



For Sublease: 18,000 SF of Land

**999** Moodie Drive  
Ottawa, ON

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# 999 Moodie Drive

18,000 SF of land for sublease in the west end of Ottawa.



Size  
18,000 SF



Zoning  
RG[73r]  
Rural General Industrial  
Zone



Lease Price  
Year 1: \$3,000 per month  
Year 2 & 3: \$3,250 per month



Location  
West of Highway 416 on  
Moodie Drive



Listing Agent  
Lavel Tiwana\*  
Sales Representative  
613.963.2625  
ltiwana@lennard.com

## Property Highlights

- The yard is fully fenced, secure, and accessible via card entry at the front.
- A security camera feed is available.
- Additional rent is estimated at \$750 per month for 2024, covering property taxes, operating costs, snow removal, and maintenance for the outdoor storage area.
- Storage is restricted to licensed, roadworthy vehicles, and any subleasing requires prior written consent from the landlord.



# 999 Moodie Drive

## Zoning

### Rural General Industrial Zone

#### Permitted Uses

The following uses are permitted subject to:

- a) the provisions of subsection 219(3) to (5);
- b) the dwelling unit is limited to a caretaker;
- c) the retail store is limited to the sale of agricultural, construction, gardening or landscape-related products, equipment or supplies;
- animal care establishment (By-law 2015-190)
- animal hospital
- automobile body shop
- automobile dealership
- automobile service station
- Cannabis Production Facility, and contained within a building that is not a greenhouse. (By-law 2019-222)
- drive-through facility (OMB Order #PL080959 issued March 18, 2010)
- dwelling unit
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- kennel, see Part 3, Section 84
- leaf and yard waste composting facility
- light industrial uses
- parking lot
- printing plant
- retail store
- service and repair shop
- storage yard
- truck transport terminal
- warehouse
- waste processing and transfer facility (non-putrescible)

#### Conditional Permitted Uses

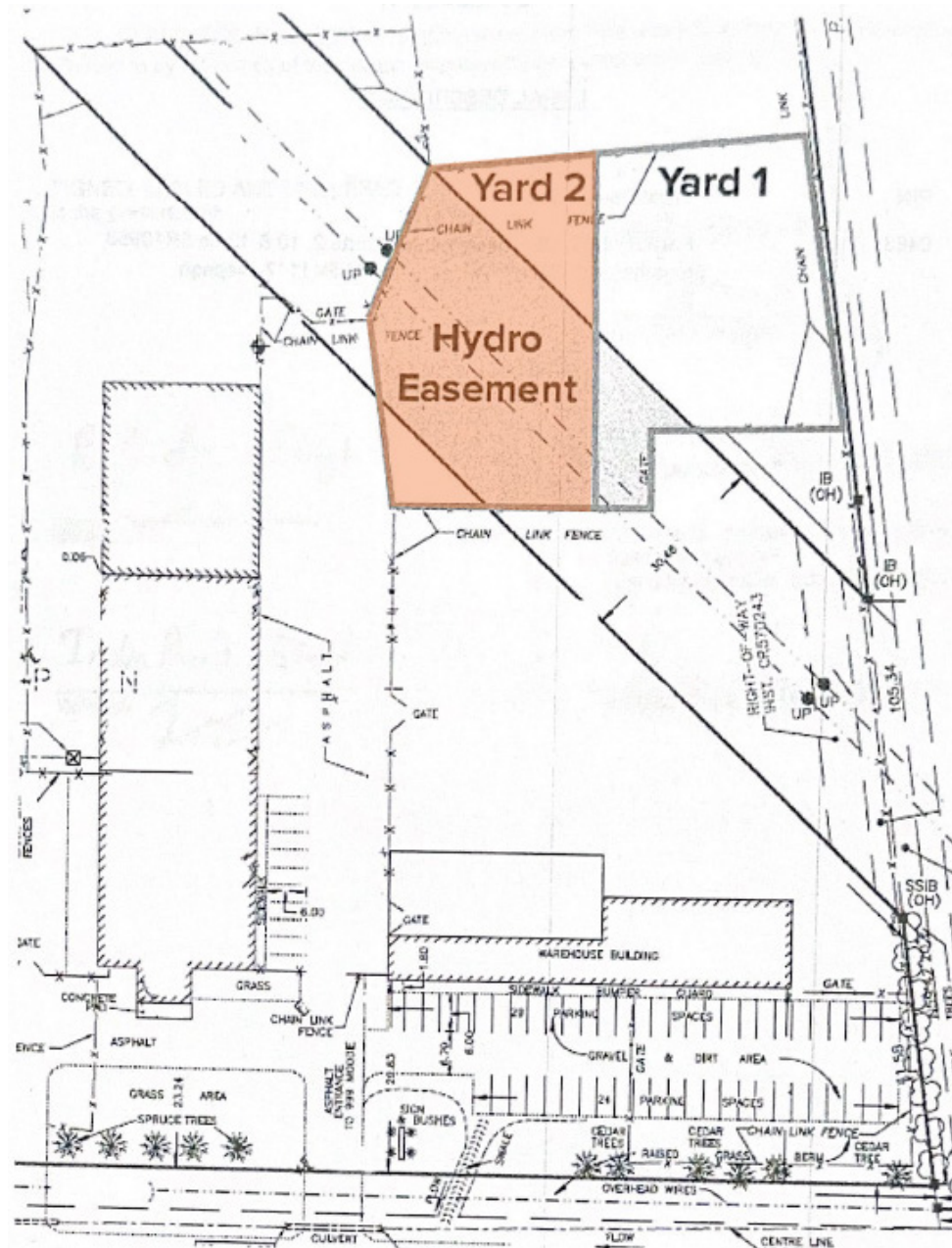
The following conditional uses are permitted subject to the following:

- a) the provisions of subsection 219(3) to (5);
- b) the use is located on the same lot as the use listed in Section 219(1);
- c) the retail store is limited to the sale of goods, service or materials provided by a use permitted in Section 219(1);
- animal care establishment
- bank machine
- bar (By-law 2018-171)
- car wash
- convenience store
- personal service business
- restaurant
- retail store (OMB Order #PL080959 issued March 18, 2010)
- d) A bar
  - i) must be ancillary to a permitted brewery, winery or distillery; and,
  - ii) may not have a gross floor area exceeding the lesser of:
    - 1) 300 m<sup>2</sup>, or
    - 2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)



# 999 Moodie Drive

## Site Plan





# 999 Moodie Drive

Photos



*A bright future  
for your business  
is right here.*

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# 999 Moodie Drive

Site Aerial



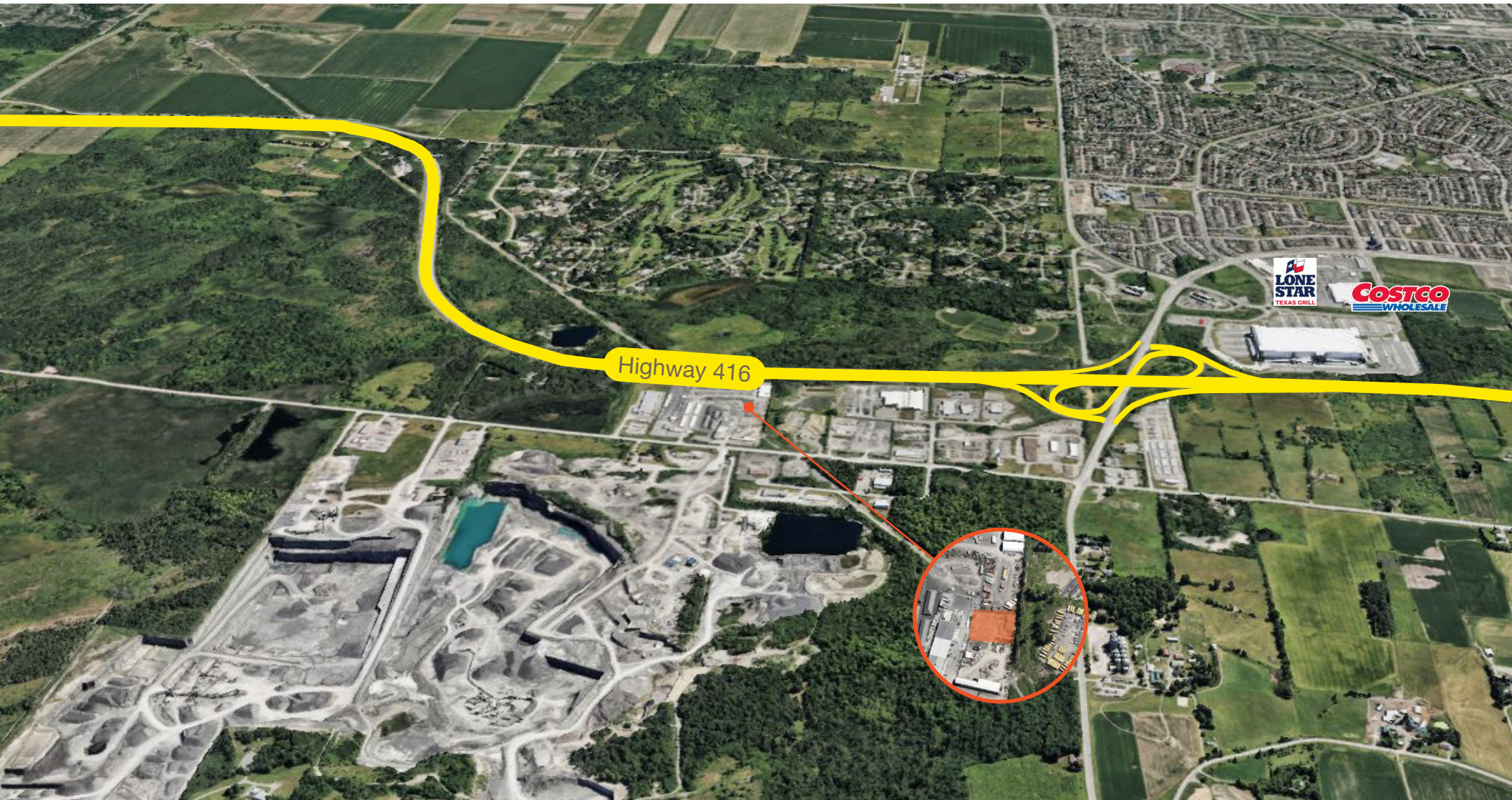
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# 999 Moodie Drive

Location Map



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# Lennard:

Lavel Tiwana\* Sales Representative

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613.963.2625

[ltiwana@lennard.com](mailto:ltiwana@lennard.com)

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

[lennard.com](http://lennard.com)

\*Sales Representative

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