

**FOR SALE**

**5499 Canotek Road  
Ottawa, ON**



**37,748 SF Freestanding High-Bay  
Industrial Building**



**CUSHMAN &  
WAKEFIELD**

Ottawa

Industrial Building  
on 2.8 Acres with  
Secured Yard

# PROPERTY OVERVIEW



**±37,748 SF**

TOTAL BUILDING SIZE

**±2.8 ACRES**

TOTAL SITE SIZE

**1985**

BUILT

**27'**

CLEAR HEIGHT

**4 DOCK & 1 GRADE LEVEL**

LOADING DOORS

**IM—MIXED INDUSTRIAL**

ZONING

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner (the “Vendor”), is pleased to offer the rare opportunity to acquire a 100% freehold interest in a ±37,748 SF, freestanding, high-bay industrial building in Canotek Business Park. The Property is being offered with vacant possession, providing owner-occupiers the unique opportunity to control their destiny and acquire and operate a highly functional, well-located industrial/warehouse building with a fenced compound.

5499 Canotek Road (the “Property”) comprises a ±2.8-acre site improved with a 27'-clear height, ±37,784 SF industrial building. The Property features a secure, fenced yard with four dock-level loading doors and one level loading door, offering efficient shipping, receiving, and fleet functionality. Featuring ±5,690 SF of office space, over 2 floors, complemented by a dedicated shipping and dispatch office located in the warehouse component, the Property offers a functional mix of office and high-bay warehouse space.

The Property is zoned IM—Mixed Industrial Zone under the City of Ottawa’s new Zoning By-law 2026-50, accommodating a range mixed light industrial uses in a business park setting, providing flexibility for current operations and future growth.

The Property is situated in the Canotek Business Park, approximately 1.4km (~3 min, driving) from the highway 174 - Montréal Road (34) interchange, offering efficient access to Ottawa’s primary east-west transportation corridor. The location also offers convenient regional connectivity to Montréal (~201 km/2hr drive time to Port of Montréal) and Toronto (~413 km/4hr20min to downtown Toronto). In addition, the Property offers excellent connectivity to public transit, with a bus stop located “at the door”, and proximity to the future Montréal O-Train Station (~1 km, 15min walking). This location in the heart of the Canotek Business Park supports regional distribution and supplier access together with excellent workforce accessibility.

# INVESTMENT HIGHLIGHTS

## Owner-Occupier

Offered with vacant possession, the Property provides immediate occupancy, allowing a user to quickly transition, move in, and commence operations with little to no downtime. Acquiring the freehold delivers long-term operational security by eliminating leasing renewal risk, rental rate volatility, and landlord constraints, giving an owner-occupier full control over their facility and future growth. With a highly functional high-bay warehouse, a secure fenced compound, and a balanced mix of office and industrial space, the Property can be configured and customized to suit specific workflow, shipping/receiving, and fleet requirements.

## Functionality

The Property offers a rare combination of scale, clear height, loading, and secure storage within a freestanding facility. Improved on a  $\pm 2.8$ -acre site with a  $\pm 37,784$  sf high-bay industrial building featuring 27' clear height, the warehouse supports efficient racking, higher stacking, and optimized cubic utilization. Shipping and receiving is streamlined with four dock-level loading doors and one grade-level door, while the secure fenced compound provides controlled access and practical yard space for trailer parking, fleet storage, and outdoor operations. A well-balanced office component ( $\pm 5,690$  sf over two floors), complemented by a dedicated shipping/dispatch office within the warehouse, supports both administrative and operational needs. The new IM—Mixed Industrial zoning further enhances utility by permitting a broad range of light industrial uses, providing flexibility for current operations and future growth.

## Location

Situated in the heart of the established Canotek Business Park, the Property offers exceptional connectivity for both distribution and workforce access. It is located approximately 1.4 km (~3 min, drive) from the Highway 174 / Montréal Road (34) interchange, providing quick access to Ottawa's primary east-west transportation network of Highway 417. The location also supports efficient regional reach to key markets, including Montréal (2hr, drive) and Toronto (4hr 20min, drive), making it well positioned for suppliers, customers, and last-mile servicing. Employee access is strengthened by transit at the doorstep, with a bus stop immediately adjacent to the Property and proximity to the future Montréal O-Train Station (~1 km / ~15-minute walk), supporting reliable commuting from across the city.



# LOCATION OVERVIEW



5499 Canotek Road is strategically located within Ottawa's established east-end industrial corridor, in the heart of the Canotek Business Park, one of the city's most established and accessible employment nodes. Fronting onto Canotek Road, the Property is approximately 1.4 km (~3 minutes drive) from the Highway 174 / Montréal Road (34) interchange, providing efficient access across Ottawa via Highway 174 and Highway 417 and supporting convenient inbound/outbound movement for suppliers, customers, and service providers.

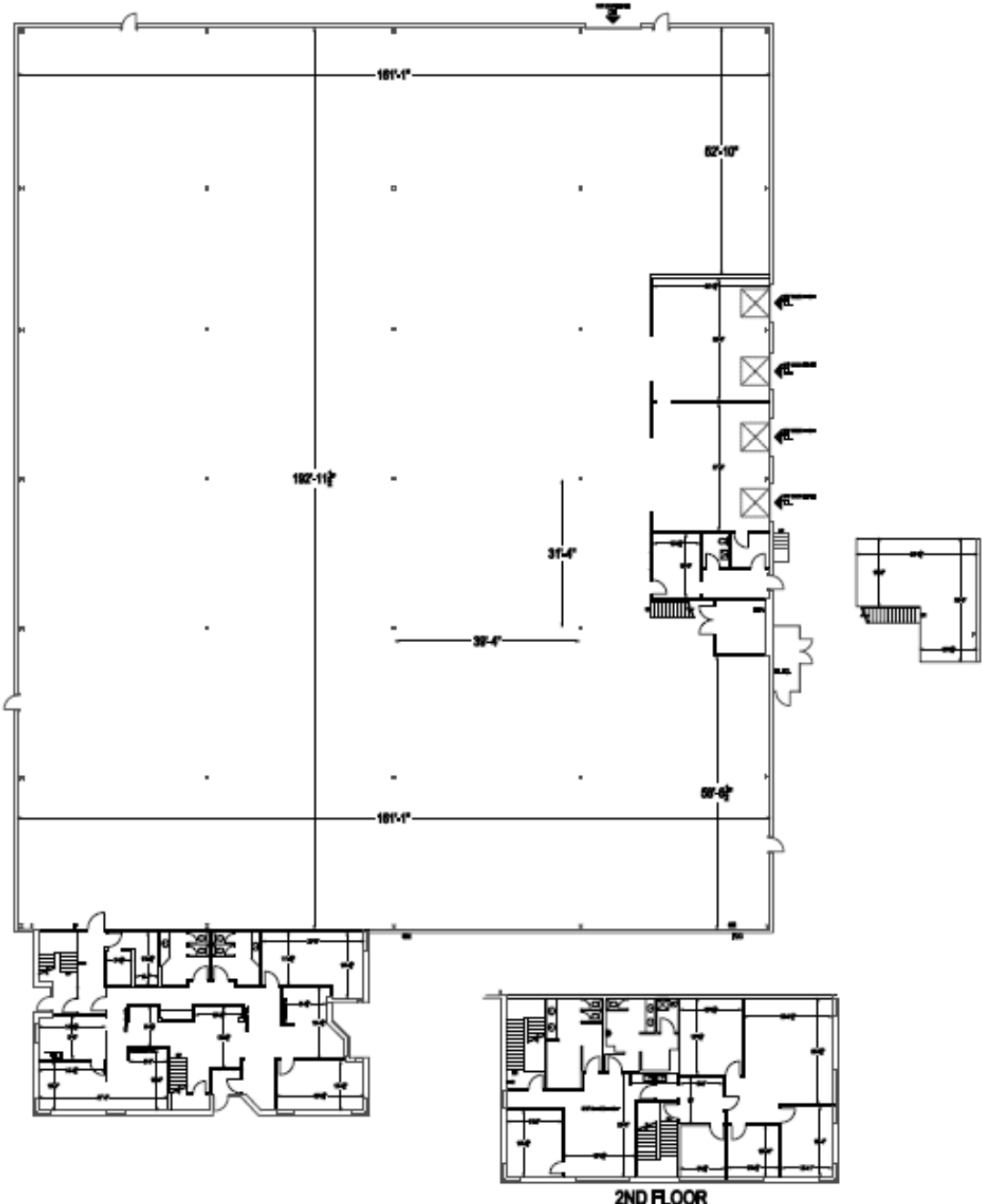
The surrounding area is characterized by a strong concentration of industrial, logistics, and service-oriented occupiers, creating a proven business park environment for a wide range of uses. Canotek's established industrial base, proximity to complementary suppliers and trades, and access to nearby retail and service amenities support day-to-day operations and employee convenience.

Workforce accessibility is further supported by public transit service immediately adjacent to the Property and proximity to the future Montréal O-Train Station (~1 km / ~15-minute walk), enhancing employee commuting from across the city. The location also provides efficient regional connectivity to major markets, including Montréal and Toronto, supporting both regional distribution and broader supply-chain requirements.

# PROPERTY AERIAL MAP



# PROPERTY FLOOR PLAN





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