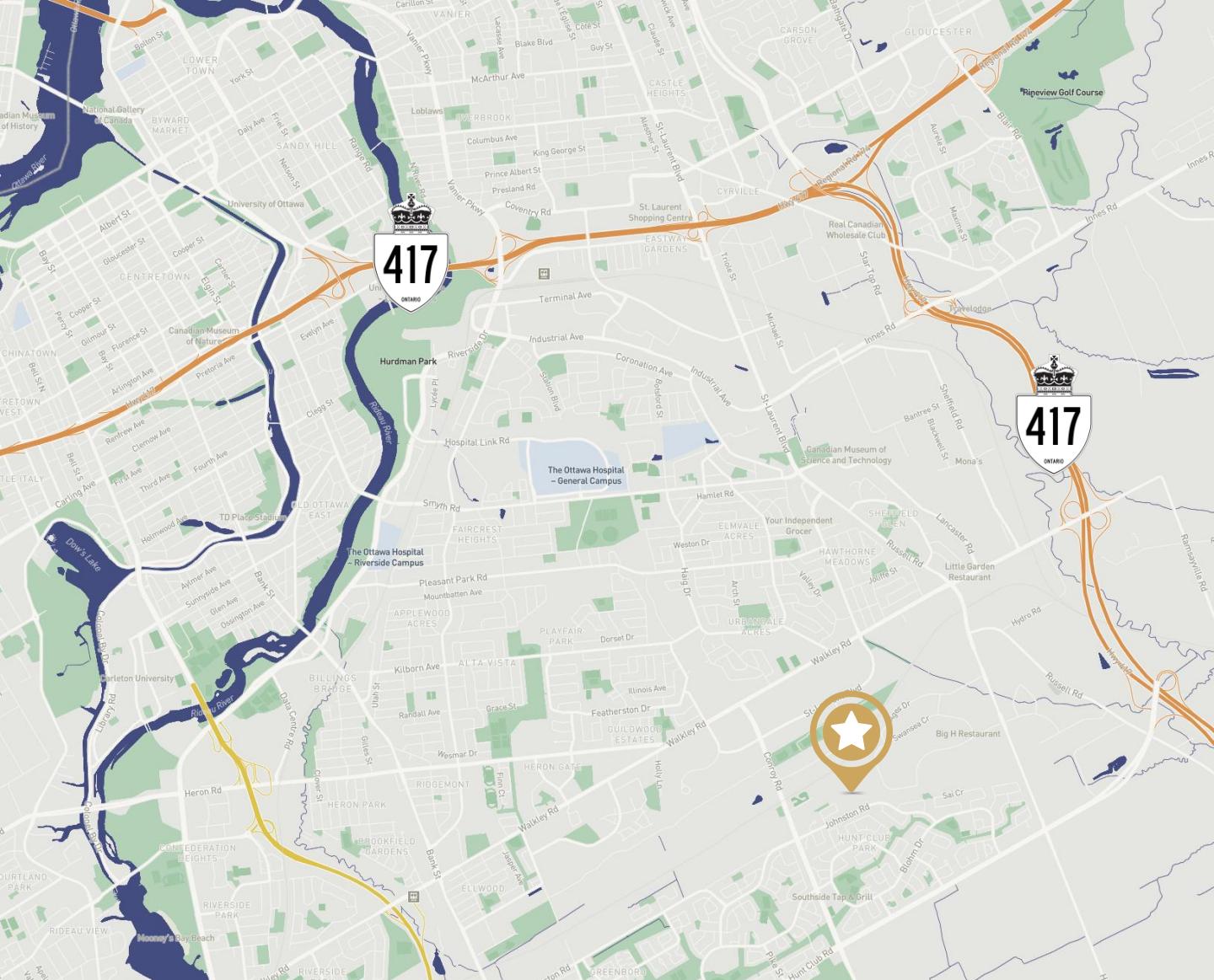
Space Details	
Address	2101 Johnston Road & 3203 Conroy Road
PIN	041650547 041650549
Land Area	16.18 acres (704,801 sf)
Services	Full municipal
Interest	Fee Simple
Zoning	IG3
Availability	Immediate

Financial Information

Asking Price	\$16,989,000
Property Taxes	\$55,610.62 (2025)







For more information:

QUINTIN COLAIACOVO

BROKER OF RECORD

(613) 371 1140

quintin@qubeproperties.com

BEN SHERMAN

BROKER

(613) 513 4759

ben@qubeproperties.com samiz@qubeproperties.com

ASKING PRICE

\$16,989,000

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

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