



Design Build Industrial For Lease or Sale

2670 Walkley Road

Ottawa, ON

Lennard:

333 Preston Street, Suite 420, Ottawa
613.963.2640 • lennard.com

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2670 Walkley Road

27.05 acres of land for sale in Ottawa's premier location for warehouse/distribution space



Total Size

Phase 1:

27.05 Acres

Phase 2:

18 acres



Zoning

IH - Heavy Industrial



Design Build

Net Asking Rent

\$18.00 PSF



Land

Price per Acre

**For Sale at
Market Pricing**



Listing Agents

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Partner

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Vice President

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*Sales Representative

Property Highlights

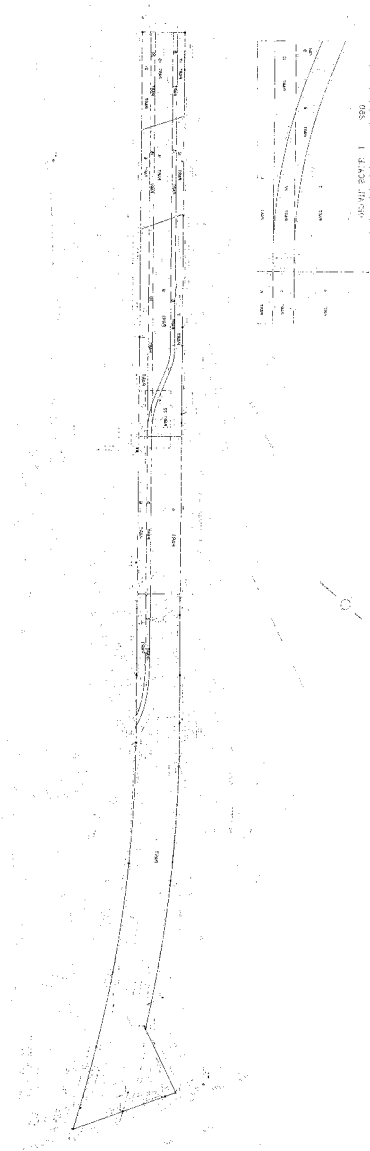
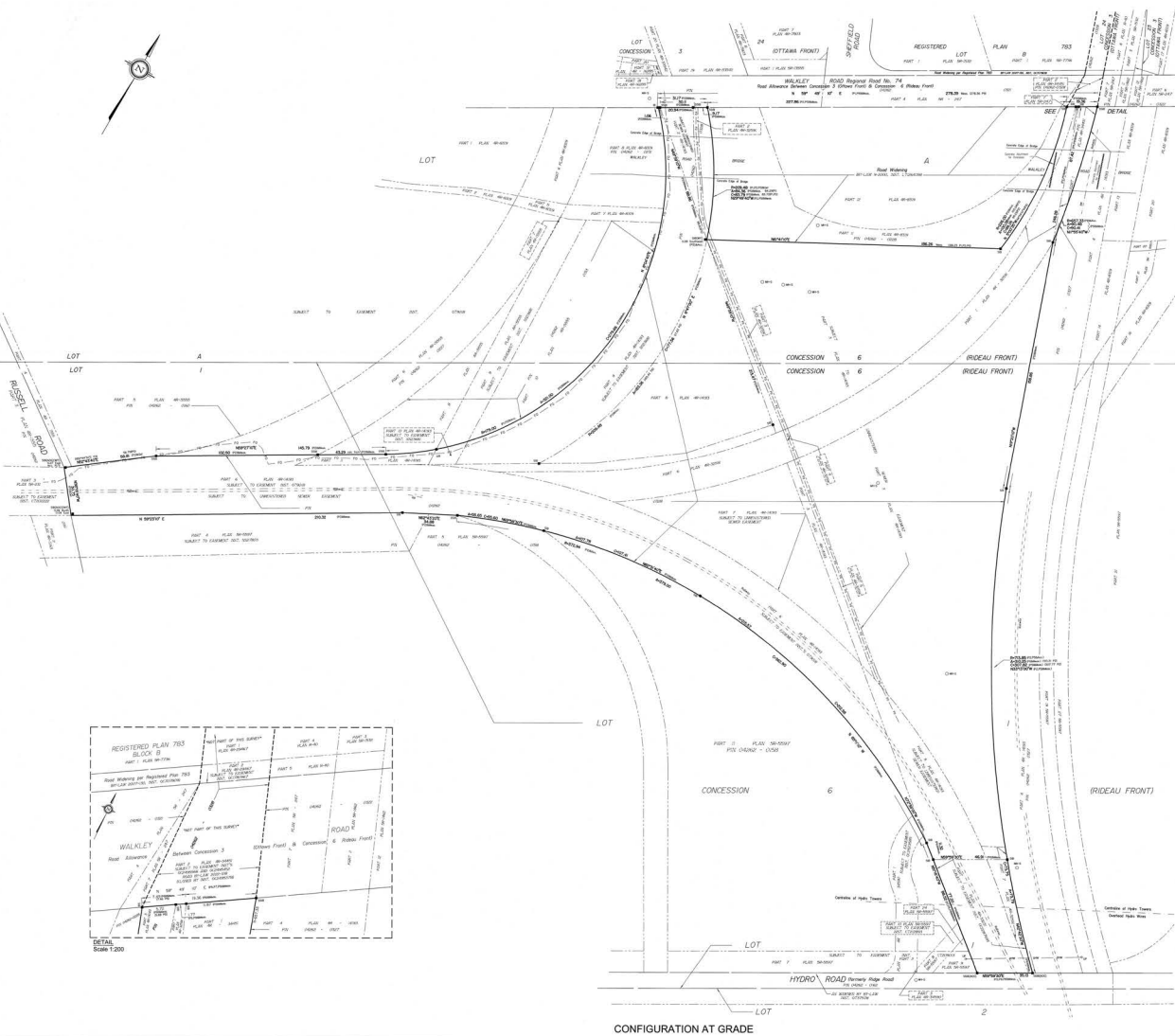
- Fully serviced Heavy Industrial lands with hydro, gas, water, and sewer
- Industrial land For Sale or Design Build For Sale or Lease
- Developer will sever and sell individual parcels if required
- Outside storage permitted
- Rail Siding availability
- Additional 18 acres adjacent to site available as phase II

2670 Walkley Road, Ottawa

Location



Surveys



Site Plan - Phase 1



- NOTES CONCERNING BUILDING LOCATION**
1. THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE SURVEYOR (ADV SURVEYING, ANNIS O'SULLIVAN VOLLEBEKK LTD.)
 2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
 3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED ALBERTA LAND SURVEYOR.
 4. LANDSCAPING IS SUBJECT TO CHANGE.

BUILDING FOOTPRINT

BUILDING A	33000.00 sq ft	3,065.80 sq m
BUILDING B	160669.02 sq ft	14,926.64 sq m
BUILDING C	93657.31 sq ft	8,701.05 sq m
TOTAL AREA:	287326.33 sq ft	26,693.49 sq m

PARKING SCHEDULE

Stall Type	Count
BF PARKING STALL	3
LOADING STALL	4
STANDARD PARKING STALL	168
TRAILER PARKING STALL	18
TOTAL NUMBER OF STALLS:	193

SITE SCHEDULE

ON SITE		
APRON	75,220.64 sq ft	7,082.06 sq m
HEAVY DUTY ASPHALT	370,671.14 sq ft	34,436.48 sq m
LANDSCAPING	64,196.05 sq ft	5,964.01 sq m
LIGHT DUTY ASPHALT	40,244.29 sq ft	3,738.82 sq m
LIGHT DUTY ASPHALT (ACCESS TO HUMBER)	75,403.20 sq ft	7,005.19 sq m
SIDEWALK	17,717.09 sq ft	1,645.97 sq m
	644,462.41 sq ft	59,872.52 sq m
OFF SITE		
HEAVY DUTY ASPHALT - BOULEVARD	43,351.92 sq ft	4,027.53 sq m
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GRAND TOTAL:	687,814.33 sq ft	63,900.04 sq m

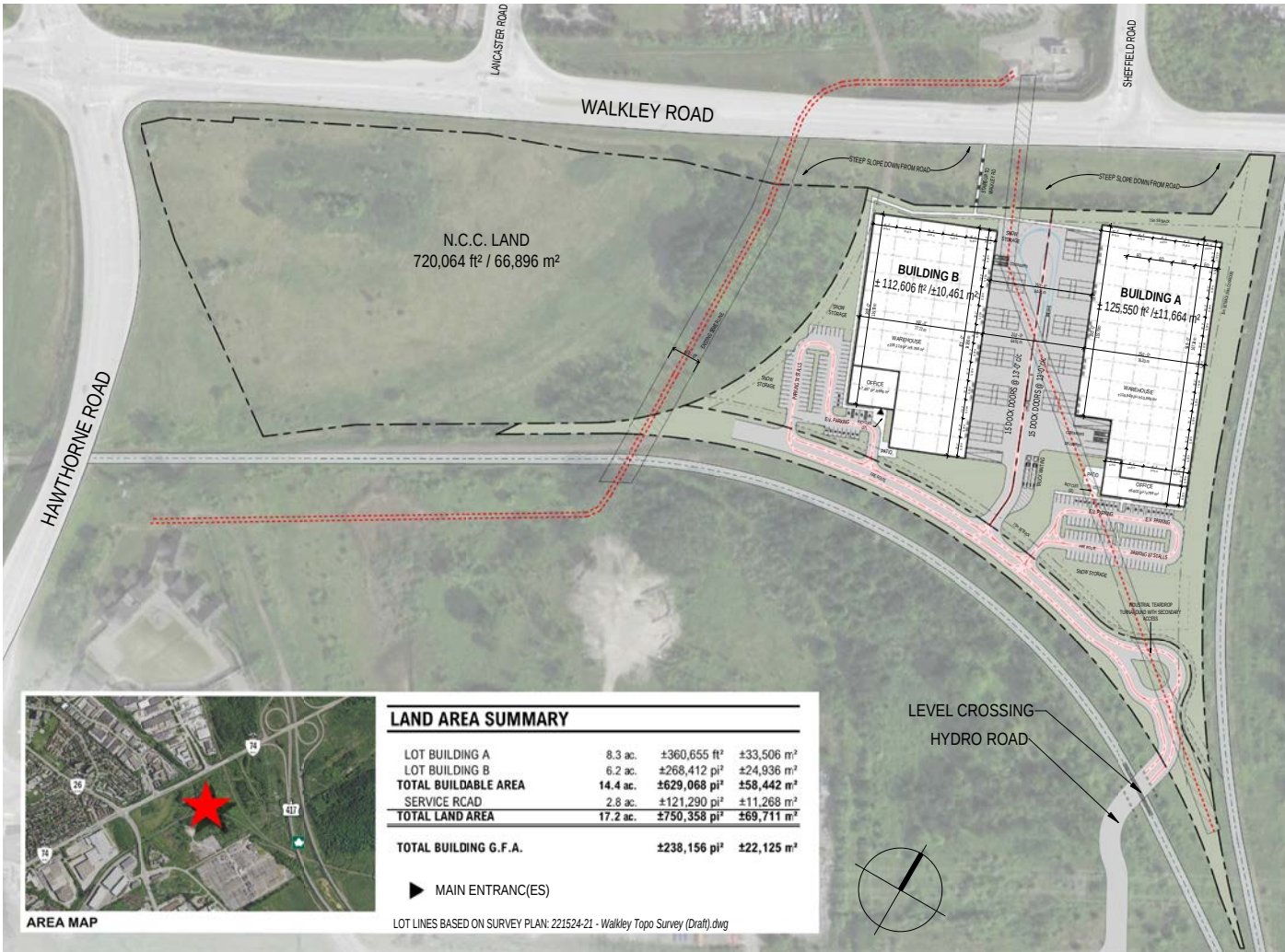
SITE PLAN LEGEND

PROPERTY LINE	---
SETBACK LINE	---
RIGHT OF WAY LINE	---
RIGHT OF WAY HATCH	---
PROPOSED BUILDING	---
FENCE	---
MAN DOOR	---
OVERHEAD DOOR	---
BARRIER FREE ENTRANCE	---

SITE MATERIAL LEGEND

APRON	GRAVEL
SIDEWALK	LANDSCAPING
LIGHT DUTY ASPHALT	HARD LANDSCAPING
HEAVY DUTY ASPHALT	MULCH

Build-Out Plan - Phase 1



PROJECT STATISTICS		
OKTODEV LOT (CN LAND)	±17.2 ac	±750,358 ft² ±69,711 m²
N.C.C. LOT	±16.5 ac	±720,064 ft² ±66,896 m²
TOTAL BUILT-OUT LAND AREA	±33.8 ac	±1,470,422 ft² ±136,606.7 m²

LOT LINES, AREAS AND E/SEMENTS BASED ON 21524-21 - Walkley Topo Survey (Draft).dwg
RECEIVED FROM OKTODEV 2026.05.08

ZONING (IH) HEAVY INDUSTRIAL / LIGHT INDUSTRIAL		BASED ON 2026-50 BYLAW	
SETBACKS			
- FRONT YARD		7.5m	
- SIDE YARD		7.5m	
- ABUTTING A RAIL CORRIDOR		15m OR 30m	
COVERAGE: ZONE IH			
- LOT COVERAGE		MAX. 65%	
- BUILDING HEIGHT		18.0m TO 22.0m	
- SNOW STORAGE		~25% OF PAVED AREAS	
CITY PARKING REQUIREMENTS			
- HEAVY / LIGHT INDUSTRIAL		0.4 / 100 m² G.F.A.	
- OFFICE AREAS		2.2 / 10 0m² G.F.A.	
- INDUSTRIAL SHOWROOMS		25% OF G.F.A.	
- HC RESERVED PARKING - PER 100 STALLS		2 Type A (VANS) + 2 Type B (STD)	
- E.V. PARKING		15% OF TOTAL PARKING	
- BICYCLE PARKING		4 + 1/500m² OF G.F.A.	
- LANDSCAPED BUFFER TO STREET		MIN. 3m	
- STANDARD STALL DIMENSIONS		MIN. 9' x 18' (2.75 m x 5.49 m)	

BUILDING A (SINGLE-TENANT - MEDIUM BAY)		±116,851 ft²	±10,856 m²
- WAREHOUSE		±8,737 ft²	±812 m²
- OFFICE AREA			
TOTAL BUILDING A		±125,589 ft²	±11,668 m²
- COVERAGE			0.35
- SNOW STORAGE		±25,285 ft² ±91,969 ft² OF PAVED AREA	27%
- DOCK DOORS			15 DOOR(S)
- DRIVE IN DOORS			2 DOOR(S)
- TRAILER PARKING			N/A
PARKING		CITY PARKING REQUIRED = 61 STALLS	
- HC PARKING INCLUDED		87 PROVIDED	
- EV PARKING INCLUDED		4 STALLS	
- BICYCLE PARKING		13 STALLS	
		29 STALLS	

BUILDING B (SINGLE-TENANT - MEDIUM BAY)		±105,119 ft²	±9,766 m²
- WAREHOUSE		±7,487 ft²	±696 m²
- OFFICE AREA			
TOTAL BUILDING B		±112,606 ft²	±10,461 m²
- COVERAGE			0.42
- SNOW STORAGE		±11,353 ft² ±48,853 ft² OF PAVED AREA	22%
- DOCK DOORS			33 DOOR(S)
- DRIVE IN DOORS			1 DOOR(S)
- TRAILER PARKING			56 STALLS
PARKING		CITY PARKING REQUIRED = 54 STALLS	
- HC PARKING INCLUDED		74 PROVIDED	
- EV PARKING INCLUDED		4 STALLS	
- BICYCLE PARKING		11 STALLS	
		27 STALLS	

LAND AREA SUMMARY			
LOT BUILDING A	8.3 ac.	±360,655 ft²	±33,506 m²
LOT BUILDING B	6.2 ac.	±268,412 ft²	±24,936 m²
TOTAL BUILDABLE AREA	14.4 ac.	±629,068 ft²	±58,442 m²
SERVICE ROAD	2.8 ac.	±121,290 ft²	±11,268 m²
TOTAL LAND AREA	17.2 ac.	±750,358 ft²	±69,711 m²

TOTAL BUILDING G.F.A. ±238,156 ft² ±22,125 m²

▶ MAIN ENTRANC(E)S

LOT LINES BASED ON SURVEY PLAN: 221524-21 - Walkley Topo Survey (Draft).dwg

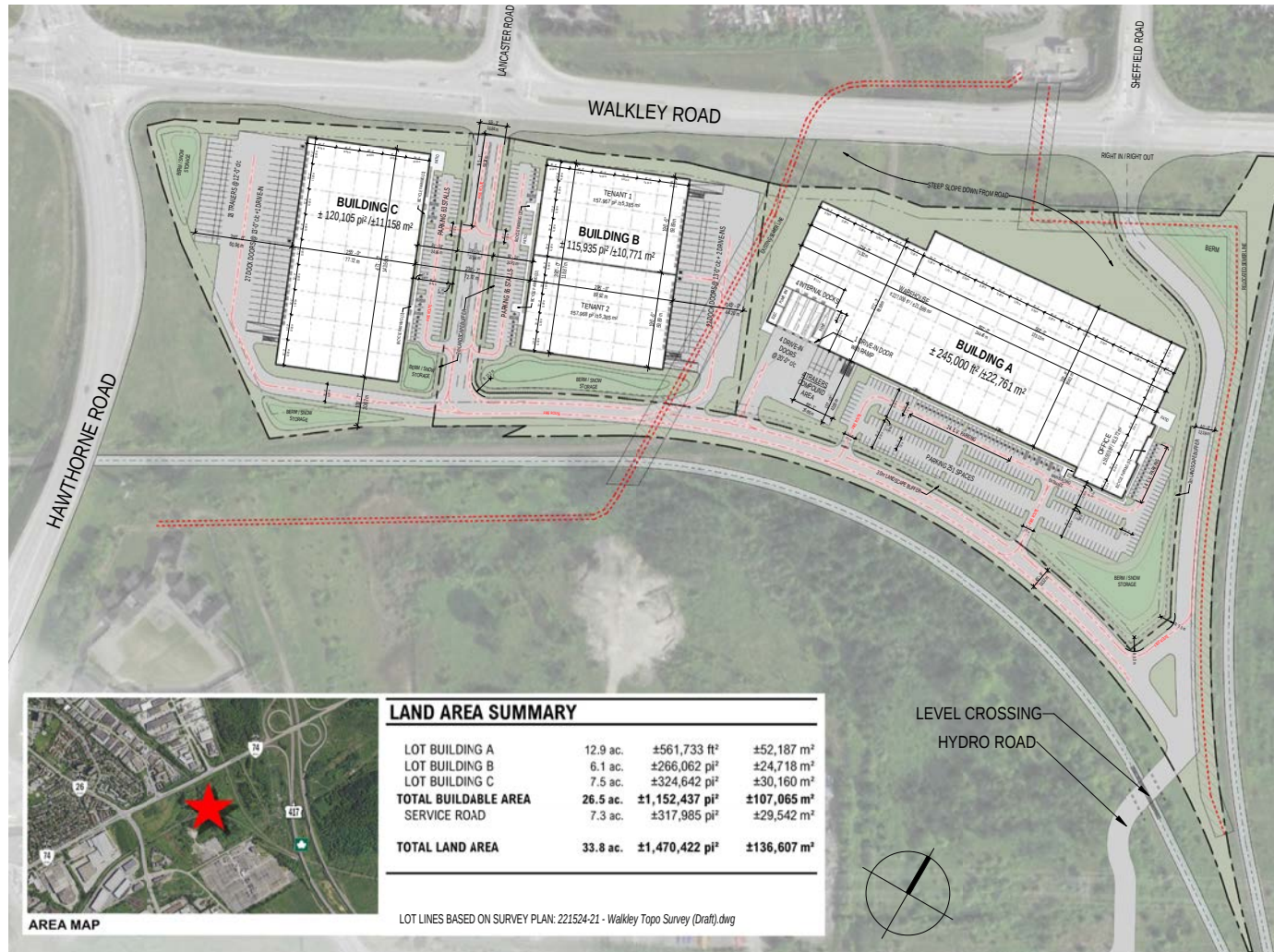


Build-Out Plan - Phase 1



2670 Walkley Road, Ottawa

Build-Out Plan - Phase 2



LAND AREA SUMMARY			
LOT BUILDING A	12.9 ac.	±561,733 ft²	±52,187 m²
LOT BUILDING B	6.1 ac.	±266,062 pi²	±24,718 m²
LOT BUILDING C	7.5 ac.	±324,642 pi²	±30,160 m²
TOTAL BUILDABLE AREA	26.5 ac.	±1,152,437 pi²	±107,065 m²
SERVICE ROAD	7.3 ac.	±317,985 pi²	±29,542 m²
TOTAL LAND AREA	33.8 ac.	±1,470,422 pi²	±136,607 m²

PROJECT STATISTICS

OKTODEV LOT	±17.2 ac.	±750,358 ft²	±69,711 m²
N.C.C. LOT	±16.5 ac.	±720,064 ft²	±66,896 m²
TOTAL LAND AREA	±33.8 ac.	±1,470,422 ft²	±136,606.7 m²

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BASED ON 2026-50 BYLAW	
SETBACKS	
- FRONT YARD	7.5m
- SIDE YARD	7.5m
- ABUTTING A RAIL CORRIDOR	15m OR 30m
COVERAGE: ZONE IH	
- LOT COVERAGE	MAX. 65%
- BUILDING HEIGHT	18.0m TO 22.0m
- SNOW STORAGE	~25% OF PAVED AREAS

CITY PARKING REQUIREMENTS	
- HEAVY / LIGHT INDUSTRIAL	0.4 / 100 m²
- OFFICE AREAS	2.2 / 100 m²
- INDUSTRIAL SHOWROOMS	25% OF GFA
- HC RESERVED PARKING - PER 100 STALLS	2 Type A (VANS) + 2 Type B (STD)
- E.V. PARKING	15% OF TOTAL PARKING
- BICYCLE PARKING	4 + 1500m² OF GFA
- LANDSCAPED BUFFER TO STREET	MIN. 3m
- STANDARD STALL DIMENSIONS	MIN. 9' x 18' (2.75 m x 5.49 m)

BUILDING A MEDIUM BAY (SINGLE-TENANT)		
- WAREHOUSE	±227,000 ft²	±21,089 m²
- OFFICE AREA	±18,000 ft²	±1,672 m²
TOTAL BUILDING A	±245,000 ft²	±22,761 m²
- COVERAGE		0.44
- SNOW STORAGE	±33,190 ft² ±142,737 ft² OF PAVED AREA	26%
- DRIVE-IN DOORS		5 DOOR(S)
- INTERNAL DOCKS		4 STALLS
PARKING	CITY PARKING REQUIRED = 121 STALLS	251 PROVIDED
- HC PARKING INCLUDED		8 STALLS
- EV PARKING INCLUDED		38 STALLS
- BICYCLE PARKING		50 STALLS

BUILDING B (MULTI-TENANT)		
TENANT 1		
- WAREHOUSE	±55,069 ft²	±5,116 m²
- OFFICE AREA (5% of G.F.A.)	±2,898 ft²	±269 m²
TENANT 1	±57,967 ft²	±5,385 m²
TENANT 2		
- WAREHOUSE	±55,070 ft²	±5,116 m²
- OFFICE AREA (5% of G.F.A.)	±2,898 ft²	±269 m²
TENANT 2	±57,968 ft²	±5,385 m²
TOTAL BUILDING B	±115,935 ft²	±10,771 m²
- COVERAGE		0.44
- SNOW STORAGE	±33,190 ft² ±142,737 ft² OF PAVED AREA	25%
- DOCK DOORS		22 DOOR(S)
- DRIVE IN DOORS		2 DOOR(S)
PARKING	CITY PARKING REQUIRED = 53 STALLS	66 PROVIDED
- HC PARKING INCLUDED		4 STALLS
- EV PARKING INCLUDED		10 STALLS
- BICYCLE PARKING		24 STALLS

BUILDING C LARGE BAY (SINGLE-TENANT)		
- WAREHOUSE	±114,100 ft²	±10,600 m²
- OFFICE AREA (5% of G.F.A.)	±6,005 ft²	±558 m²
TOTAL BUILDING C	±120,105 ft²	±11,158 m²
- COVERAGE		0.37
- SNOW STORAGE	±26,024 ft² ±109,353ft² OF PAVED AREA	25%
- DOCK DOORS		27 DOOR(S)
- DRIVE IN DOORS		1 DOOR(S)
- TRAILER PARKING		18 STALLS
PARKING	CITY PARKING REQUIRED = 55 STALLS	63 PROVIDED
- HC PARKING INCLUDED		4 STALLS
- EV PARKING INCLUDED		8 STALLS
- BICYCLE PARKING		24 STALLS

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Photo Gallery





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