

For Lease: Land Available Immediately

5455 Boundary Road

Minimum of 1-2 acre lots for lease
Up to 29.2 acres total

Lennard:

This location is where your business *belongs*.

lennard.com

5455 Boundary Road



Available Area

Up to 29.2 Acres



Zoning

RH - Rural Heavy Industrial Zone



Net rent

Contact Listing Agents



Availability

Immediately



Listing Agent

Ian Shackell*

Partner

613.612.8812

ishackell@lennard.com

Matt Shackell*

Vice President

613.612.8812

mshackell@lennard.com

*Sales Representative

Permitted Uses | RH - Rural Heavy Industrial Zone

- automobile body shop
- automobile service station
- Cannabis Production Facility, and contained within a building that is not a greenhouse. (By-law 2019-222)
- crematorium
- drive-through facility (OMB Order #PL080959 issued March 18, 2010)
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- heavy industrial use
- kennel, see Part 3, Section 84
- leaf and yard waste composting facility
- light industrial use
- parking lot
- printing plant
- service and repair shop
- storage yard
- truck transport terminal
- warehouse
- waste processing and transfer facility

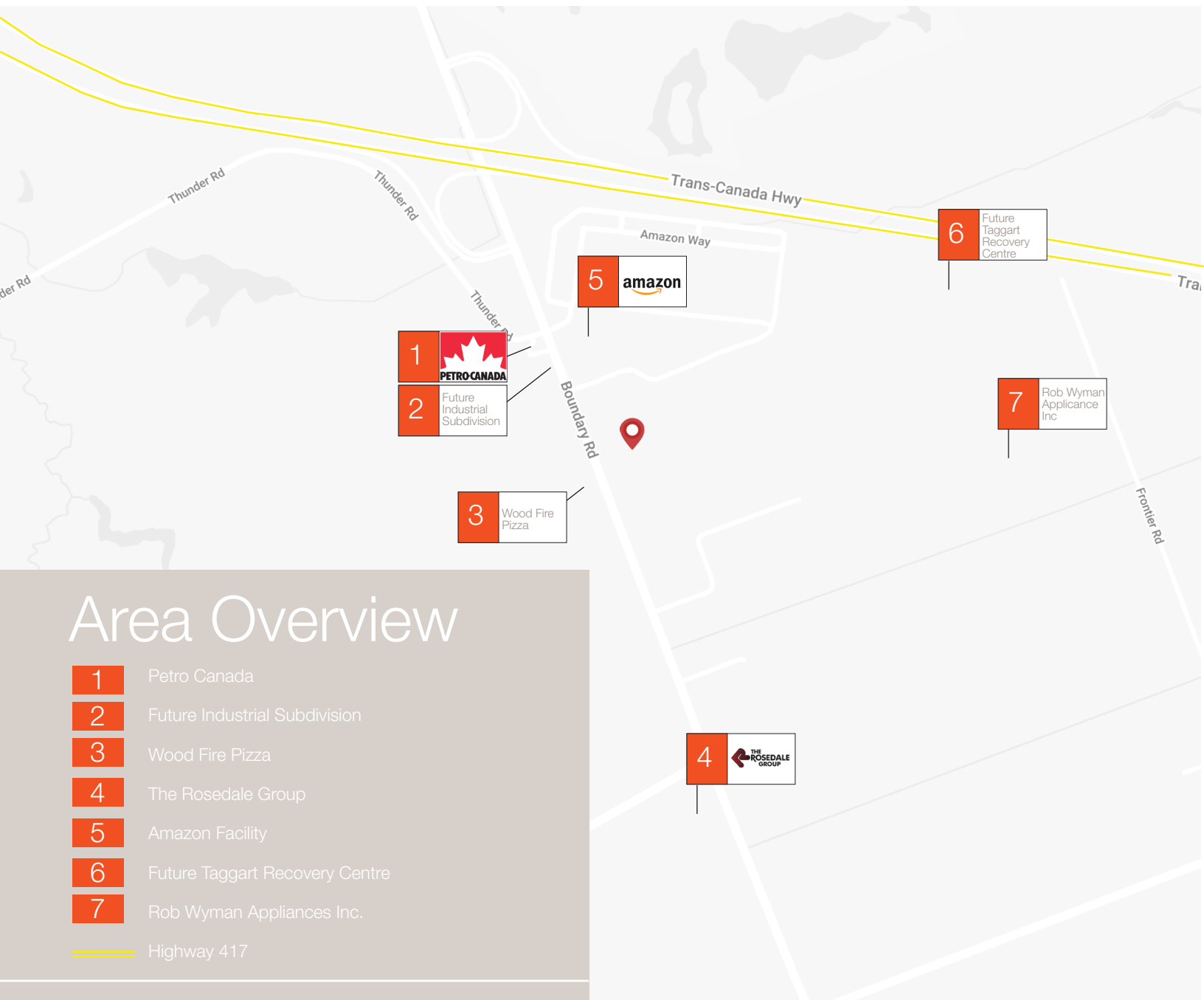
Property Highlights

- Site is adjacent to the recently constructed Amazon YOW Warehouse
- 2000 amps of power
- Zoning allows for accommodating a range of heavy industrial uses - 2 to 4 + acre lots available for lease
- Ample onsite power
- Heavy industrial zoning that allows for outdoor storage of equipment, vehicles & other product
- Opportunity to have the space fully fenced & secured
- Onsite security cameras & lighting
- Available immediately
- Located off HWY 417, next to Amazon

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5455 Boundary Road



Area Overview

- 1 Petro Canada
- 2 Future Industrial Subdivision
- 3 Wood Fire Pizza
- 4 The Rosedale Group
- 5 Amazon Facility
- 6 Future Taggart Recovery Centre
- 7 Rob Wyman Appliances Inc.

Highway 417

2 min
Highway 417

22 min
Ottawa International
Airport

21 min
Downtown Ottawa
2 Hours
Montreal, QC

Lennard:

Ian Shackell*, Partner

613.761.0177

ishackell@lennard.com

Matt Shackell*, Vice President

613.612.8812

mshackell@lennard.com

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

lennard.com

*Sales Representative

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 2022.