

For Sale: 6.157 Acres of Land

6150 Thunder Road
Ottawa, ON

Lennard: Imagine the *Possibilities.*

lennard.com

6150 Thunder Road

6.157 Acres of land available in Ottawa, Ontario



Size
6.157 Acres



Zoning
RG[909r]-h
Rural General Industrial Zone



Price
\$2,999,995



Taxes
\$3,833.58 (2024)



Listing Agent
Ian Shackell*
Partner

D. 613.963.2633
C. 613.761.0177
ishackell@lennard.com

Matt Shackell*
Vice President

D. 613.963.2636
C. 613.612.8812
mshackell@lennard.com

*Sales Representative

Property Overview

This 6.157-acre heavy industrial site, zoned for outdoor storage, is strategically located off Thunder Road and Highway 417, directly across from Amazon's 1M SF distribution center. The property is fully prepared for development, with plans in place to construct a 60,000 SF warehouse.

Key Highlights

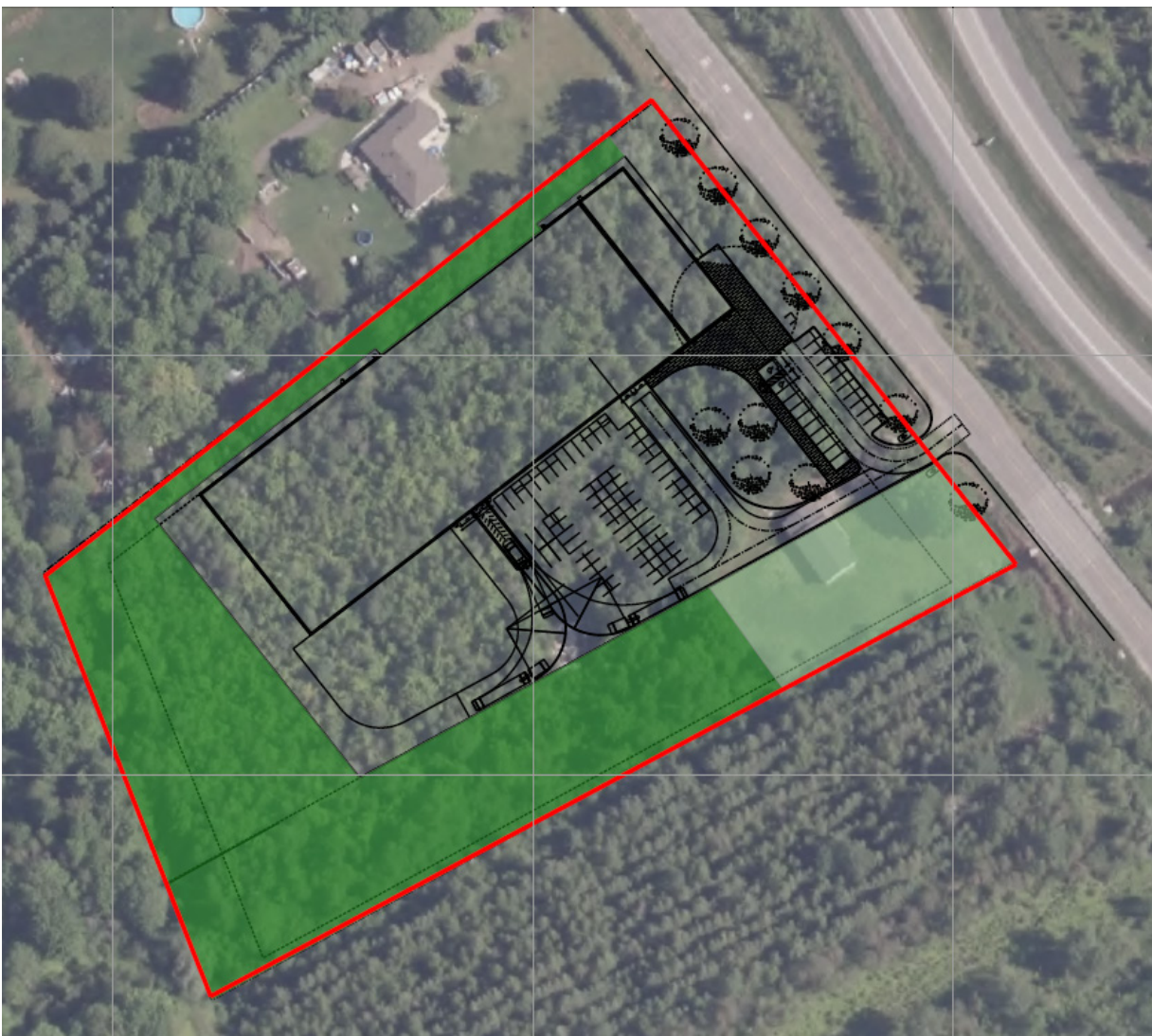
- 6.157 acres of heavy industrial land with outdoor storage approval.
- Convenient access to major highways, just 15 minutes to Downtown Ottawa.
- Located 1 hour and 15 minutes from Montreal.
- All necessary reports are available upon request

Lennard:

lennard.com

6150 Thunder Road

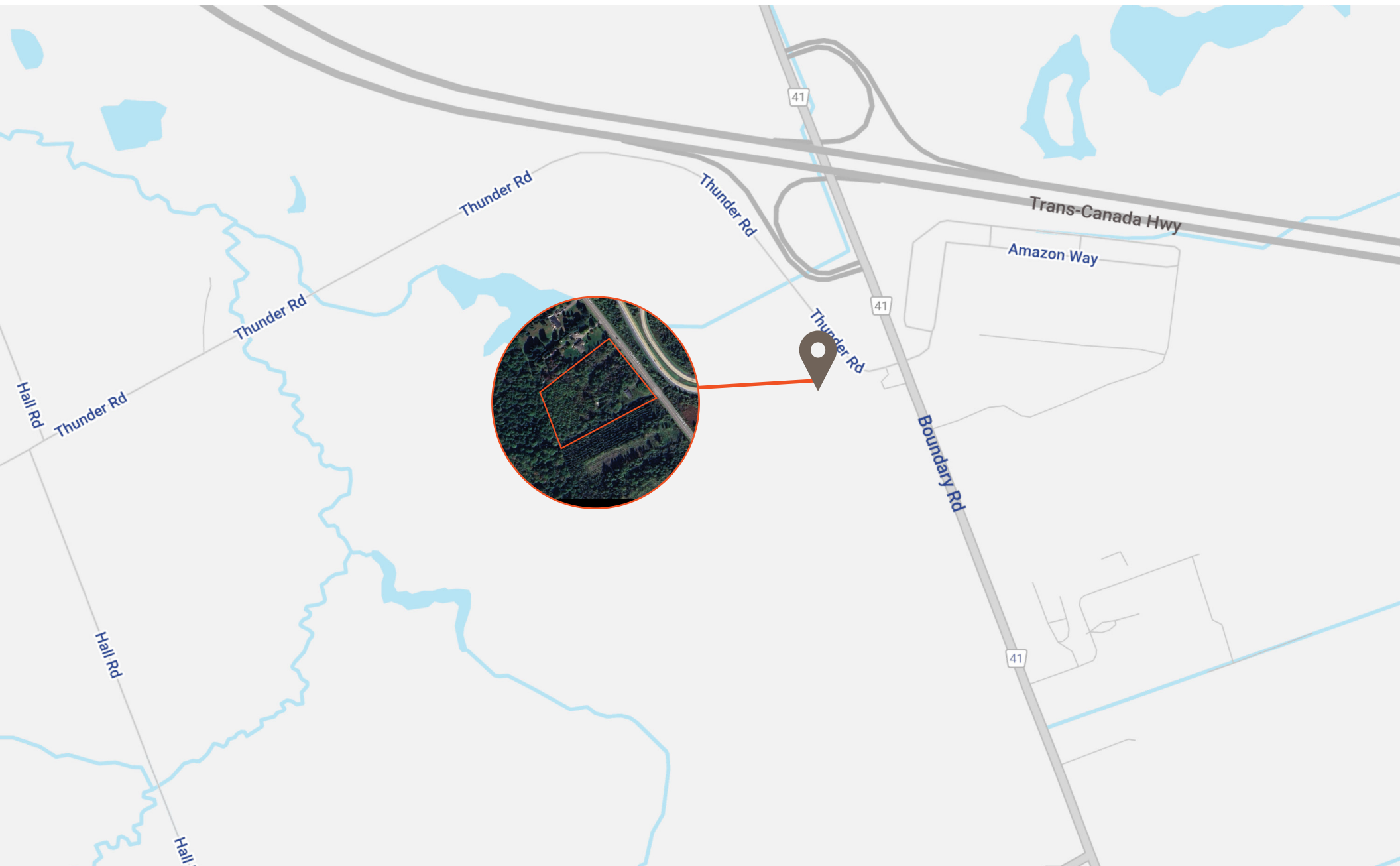
Site Plan



Lennard:

6150 Thunder Road

Location Map



Lennard:

Ian Shackell*, Partner

D. 613.963.2633

C. 613.761.0177

ishackell@lennard.com

Matt Shackell*, Vice President

D. 613.963.2636

C. 613.612.8812

mshackell@lennard.com

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2024.