

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

RIL3- Rural Industrial and Logistics



Net rent

Contact Listing Agents



Availability

Immediately



Listing Agent

Ian Shackell*

Partner

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Matt Shackell*

Vice President

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*Sales Representative

Permitted Uses

- automobile body shop
- automobile service station
- cannabis production facility, indoor
- drive-through facility
- gas bar
- heavy equipment and vehicle sales, rental, and servicing
- leaf and yard waste composting facility
- light industrial use
- research and development centre
- storage yard
- training centre
- truck transport terminal
- warehouse
- waste processing and transfer facility, non-putrescible
- Heavy industrial use

Conditional Uses

- car wash
- personal service business, limited to a service and repair shop
- restaurant

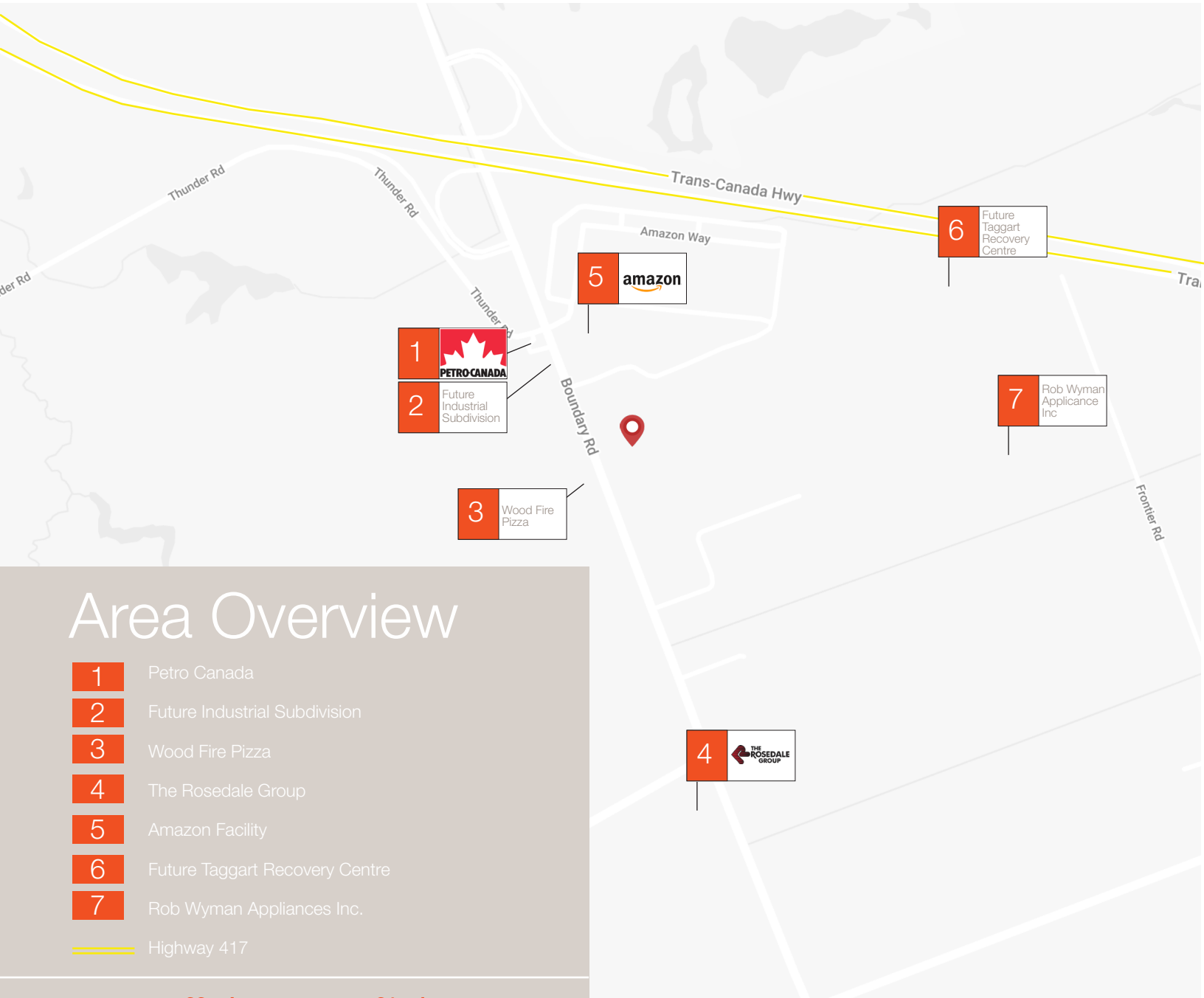
Property Highlights

- 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

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