



2099

Carp Road, Ottawa For Lease

Up to 4.88 acres total

Lennard:

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Existing Yard
(2.88 acres)

Expansion Option
(2 acres)

Introducing 2099 Carp Road

Up to 4.88 acres of commercial property featuring a 3,074 SF office building and over 6,300 SF of industrial/storage space, ideally suited for a variety of commercial users. The property offers a fully fenced and secured yard, including approximately 2 acres of excess land providing excellent potential for expansion or supplemental income opportunities.

The move-in ready facility includes a showroom, private offices, and dedicated staff areas designed to support efficient day-to-day operations. Ample on-site parking and a functional layout accommodate both personnel and fleet circulation with ease.

Strategically located on Carp Road, the property offers convenient access and strong connectivity to Ottawa and surrounding markets. Fully serviced with water, sewer, hydro, and HVAC, this flat and versatile site is well-positioned for immediate occupancy, outdoor storage, operational flexibility, and future development potential.

Building Highlights



Rare opportunity to lease industrial property within Ottawa



Located within 5 minutes off Highway 417 interchange & 30 minutes to downtown Ottawa



IL[272r] - Industrial and Logistics Zone



1 drive-in loading door and 1 grade level loading door



Building signage available



3,074 SF of office and 6,300 SF of industrial/storage space



21' clear height



30 parking stalls



Monthly Rent:
\$23,760

Taxes:
\$7,814.88 annual (2025)

Property Zoning



IL[272r] - Industrial and Logistics Zone

In the IL[272r] zone, the following uses are permitted:

The purpose of the Industrial and Logistics Zone is to:

Permit a wide range of low to moderate impact, light industrial uses in accordance with the Industrial and Logistics designation of the Official Plan in locations that are intended to be the focus of warehousing and distribution operations.

Allow small-scale ancillary uses to serve employees in the immediate vicinity.

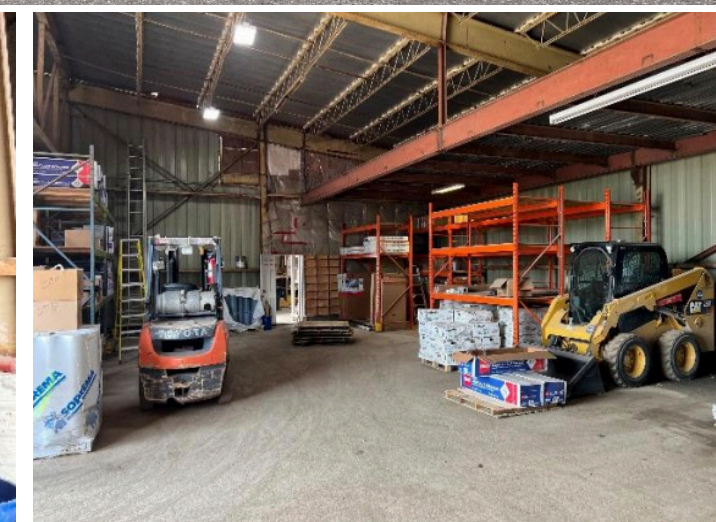
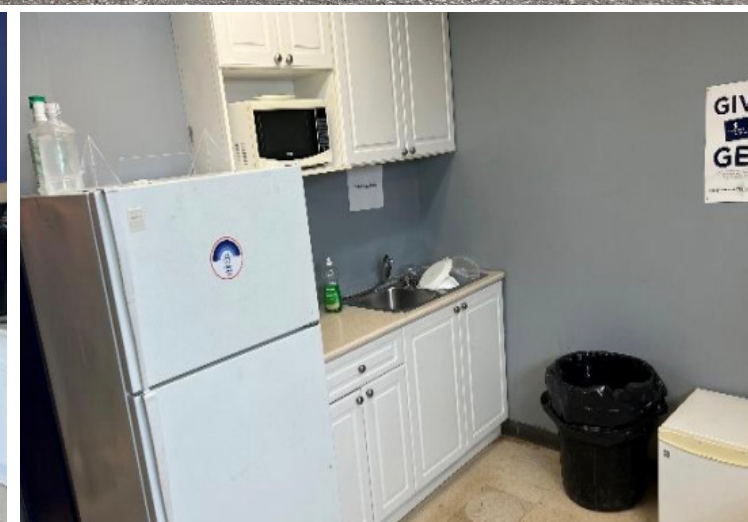
Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.

In the Industrial and Logistics Zone, the following uses are permitted:

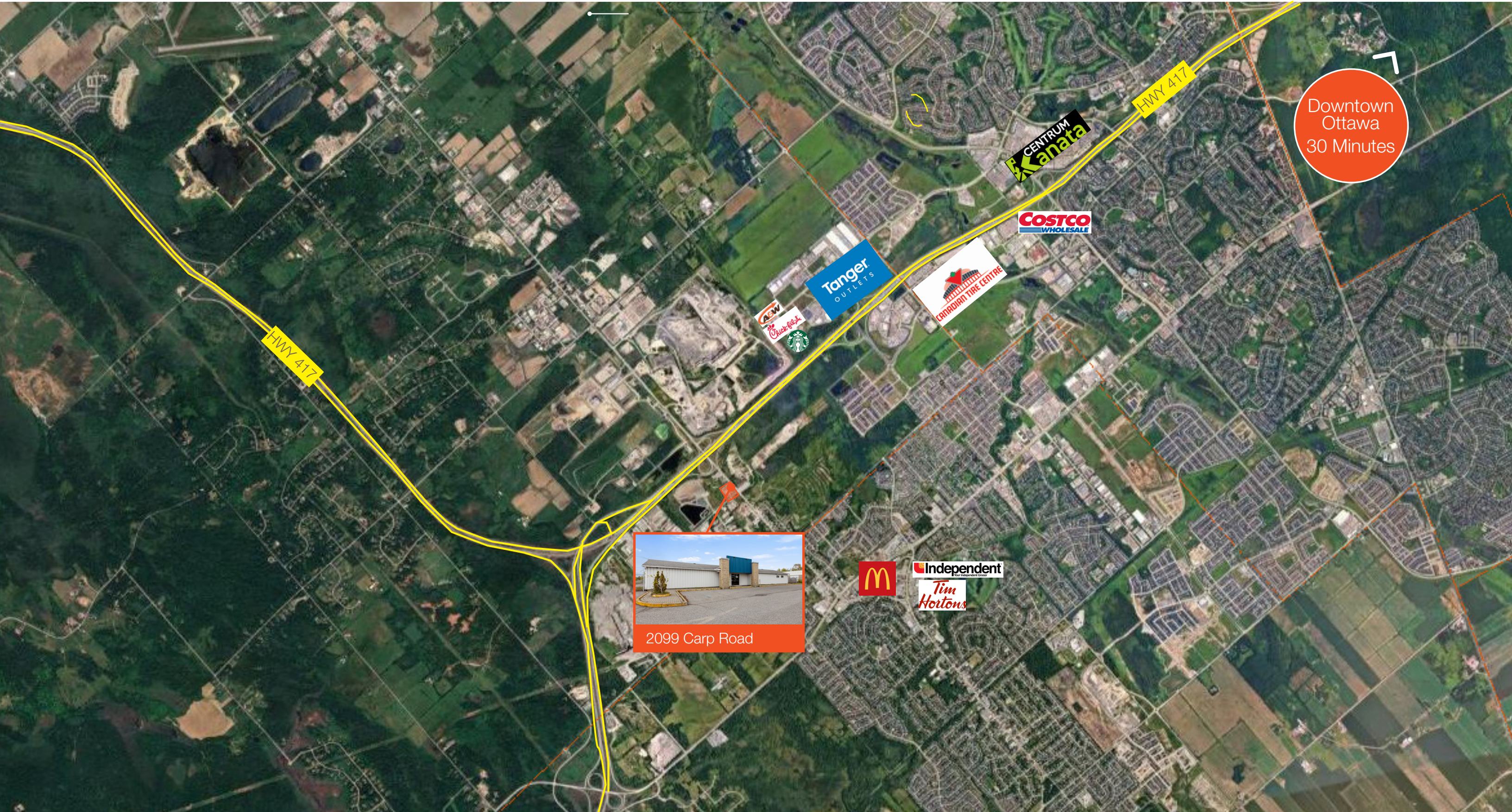
- automobile body shop
- automobile service station
- catering establishment
- crematorium
- drive-through facility
- emergency service
- heavy equipment and vehicle sales, rental, and servicing
- light industrial use
- research and development centre
- storage yard
- truck transport terminal
- warehouse
- waste processing and transfer facility

The following conditional uses are also permitted in the Industrial and Logistics Zone, subject to each use not exceeding 300 square metres of gross floor area:

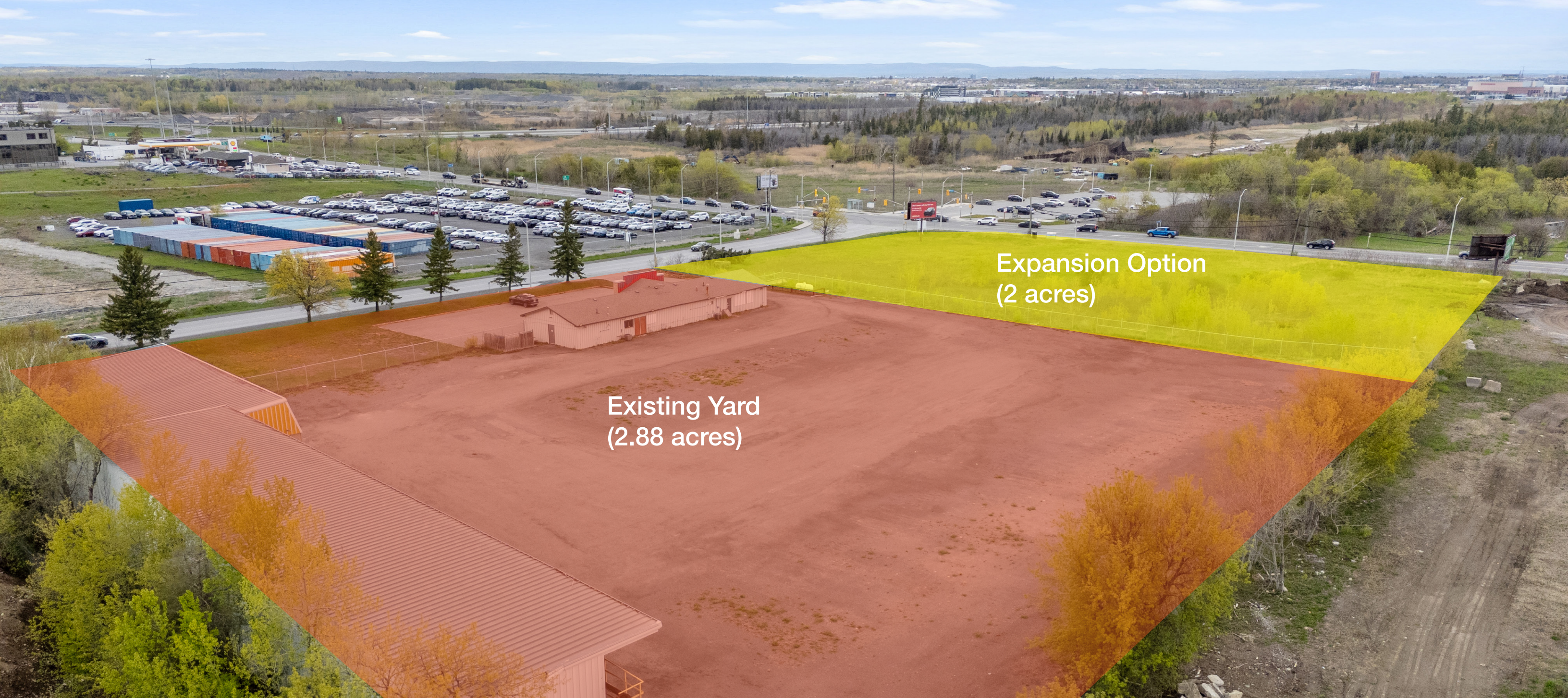
- car wash
- gas bar
- micro-distribution facility
- place of assembly, limited to an employment-related use listed in subsection (1)
- restaurant
- training centre



Amenities Map



Downtown Ottawa
30 Minutes



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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.

Contact us for more information:

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