

BROCCOLINI

REAL ESTATE & DEVELOPMENT

OPPORTUNITY FOR BUILD TO SUIT

**LEASE OR
SALE**

123 ACRES
COMMERCIAL AND LIGHT INDUSTRIAL USES

1966 ROGER STEVENS DRIVE, OTTAWA, ON





CONCEPT BUILDING

COMMERCIAL OR INDUSTRIAL USES

This future property is located in the southwest quadrant of the Highway 416 and Roger Stevens Drive interchange in Ottawa. Providing excellent highway access and visibility, the property is suitable for commercial and light industrial uses.

Locally known as the Jordel Acres subdivision, it was designed as an industrial subdivision consisting of multiple blocks to accommodate a variety of commercial and industrial uses of rural roads.

The site covers an area of approximately 49 hectares with approximately 630 metres of facade along Roger Stevens Drive. In addition, about 830 metres of frontage runs alongside Highway 416.



22M (72FT)

MAX PRINCIPAL
BUILDING HEIGHT



EXCELLENT HIGHWAY
ACCESS AND VISIBILITY

FEATURES

- SITE AREA: 123 ACRES
- MAX BUILDABLE SF: 1M SF +
- SHOVEL READY: Q2 2024
- SERVICING: DRY SERVICES, HYDRO AND GAS TO LOT LINE
- EXCELLENT HIGHWAY ACCESS AND VISIBILITY
- ZONING STATUS: LIGHT INDUSTRIAL

EXAMPLES OF PERMITTED USES AS PER RG ZONING:

- HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL AND SERVICING
- LIGHT INDUSTRIAL USES
- TRUCK TRANSPORT TERMINAL
- WAREHOUSE
- WASTE PROCESSING AND TRANSFER FACILITY (NON-PUTRESCIBLE)



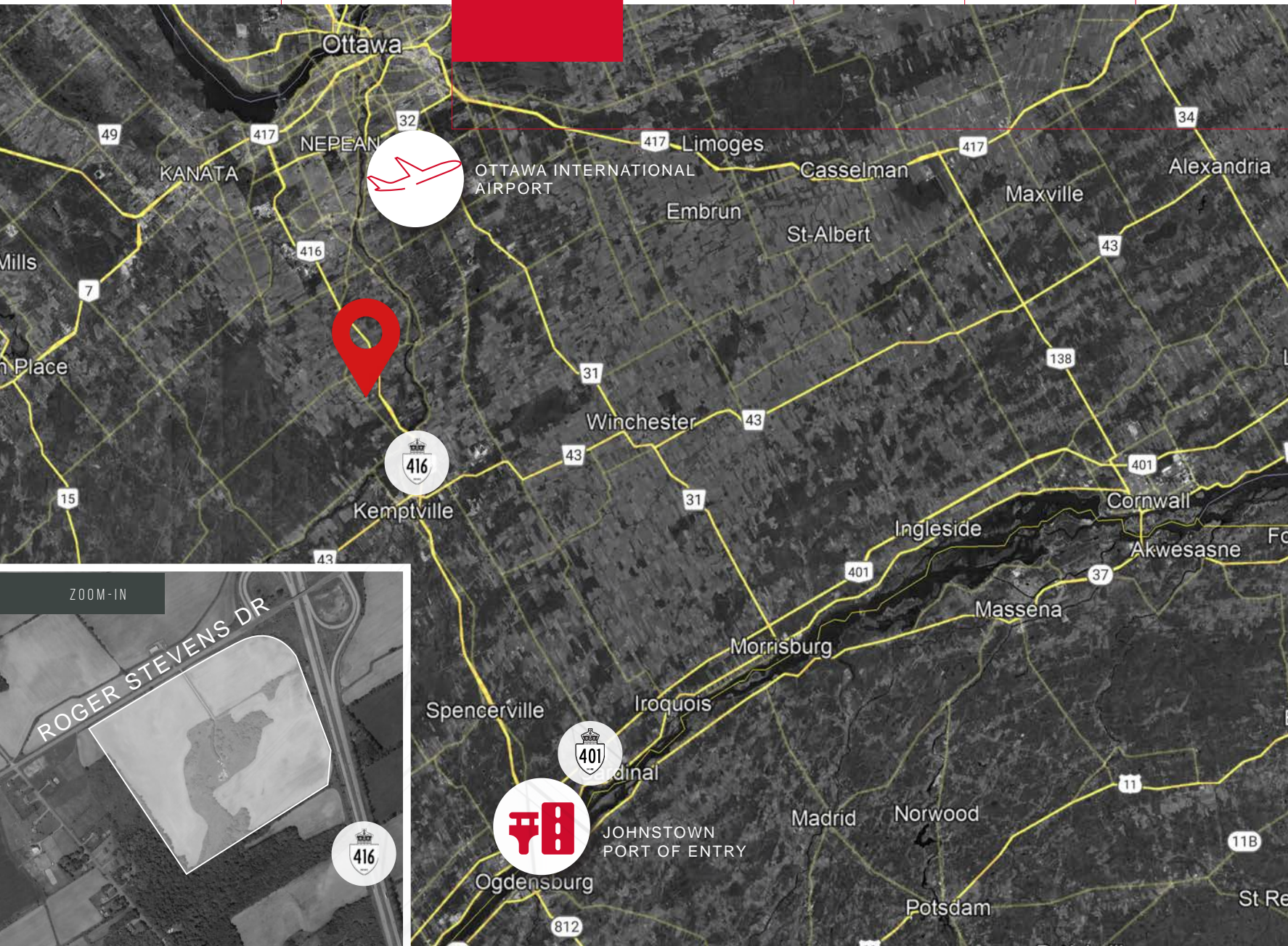
DIRECT ACCESS TO
PROVINCIAL HWY 416 AND 401

PROXIMITY TO US-CAN
BORDER AND QUEBEC
PROVINCE



ACCESS

- 42KM (28MINS) FROM DOWNTOWN OTTAWA
- 29KM (27MINS) FROM OTTAWA INTERNATIONAL AIRPORT
- 50KM (30MINS) NORTH OF PROVINCIAL HIGHWAY 401
- 50KM (30MINS) FROM JOHNSTOWN PORT OF ENTRY
- 18.5KM (14MINS) FROM KEMPTVILLE ONTARIO



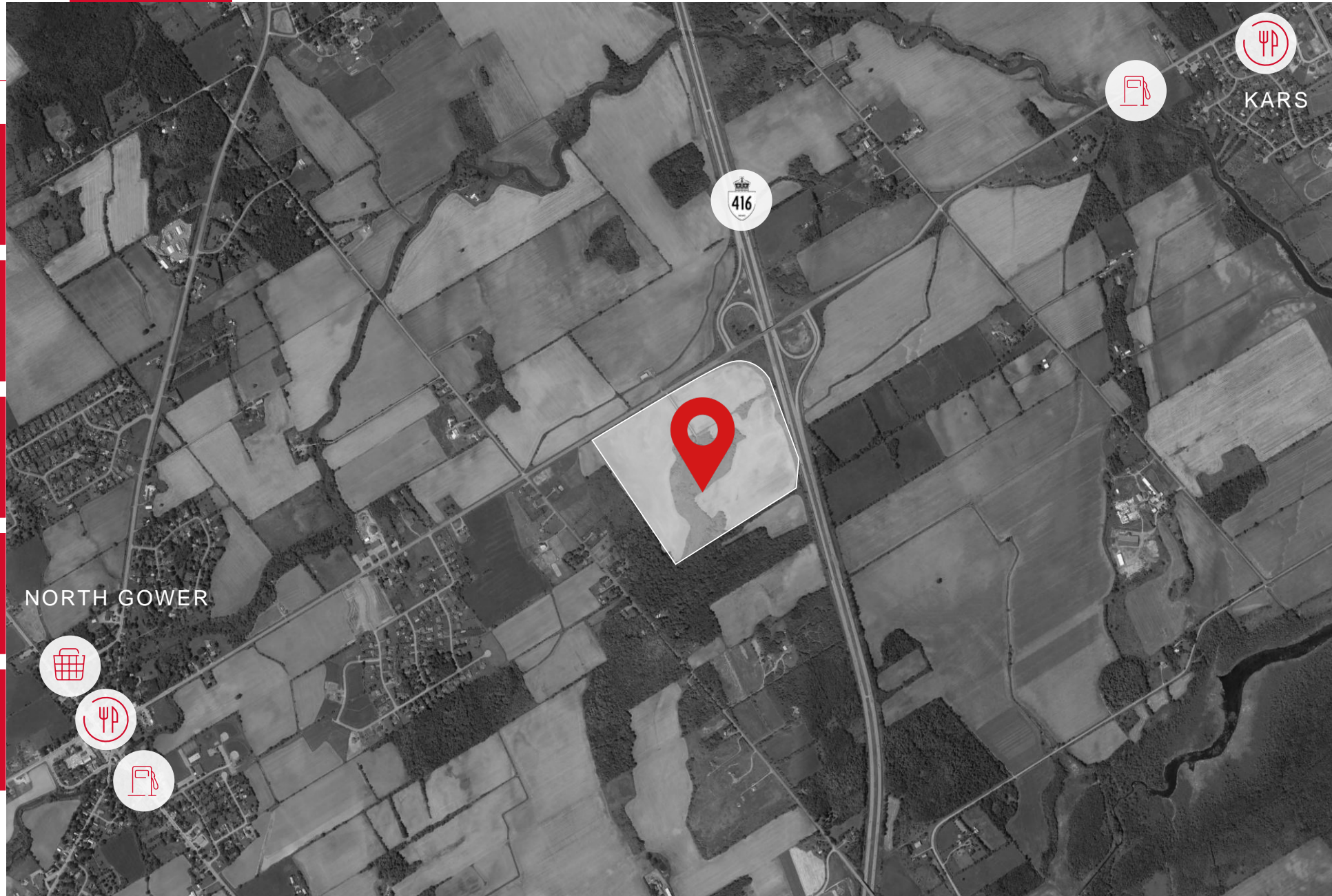
AMENITIES

WITHIN 10-MINUTE DRIVE

RESTAURANTS / CAFE 08

RETAIL PLAZAS 02

GAS STATIONS 02



NORTH GOWER



479

POPULATION



498.3

PER KM²
POPULATION DENSITY
(2015)



39.1

MEDIAN AGE



0.961

KM²
AREA OF KARS, OTTAWA



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