



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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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

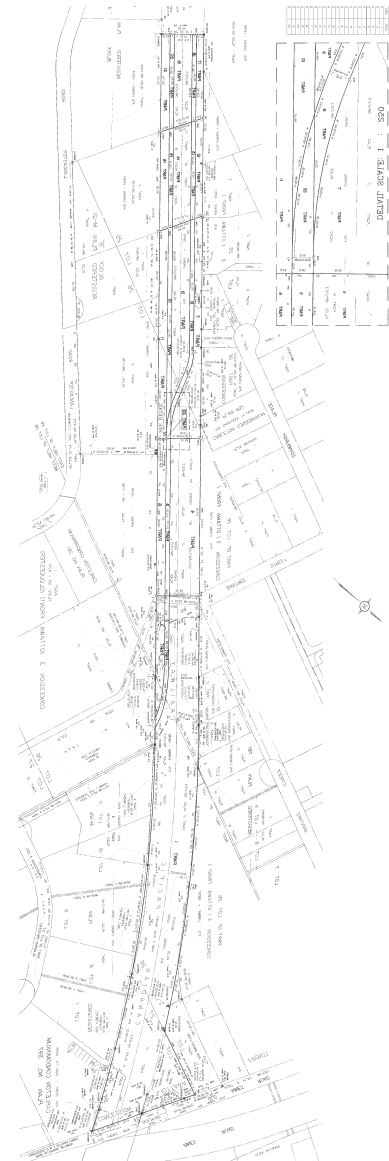
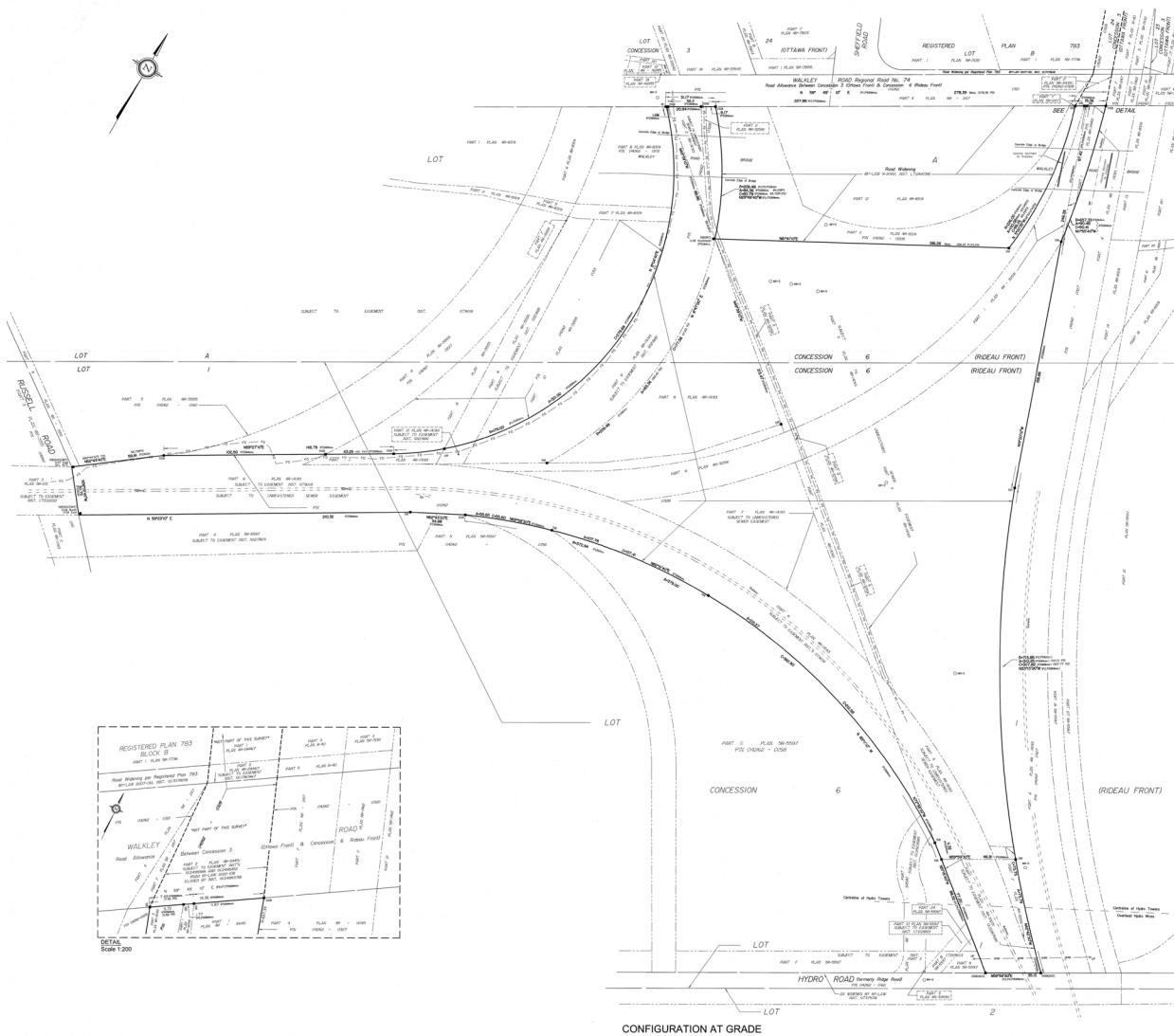
2670 Walkley Road, Ottawa

Location



2670 Walkley Road, Ottawa

Surveys



Site Plan - Phase 1



<https://bit.ly/3uqo999>



NOTES CONCERNING BUILDING LOCATION

1. THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE SURVEYOR (AOV SURVEYING, ANNIS O'SULLIVAN VOLLEBEK 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 R ²	3,065.80 M ²
BUILDING B	160669.02 R ²	14,926.64 M ²
BUILDING C	93657.31 R ²	8,701.05 M ²
TOTAL AREA:	287326.33 R ²	26,693.49 M ²

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	75,230.64 R ²	7,082.06 M ²
HEAVY DUTY ASPHALT	370,671.14 R ²	34,436.48 M ²
LANDSCAPING	64,196.05 R ²	5,964.01 M ²
LIGHT DUTY ASPHALT	40,244.29 R ²	3,738.82 M ²
LIGHT DUTY ASPHALT (ACCESS TO HUMBER)	75,403.20 R ²	7,005.19 M ²
SIDEWALK	17,717.09 R ²	1,645.97 M ²
	644,462.41 R ²	59,872.52 M ²

OFF SITE		
HEAVY DUTY ASPHALT - BOULEVARD	43,351.92 R ²	4,027.53 M ²
	43,351.92 R ²	4,027.53 M ²
GRAND TOTAL:	687,814.33 R ²	63,900.04 M ²

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 EASEMENTS BASED ON 21524-21 - Walkley Topo Survey (Draft).dwg
RECEIVED FROM OKTODEV 2026.05.08

ZONING (1H) 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 1H		
- 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 / 100 m² 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)		
- WAREHOUSE		±116,851 ft² ±10,856 m²
- OFFICE AREA		±8,737 ft² ±812 m²
TOTAL BUILDING A	±125,589 ft²	±11,668 ft²
- 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	87 PROVIDED
- HC PARKING INCLUDED		4 STALLS
- EV PARKING INCLUDED		13 STALLS
- BICYCLE PARKING		29 STALLS

BUILDING B (SINGLE-TENANT - MEDIUM BAY)		
- WAREHOUSE		±105,119 ft² ±9,766 m²
- OFFICE AREA		±7,487 ft² ±696 m²
TOTAL BUILDING B	±112,606 ft²	±10,461 ft²
- COVERAGE		0.42
- SNOW STORAGE	±11,353 ft² ±86,853 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	74 PROVIDED
- HC PARKING INCLUDED		4 STALLS
- EV PARKING INCLUDED		11 STALLS
- BICYCLE PARKING		27 STALLS

2670 Walkley Road, Ottawa

Build-Out Plan - Phase 1



PROJECT STATISTICS			
TRACTORY LAND	±17.2 ac	±750,358 ft ²	±69,711 m ²
N.C.C. LAND	±16.5 ac	±720,064 ft ²	±66,896 m ²
TOTAL LAND AREA	±33.8 ac	±1,470,422 ft ²	±136,606.7 m ²

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ZONING (H) 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		BASED ON 2026-50 BYLAW	
- HEAVY / LIGHT INDUSTRIAL		3.4 / 100 m ² G.F.A	
- OFFICE AREAS		2.2 / 10 0m ² G.F.A	
- INDUSTRIAL SHOWROOMS		25% OF G.P.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 + 1500m ² OF G.F.A	
- LANDSCAPED BUFFER TO STREET		MIN. 3m	
- STANDARD STALL DIMENSIONS		MIN. 5' x 18' (2.75 m x 5.49 m)	

BUILDING A MEDIUM BAY (SINGLE-TENANT)			
- WAREHOUSE	±231,530 ft ²	±21,510 m ²	
- OFFICE AREA	±13,798 ft ²	±1,282 m ²	
TOTAL BUILDING A	±245,328 ft²	±22,792 m²	
- COVERAGE		0.39	
- SNOW STORAGE	±31,265 ft ² ±145,034 ft ² OF PAVED AREA	22%	

- DOCK DOORS	40 DOOR(S)		
- DRIVE IN DOORS	1 DOOR(S)		
- TRAILER PARKING	6 STALLS		
PARKING	CITY PARKING REQUIRED = 114 STALLS	120 PROVIDED	
- HC PARKING INCLUDED		6 STALLS	
- EV PARKING INCLUDED		19 STALLS	
- BICYCLE PARKING		52 STALLS	

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Build-Out Plan - Phase 2



PROJECT STATISTICS			
OKTODEV LOT	±17.2 ac	±750,358 ft ²	±69,711 m ²
N.C.C. LOT	±16.5 ac	±720,064 ft ²	±66,896 m ²
TOTAL LAND AREA	±33.8 ac	±1,470,422 ft ²	±136,606.7 m ²

LOT LINES, AREAS AND EASEMENTS 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		MAX. 65%	
- LOT COVERAGE		18.0m TO 22.0m	
- BUILDING HEIGHT		~25% OF PAVED AREAS	
- SNOW STORAGE			

CITY PARKING REQUIREMENTS		0.4 / 100 m ²	
- HEAVY / LIGHT INDUSTRIAL		2.2 / 100 m ²	
- OFFICE AREAS		25% OF GFA	
- INDUSTRIAL SHOWROOMS		2 Type A (VANS) + 2 Type B (STD)	
- HC RESERVED PARKING - PER 100 STALLS		15% OF TOTAL PARKING	
- E.V. PARKING		4 + 1/500m ² OF GFA	
- BICYCLE PARKING		MIN. 3m	
- LANDSCAPED BUFFER TO STREET		MIN. 9' x 18' (2.75 m x 5.49 m)	
- STANDARD STALL DIMENSIONS			

BUILDING A MEDIUM BAY (SINGLE-TENANT)			
- WAREHOUSE		±227,000 ft ²	±21,089 m ²
- OFFICE AREA		±18,000 ft ²	±1,672 m ²
TOTAL BUILDING A		±245,000 ft ²	±22,761 m ²
- COVERAGE		0.44	
- SNOW STORAGE		±33,190 ft ² ±142,737 ft ² OF PAVED AREA	20%
- DRIVE-IN DOORS		5 DOOR(S)	
- INTERNAL DOCKS		4 STALLS	
PARKING		CITY PARKING REQUIRED = 121 STALLS	
- HC PARKING INCLUDED		251 PROVIDED	
- EV PARKING INCLUDED		8 STALLS	
- BICYCLE PARKING		38 STALLS	

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

BUILDING C LARGE BAY (SINGLE-TENANT)			
- WAREHOUSE		±114,100 ft ²	±10,600 m ²
- OFFICE AREA (5% of G.F.A.)		±6,005 ft ²	±558 m ²
TOTAL BUILDING C		±120,105 ft ²	±11,158 m ²
- COVERAGE		0.37	
- SNOW STORAGE		±28,024 ft ² ±109,353 ft ² 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	
- HC PARKING INCLUDED		63 PROVIDED	
- EV PARKING INCLUDED		4 STALLS	
- BICYCLE PARKING		8 STALLS	

LAND AREA SUMMARY

LOT BUILDING A	12.9 ac.	±561,733 ft ²	±52,187 m ²
LOT BUILDING B	6.1 ac.	±266,062 ft ²	±24,718 m ²
LOT BUILDING C	7.5 ac.	±324,642 ft ²	±30,160 m ²
TOTAL BUILDABLE AREA	26.5 ac.	±1,152,437 ft ²	±107,065 m ²
SERVICE ROAD	7.3 ac.	±317,985 ft ²	±29,542 m ²
TOTAL LAND AREA	33.8 ac.	±1,470,422 ft ²	±136,607 m ²

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

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Photo Gallery





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