

Industrial Building **FOR LEASE**

37 Enterprise Avenue,
Ottawa South



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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37 Enterprise Avenue

Ottawa South

Price

\$17.50/sf

OPC

\$6.10/sf

Available July 1, 2027



Key Features

Building Size: 44,584 sf

Zoning IM[1] – Mixed Industrial Zone

Ceiling 28' – 34'

19 Dock Loading Doors

10 Exterior Levelers

4 Truck Wells

• Private offices paired with a large, open warehouse area

• 70 employee parking spaces, plus additional transport truck parking

• Short drive to HWYs 417 and 416

• 15 minute drive to the Ottawa International Airport (YOW)

Highlights

Located just off Merivale Road in Ottawa South, 37 Enterprise Avenue offers 44,584 sq. ft. of functional warehouse and distribution space. Designed to support active logistics operations, the building features 19 dock-level doors, 10 exterior dock levelers and four truck wells, providing substantial loading capacity for high-volume shipping, receiving and fleet movement.

Expansive warehouse areas offer the operational flexibility required for product storage, order fulfilment and regional distribution. An office addition constructed in 2012 includes several private offices, a large meeting room, break room and locker room, supporting both administrative and warehouse personnel. This combination of loading infrastructure, storage capacity and employee amenities makes the property particularly well suited to distributors, logistics providers and other industrial users seeking an established Ottawa location.



Location Overview

37 Enterprise Avenue is strategically positioned within an established industrial and commercial area in Ottawa's south end, near the Merivale Road and West Hunt Club Road corridors. Its proximity to Ottawa International Airport and the city's major transportation routes supports the efficient movement of goods throughout Ottawa and the surrounding region.

The location offers warehouse, distribution and logistics users convenient access to customers, suppliers and a substantial workforce. A broad selection of nearby restaurants, retail stores, grocery options, fitness facilities and everyday services provides added convenience for employees, while the surrounding industrial and commercial base supports shipping, receiving, last-mile delivery and regional distribution operations.



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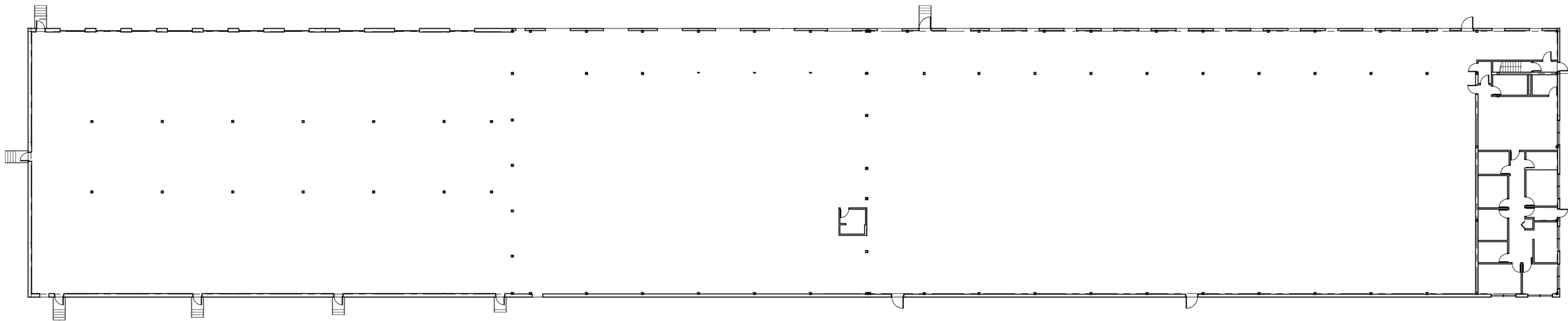
ROUGH DRAWING

approx 44,584 SF

37 Enterprise Avenue presents a significant leasing opportunity in Ottawa South, offering 44,584 sq. ft. of warehouse and distribution space. Designed to support active shipping and receiving operations, the facility features 19 dock-level doors, 10 exterior dock levelers and four truck wells.

Expansive warehouse areas and private office space provide a practical combination of storage, operational and administrative capacity, well suited to distribution, logistics and light-industrial users.

- 19 Dock Loading Doors
- 10 Exterior Levelers
- 4 Truck Wells
- 70 employee parking spaces
- Additional transport truck parking
- Ceiling Height: 28' - 34'
- Several private offices
- Lunch room with kitchenette
- Large meeting room
- Server room



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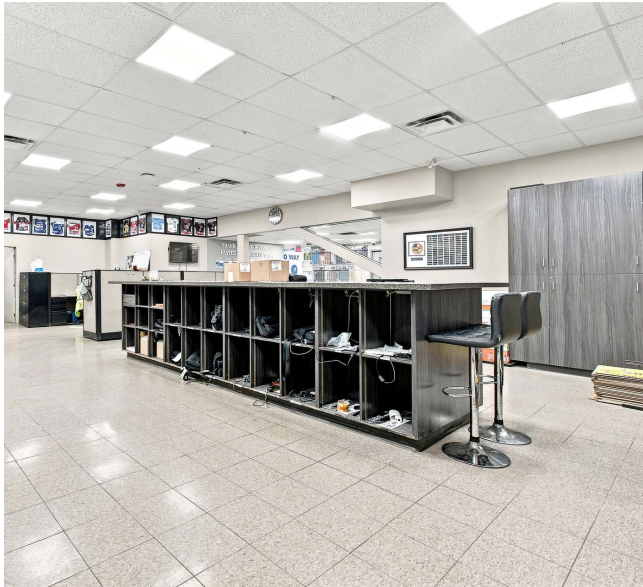
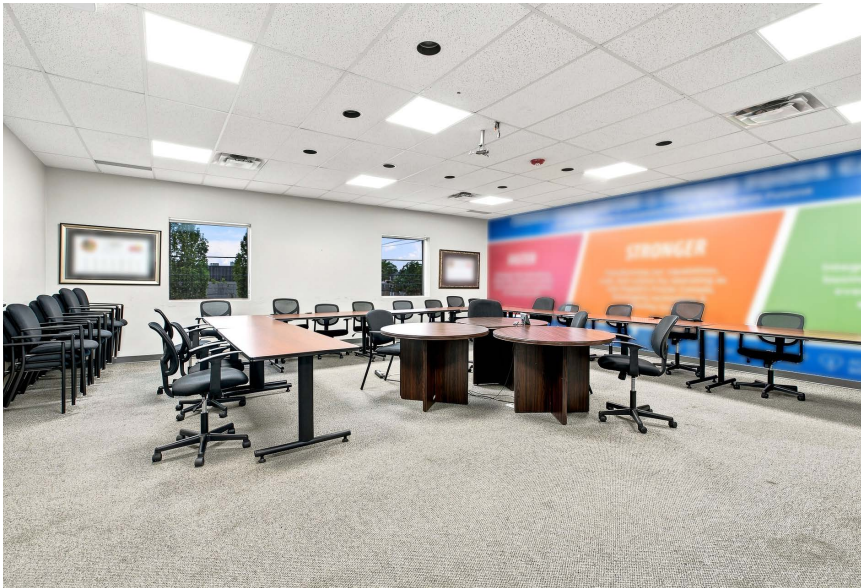
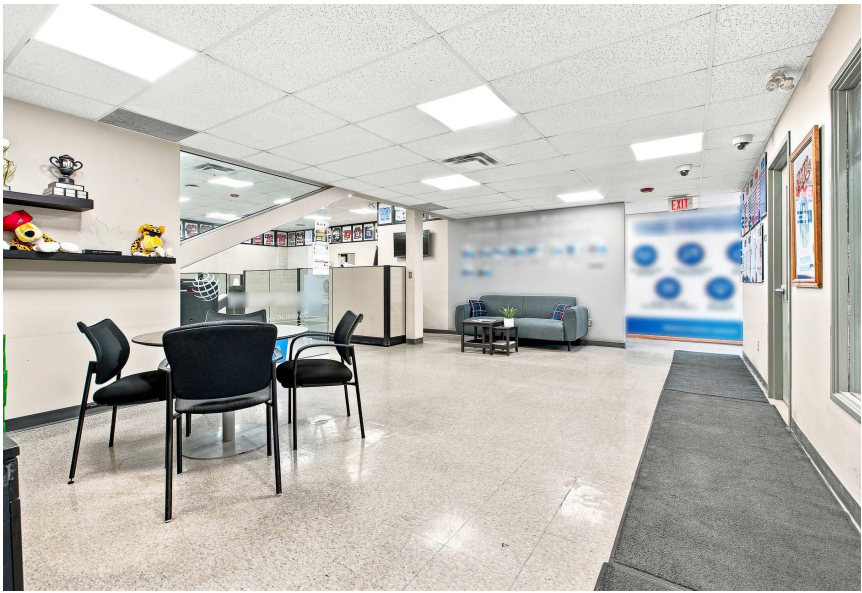
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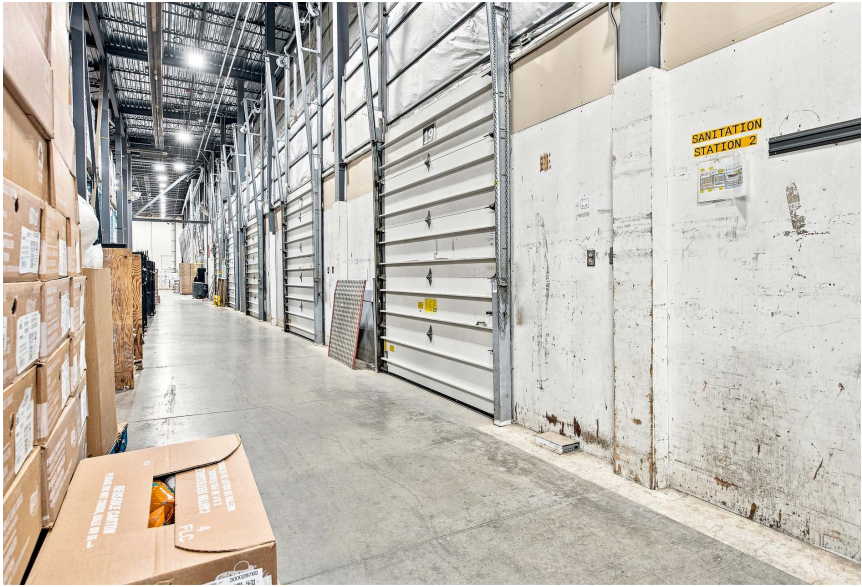
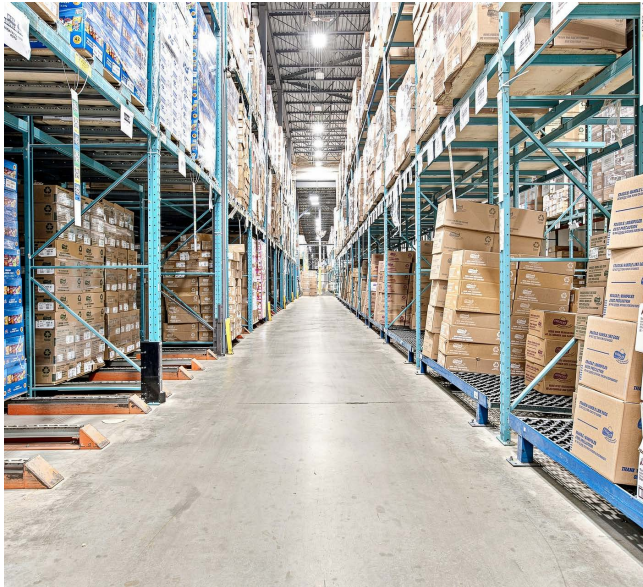
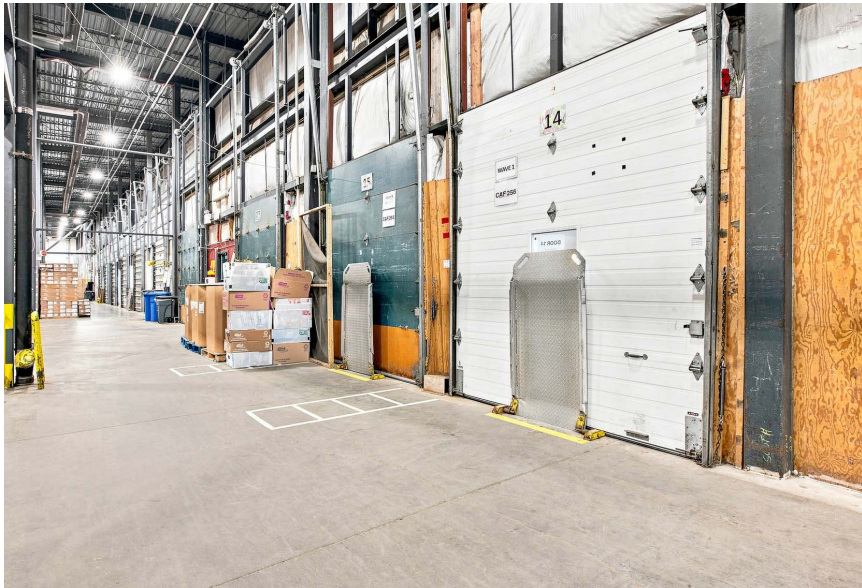
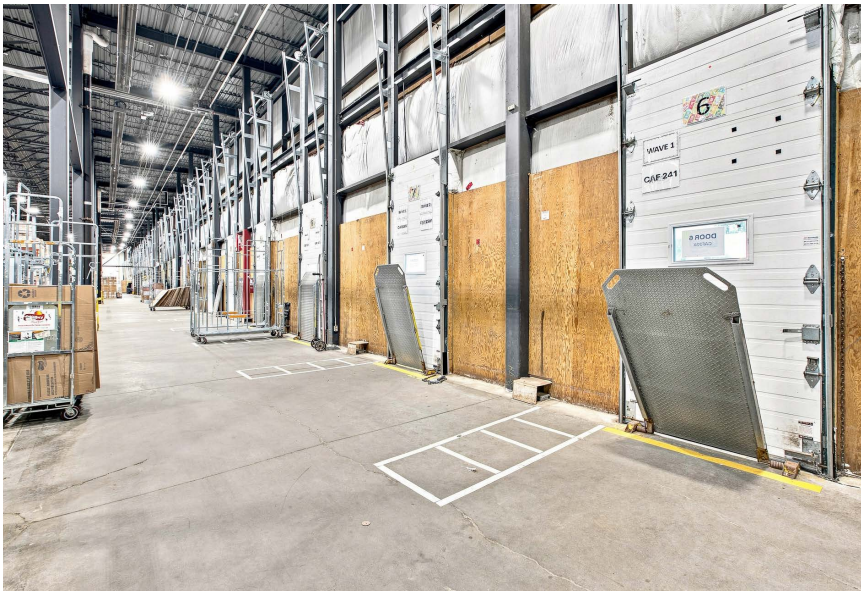
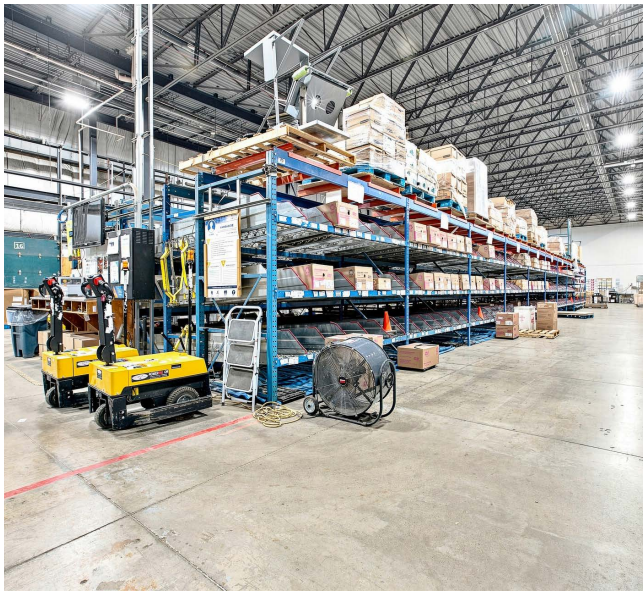
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AREA MAP

37 Enterprise Avenue is strategically positioned in the established Merivale industrial district, immediately west of Merivale Road. The location offers efficient connections to West Hunt Club Road, Highways 416 and 417, and Ottawa International Airport, supporting distribution, logistics and daily fleet operations across Ottawa and the broader region.

Surrounded by industrial, trade, automotive and service-commercial businesses, the property keeps complementary suppliers and services within easy reach. Nearby restaurants, cafés, fuel stations, grocery stores and major retailers provide added convenience for employees, drivers, visitors and business operators.

Built for Distribution

Strategic access to Merivale Road, West Hunt Club Road, Highways 416 and 417, and Ottawa International Airport supports efficient distribution across Ottawa, Eastern Ontario and beyond.

An Established Business Hub

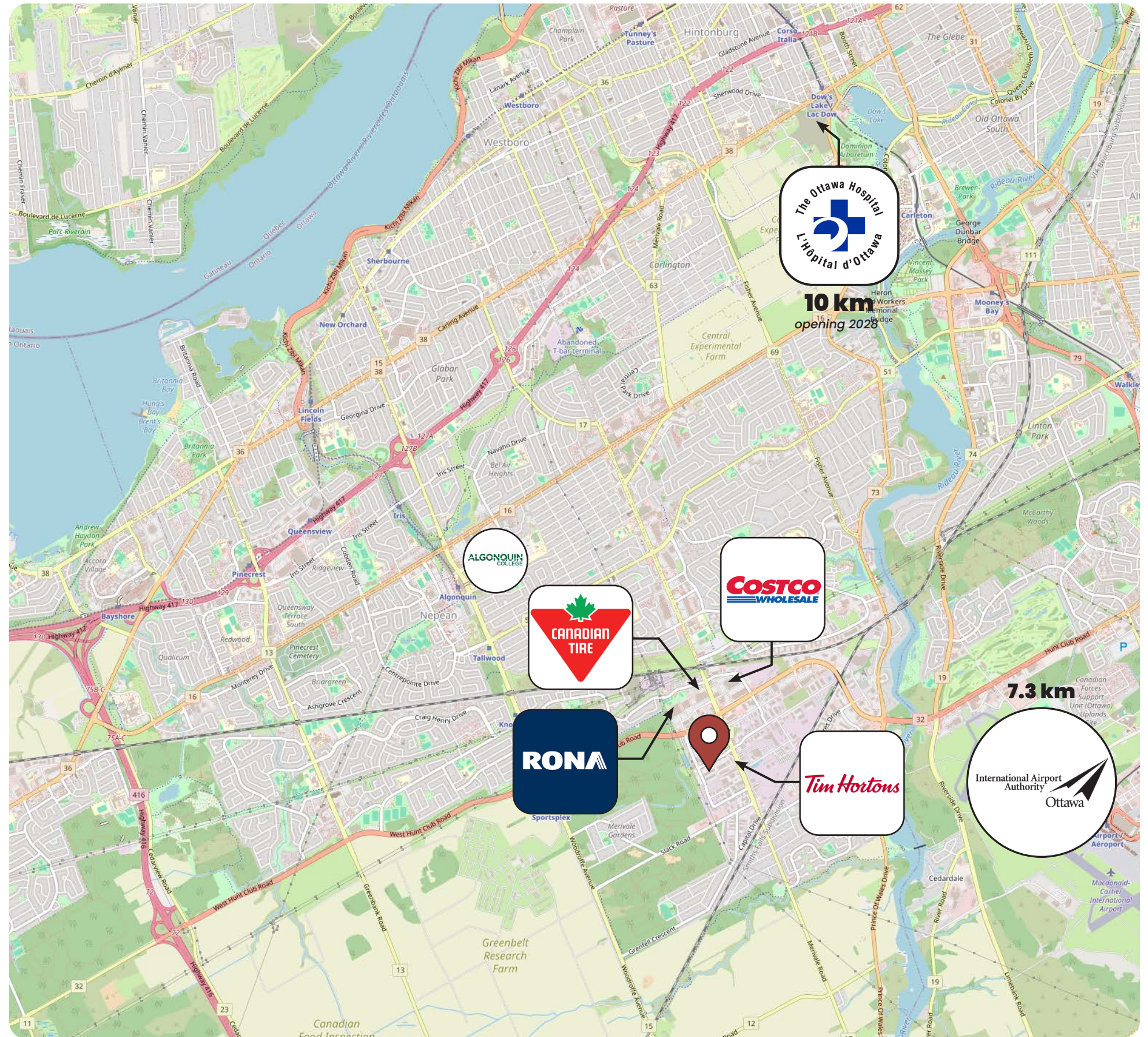
Surrounded by industrial, trade, automotive and service-commercial businesses, the property offers convenient access to the suppliers and services that keep operations moving.

Convenience That Supports Operations

Nearby restaurants, cafés, fuel stations, grocery stores and major retailers, including Costco, Canadian Tire and RONA, provide everyday convenience for employees, drivers and business operations.

Positioned to Reach the Market

This central Nepean location places businesses within easy reach of established residential, commercial and employment areas, supporting efficient last-mile delivery, service calls and daily fleet operations.



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Demographic Data

CoStar Demographics (2026)

The 5 km area surrounding 37 Enterprise Avenue provides access to a large and diverse workforce suited to warehouse, distribution and logistics operations. The local population includes a strong base of working-age residents with varied educational backgrounds, supporting recruitment across material handling, transportation, administration and facility management roles.

The area's established labour pool can help large warehouse users meet a range of operational staffing requirements, from high-volume fulfillment and shipping to skilled technical and supervisory positions. This workforce depth strengthens the location's appeal for companies seeking to establish or expand a major industrial operation in Ottawa.

Labor Force Participation

62%

within a 5 km radius, a highly active working demographic with most employed in sales & services, business & finance, administration, trades, and transport.

Household Characteristics

One or two-person households dominate making up 52%, with household growth expected to reach

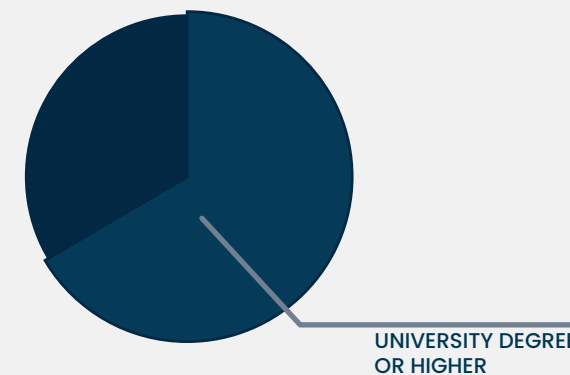
10.48% BY 2036



Over 4,709 new households are expected by 2036 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 99,000 residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 10% earning under \$40,000, the range of average household incomes is:

\$102K TO \$141,000K

Population Growth

The population within a 5 km radius is projected to reach 130,698 by 2036.

6.95% GROWTH BY 2036

Age Distribution

With more than 81% of the surrounding population under age 65, the area provides businesses with access to a substantial working-age labour pool to support warehouse, administrative, transportation and operational roles.

MEDIAN AGE IS

38

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