



Gateway
Industrial
Park

The Journey Starts Here.

Coming in 2024!
Now Pre-Leasing

gatewayindustrialpark.ca

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**COLONNADE
BRIDGEPORT**
Realty Inc., Brokerage

Start Here. Go Everywhere.

Location, location, location! Gateway Industrial Park has it and more!

Featuring 50 sprawling acres and +/- 900,000 sq.ft. of class "A", state-of-art warehouse, logistics and distribution space, Ottawa's newest industrial park boasts frontage on Highway 416, is just five-minutes from Highway 417, and only 40-minutes from Highway 401.

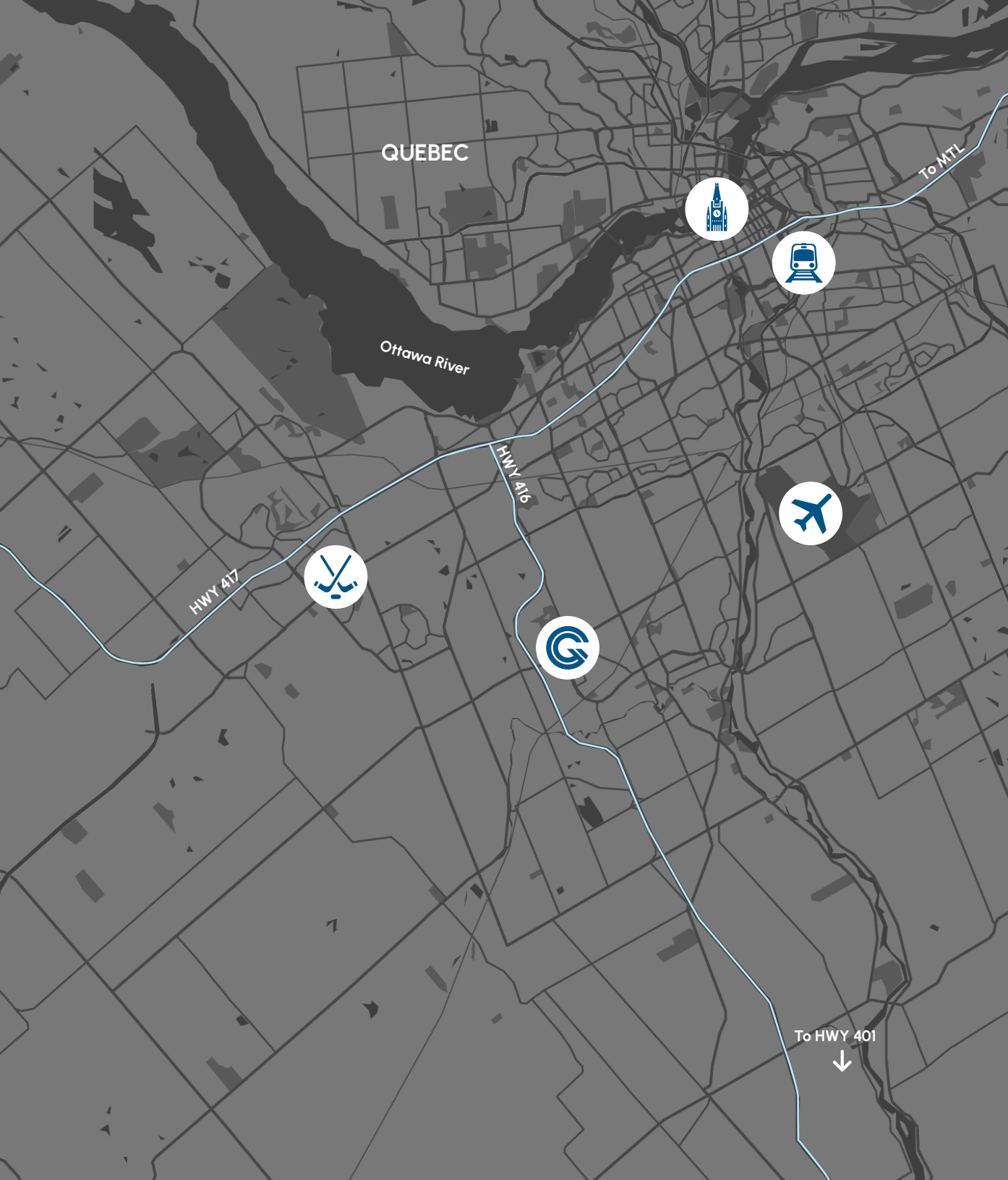
With superb access to major highways providing connection to key points throughout Ontario, Quebec, and the United States, this next generation development is bringing much needed industrial space to the Ottawa region – an emerging gateway to several major markets.





The Site.

Located in the community of Barrhaven in south Ottawa, Gateway Industrial Park offers prime industrial space at competitive rates. Just off of Highway 416 at the Fallowfield Road and Strandherd Drive interchange, the park neighbours restaurants, shops, and services; including the LCBO, Costco, and Amazon's newest 2.8 million sq.ft. fulfillment center.



The City.

One of Ottawa's fastest growing communities, Barrhaven has a population of over 122,000, and is expected to grow to 135,000 residents by 2027.

The City of Ottawa features:

- Population: + 1M
- Established hub for R&D and technology
- Superb access to talent (from four post secondary educational institutions)
- Global network of support industries
- A desirable quality of life
- One of Canada's most business-friendly environments

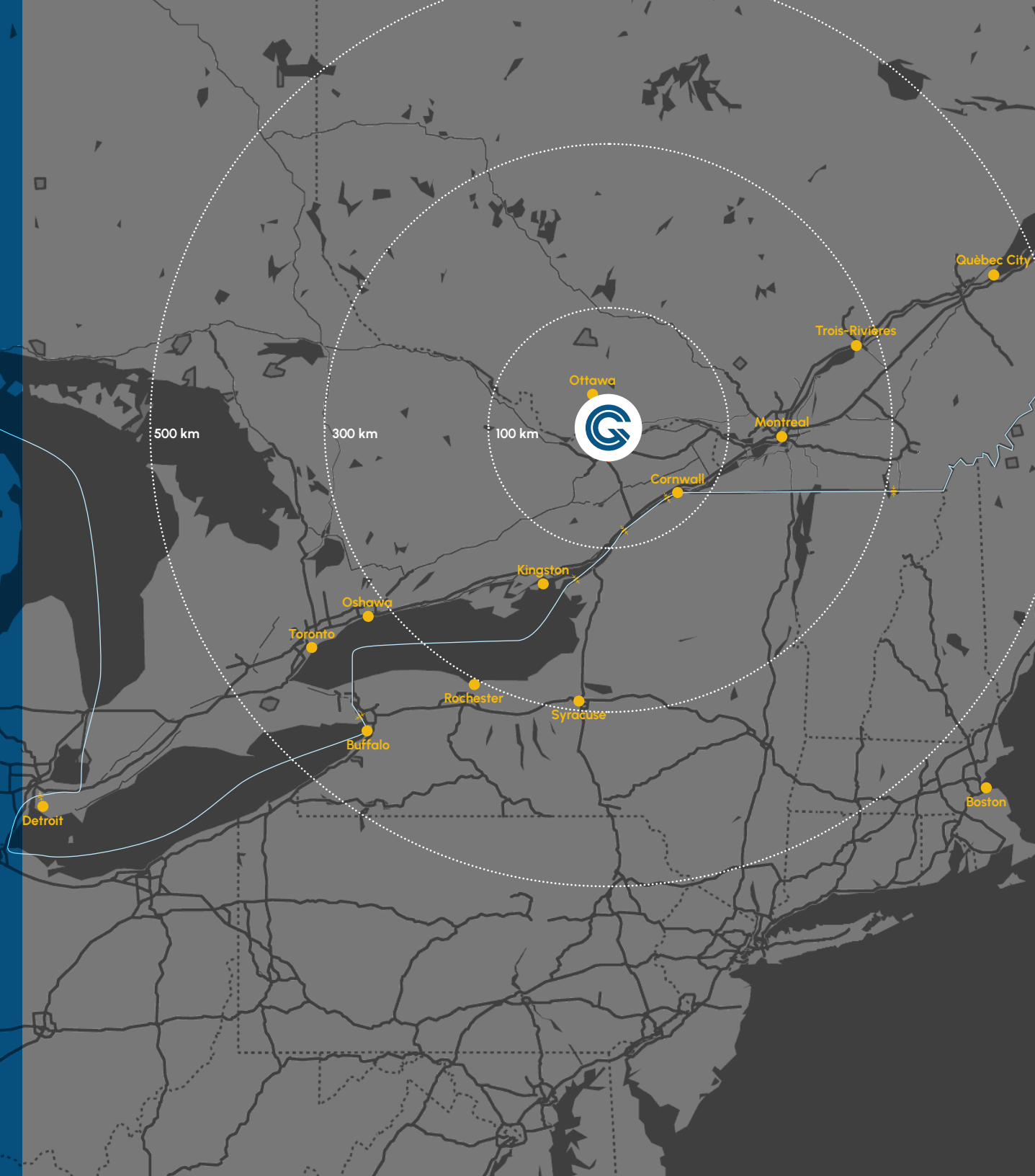
Source: <https://ottawa.ca/en/business/whybring-your-business-ottawa#>

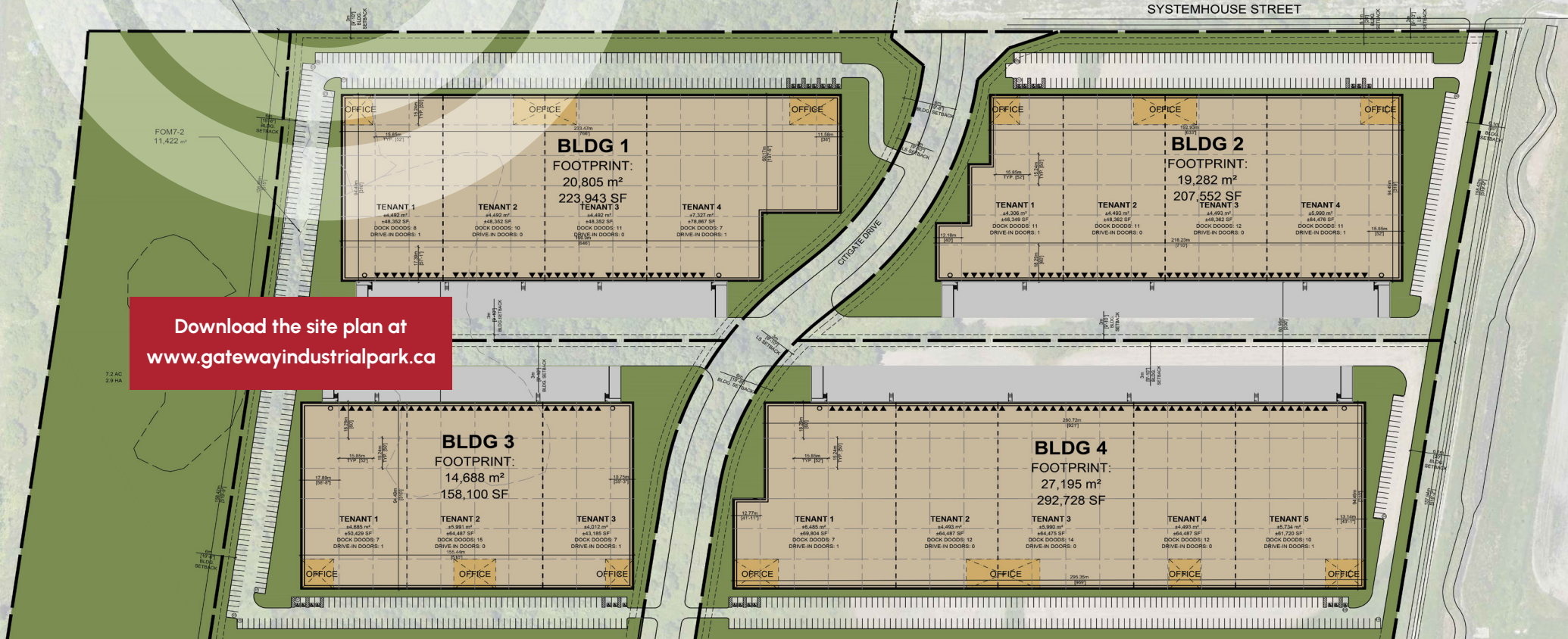
-  Parliament of Canada
-  VIA Rail Train Station
-  Ottawa International Airport
-  Canadian Tire Centre

The Region.

Gateway Industrial Park is the ideal location for access to major markets including key points in Ontario, Quebec, and the United States.

- Proximity to Ontario's 400-series highways including the 401's Windsor-Quebec corridor
- Easy access to seven Canada-US border crossings
- Intermodal transport access via rail, air, and the St. Lawrence Seaway
- Access to 18M people within a 400 km radius (compared to Toronto at 14M and Montreal at 10M)





Development and Building Specifications

Zoning: Industrial Park

Buildings: 4

Size: +/- 900,000 sq.ft.

ESG Targets: Carbon Neutral, LEED Gold

Clear Height: 32' feet

Building Depth: 310' feet

Sprinklers: ESFR

Building Envelope: Precast/IMP with an R20 insulation factor

Flooring: 6" smooth concrete slab, with a dead load capacity of 250 lbs/sq.ft.

Column Grid: 50' x 56'

Dock-Level Doors: 1/5,000 sq.ft., 8' wide x 9' high with 3,500 lb rated air bag dock leveler

Grade-Level Doors: 1/50,000 sq.ft., 14' wide x 14' high

Lighting: LED-warehouse level

Electrical: 2 watts/sq.ft., disconnect only, panel by tenant

Heating: 1 heater unit per O/H door



At Colonnade BridgePort we have built a solid reputation as a full-service real estate development, management, and investment company trusted by clients throughout Ontario.

We have earned our reputation as one of the most active and trusted design build partners in the Ottawa market, through the development of millions of square feet of office, industrial and retail facilities over our history.

CanFirst was founded in 2002 and is an industry leader in commercial real estate. CanFirst employs a disciplined investment strategy and co-invests with both institutional and private high net worth partners. CanFirst has raised over \$1B in equity and has completed over 16M square feet of real estate transactions.





To inquire about lease rates and incentive packages,
please contact:

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