

FOR SALE

Vacant Land Ready for Industrial Development

Land on De la Technologie Boulevard, Gatineau



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FOR SALE

Executive Summary

Colliers International (the “Agency”) is pleased to present the opportunity to acquire a premier land parcel located directly adjacent to 200 boulevard de la Technologie in Gatineau, Quebec (the “Property”). Spanning approximately 592,488 square feet, this expansive site is ideally positioned for industrial development, offering flexibility in one of the most strategically located and innovation-driven business parks in the National Capital Region.

Situated in Gatineau’s thriving Technological Park, the Property benefits from direct access to Highway 5 and is only minutes from downtown Gatineau and Ottawa. Surrounded by a growing network of tech firms, federal agencies, and research institutions, the area is a nucleus of economic activity and knowledge-based industries. The location also offers convenient access to a wide range of modern amenities, including cafés, restaurants, fitness centres, and essential services, creating a highly attractive environment for future tenants and end users alike.

This offering presents a rare chance to secure a sizable development site in a high-performance, innovation-focused district, making it an ideal opportunity for developers, investors, or users seeking long-term value in a resilient and growing market.

Investment Highlights

- 592,488 SF of prime land suitable for industrial development
- Located in Gatineau’s Technological Park, minutes from downtown Gatineau and Ottawa
- Surrounded by tech firms, federal institutions, and research centers
- Direct access to Highway 5 and strong public transit connections



The Property

Address	Land on de la Technologie Boulevard
Location	Gatineau, Quebec
Use	Vacant Land
Gross Land Area	592,388 SF
Developable Area	592,388 SF
Frontage	549 feet
Lot Number	5 086 196
Municipal Tax	\$55,176.27
School Tax	\$1,270.62

Zoning

Parking Ratio	1 space per 1,614.59 SF of buildable area
FAR	0.30
Height (Floors)	Min: 1 Max: 4
Zoning	Industrial (i) Research and Development (i1) Industrial Manufacturing (i2) Institutions (p2) Services (p3)



INDUSTRIAL DEVELOPMENT



KNOWLEDGE-SECTOR ECOSYSTEM



OVER 592,000 SF OF LAND



DIRECT ACCESS TO DOWNTOWN GATINEAU

About the Area

Located in Gatineau's thriving Technological Park, boulevard de la Technologie offers direct access to Highway 5 and is just minutes from downtown Gatineau and Ottawa. Surrounded by leading tech firms, research centers, and federal institutions, the area is a hub for innovation and business growth. With strong transit links and a balance of green space and urban convenience, the property is ideally positioned for long-term value in the National Capital Region.

Demographics - 3km Radius



Population
8,115



Median Age
43.4



Average Household Income
\$122,015



Total Households
3,814



Avg. Persons per Household
2.1



Employment Rate
91.3%



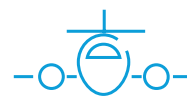
Neighbourhood Highlights

Strategic High-Tech Campus in Gatineau's Thriving Innovation and Research Corridor


Located in the heart of Gatineau's Technological Park, boulevard de la Technologie is surrounded by a growing ecosystem of innovation, green space, and modern amenities. The area offers quick access to cafés, restaurants, fitness centers, and essential services that support a productive work environment. Nearby, tenants benefit from proximity to major federal agencies, research institutions, and corporate campuses, reinforcing the area's appeal as a high-performance business hub. Just minutes from downtown Gatineau and Ottawa, the property is also well-served by local transit and key highways, offering seamless connections to both city centers. This dynamic setting combines functionality with convenience which becomes ideal for office, R&D, or institutional use.



Highway A5
2 min | 1.9 km



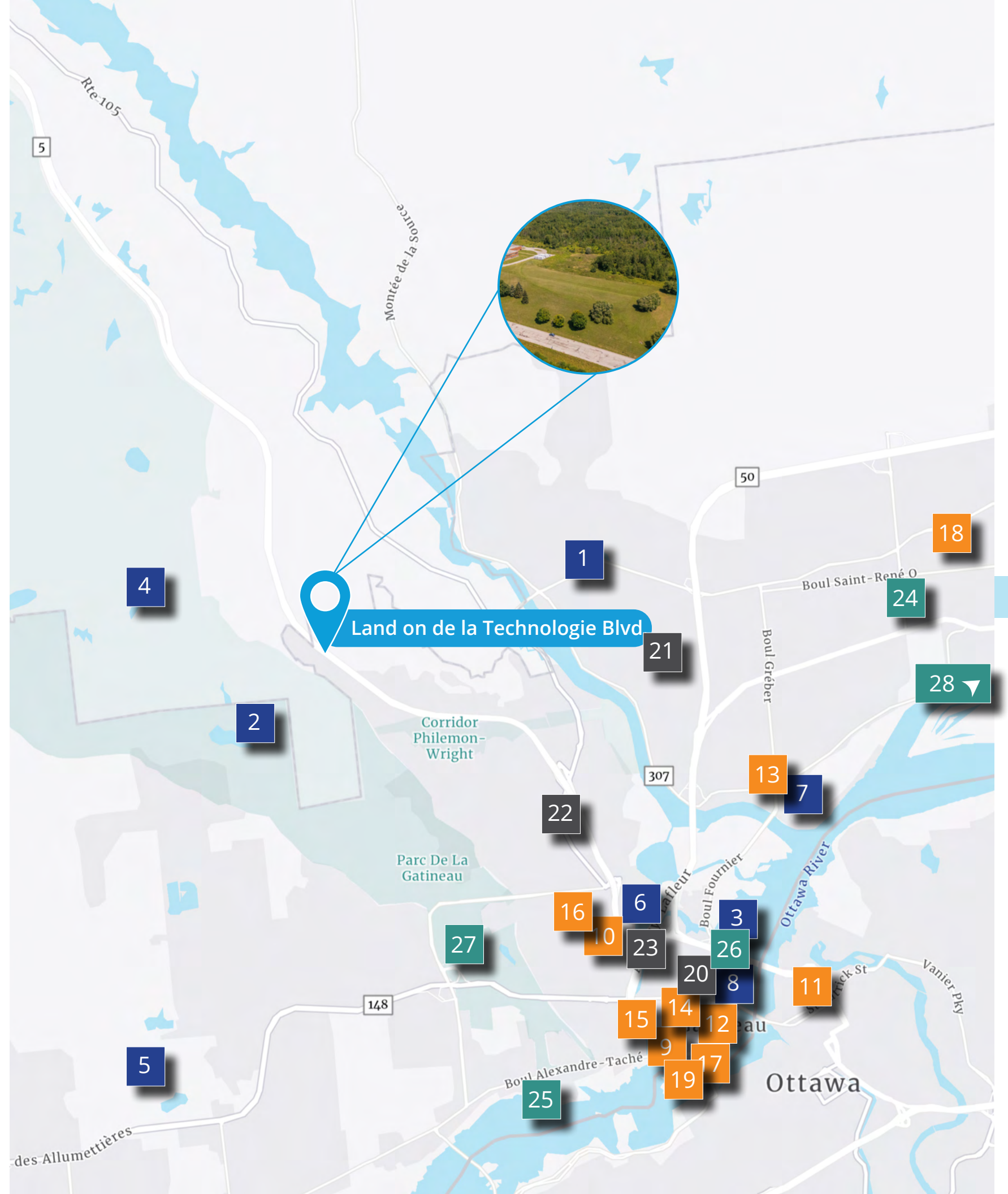
Airport
20 min | 28.7 km



Downtown Gatineau
13 min | 13.8 km

Amenities Within 1 km Radius | Land on De la Technologie Boulevard

★ ATTRACTIONS		
1	Marais de Touraine	15 Caméline
2	Domaine Mackenzie-King	16 La Foubrac
3	Winterlude	17 Astoria
4	Zip lines and aerial parks	18 Resto Bistro Rumeur
5	Hippie Rock	19 Le 138
☕ CAFÉS & QUICK BITES		
6	Casino du lu LAc Leamy	20 Café Dépôt
7	Hot Air Balloon Festival	21 Brûlerie Élixir
8	Canadian Museum of History	22 Café Aladdin
23	Fidéllice	
🍴 RESTAURANTS		
9	Soif Bar à vin	
10	Sans Façon	
11	Sterling Restaurant	
12	Clandestin	
13	Gaga Patate	
14	Chez Fatima	
🌳 GREEN SPACES & PARKS		
24	De la Cité	
25	Brébeuf	
26	Leamy Lake	
27	Gatineau	
28	Place Jean-Paul-Riopelle	



Direct Highway Access to **Downtown Gatineau & Ottawa**

200 boulevard de la Technologie offers unmatched accessibility with **immediate access to Highway 5**, providing a direct route to both **downtown Gatineau and Ottawa**. This strategic location ensures seamless connectivity for commuters, businesses, and visitors, with **travel times to the urban core reduced to just minutes**. Whether heading into the heart of Gatineau or crossing into Ottawa, the property's proximity to major thoroughfares positions it as an **ideal hub for regional mobility**.



Ottawa River

Gatineau River

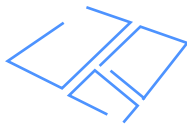
Ottawa
16-minute drive | 13.1km

Downtown Gatineau
12-minute drive | 12.4 km

Land on de la Technologie Blvd.

HWY
5

Market Overview



In the land sector, ICI land transaction volume has been steady in the Gatineau-Ottawa area over the last two years. As of Q1 2025, the ICI land sector has surged with larger transactions taking place. Roughly \$200 million in transactions have concluded year-to-date in this sector with an emphasis on a strong start to the year. Well located sites have gained interest with investors for development land in premium locations.

Development applications for both zoned and un-zoned sites have also taken the forefront. Developers looking to expand in and around current properties or on empty lots have both been active in the first half of the year. Overall, there is continued optimism moving forward that high volume transactions will keep up the pace with recent trends.

Stable assets with strong tenancies are being prioritized in current market conditions. Flex spaces remain sought after in the second half of the year with industrial rents rising to office rent levels in the area. Flight to quality remains top of mind for existing sites and improved assets with investors touring activity consistent in the areas in and around Ottawa.

Source: Colliers Research



For more information about this offering please contact:

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Or click and sign one of the following confidentiality agreements:

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[Confidentiality Agreement without collaborating broker](#)



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