

**BROCCOLINI**

REAL ESTATE & DEVELOPMENT

FUTURE INDUSTRIAL DEVELOPMENT  
**FOR LEASE**

**86.5** ACRES- RCMP LANDS

99 BILL LEATHEN DRIVE, 20 LEIKIN DRIVE,  
2 LEIKIN DRIVE, 11 BECKSTEAD DRIVE, OTTAWA, ON







## UP TO 1M SF OF INDUSTRIAL DEVELOPMENT PLANNED

This future development property is located between South Nepean and Riverside South, two of the most rapidly growing communities in the City of Ottawa. This is a great location and premier choice for hotels, light industrial use, medical facility, office, research development center, technology industry and much more.

Phase 1 may be a single or multiple industrial building with maximum lot coverage up to 60%. The maximum building height for this project is of 22m(72ft) and up to 2 stories. The largest single parcel of this offering is 60 acres, representing a maximum of 1.5m SF in a single building.



**22 M (72FT)**

MAXIMUM PRINCIPAL  
BUILDING HEIGHT



FULL MUNICIPAL  
SERVICES



ZOOM-IN



- The current IL9 Subzone permits a wide range of low impact light industrial uses, as well as office and office-type use in a campus-like industrial park setting.
- Ideal Uses: The following uses are permitted: Hotel, Light Industrial Uses, Medical Facility, Office, Research and Development Center, Technology Industry, Warehouses, truck transport terminal.
- Current zoning IL9 permits a building maximum height of 22m and up to 2 stories.



EASY ACCESS OTTAWA INTERNATIONAL AIRPORT

PROXIMITY TO FULL SPECTRUM OF SKILLED LABOUR

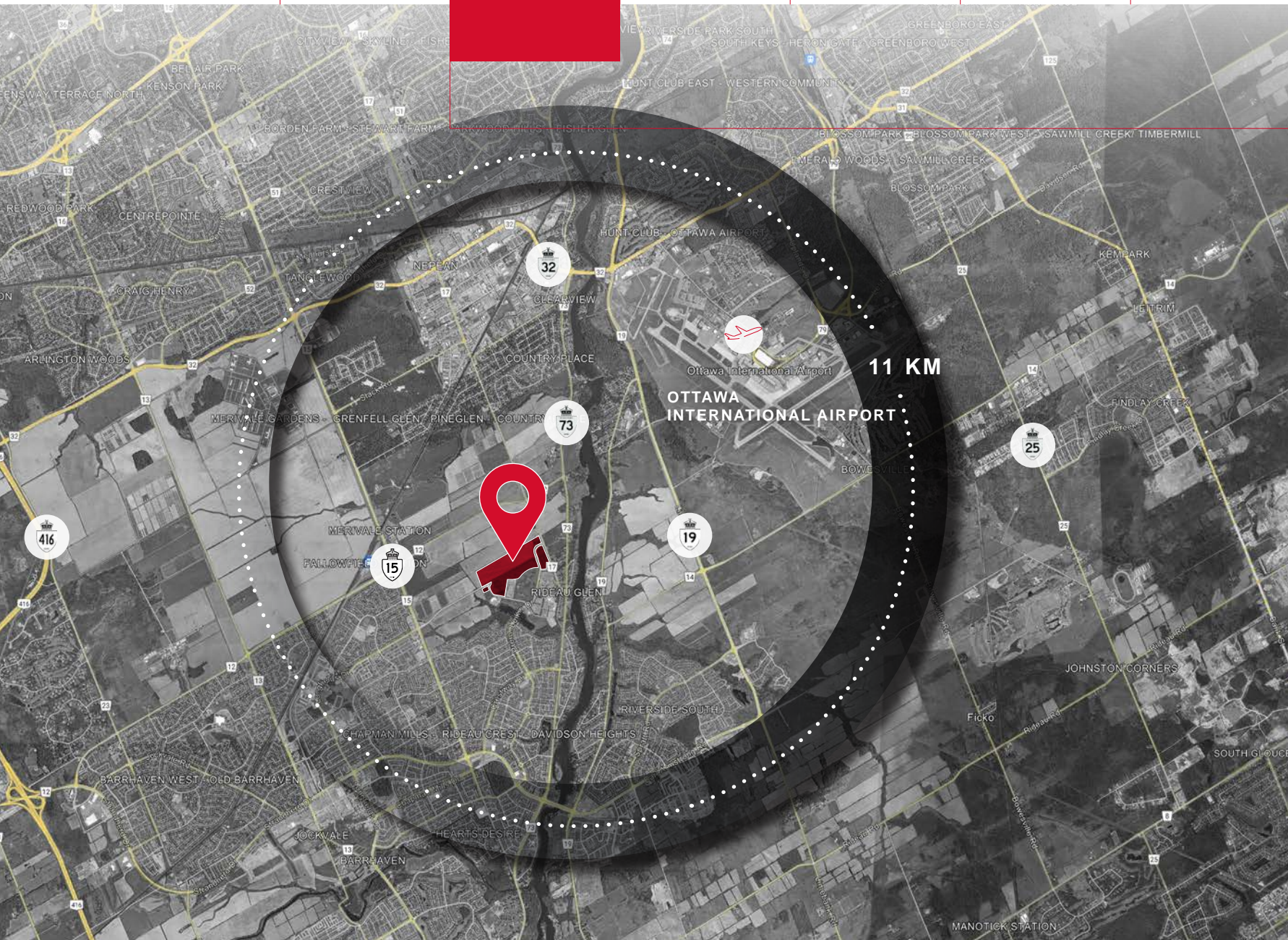




## ACCESS

- 11KM (14MINS) FROM OTTAWA INTERNATIONAL AIRPORT
- 19KM (27MINS) FROM DOWNTOWN OTTAWA
- 69KM (43MINS) FROM PROVINCIAL HIGHWAY 401
- 71KM (46MINS) FROM JOHNSTOWN PORT OF ENTRY

The property can accommodate a single or multiple industrial buildings with direct frontage onto Bill Leathem Drive and Leikin Drive. The site is neighboring to both Barrhaven and Nepean communities. The property is less than 10km from the Ottawa International Airport and Provincial Highway 416.





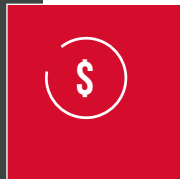
# AMENITIES

WITHIN 10-MINUTE DRIVE

RESTAURANTS / CAFE 08

RETAIL PLAZAS 02

GAS STATIONS 02



Full municipal services are currently available to the site including sanitary and storm sewers, municipal water, telephone, gas, hydro, and garbage removal. OC Transpo bus services can be accessed on Bill Leatham Drive and Leikin Drive.



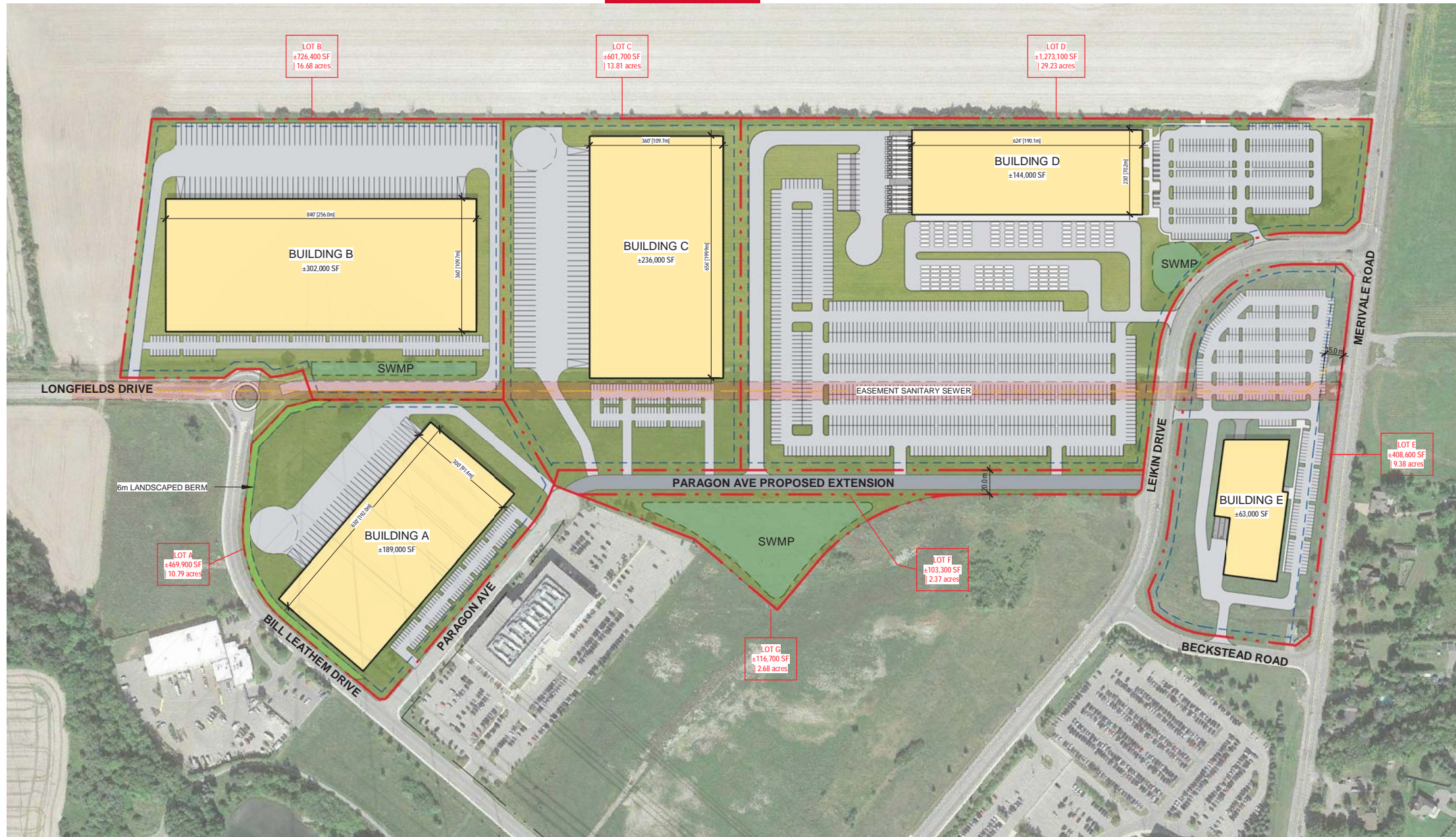
OTTAWA INTERNATIONAL AIRPORT





OPTION 1





OPTION 2



132,769

POPULATION  
(2021)

172

PEOPLE PER KM<sup>2</sup>

The subject property is neighboring the Barrhaven and Nepean communities. Overall the area has experience a continue growth in population. Recent census suggests the area has added nearly 14,000 people between 2016 and 2021, representing growth of 11.5 percent and the third fastest population increase among the other 19 ridings in the capital region.

The median age of 38.4 in the riding was lower than that for Ottawa by two years. The percentage of adults who were either married or living common law was 62 compared to 56 for Ottawa in 2016. And Nepean's households generally earned more — the median household income in 2015 was \$102,000 compared to \$86,000 for Ottawa.

Similarly with education, 65 per cent of adults in Nepean have a post-secondary degree as do 64 per cent across the city.



38

MEDIAN AGE  
(2021)

\$102,000

AVG. HOUSEHOLD INCOME  
(2015)



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