

Integrity. Dedication. Professionalism.  
PRIME INDUSTRIAL LAND FOR SALE

# MERIVALE BUSINESS PARK LANDS

2 & 35 BILL LEATHEM DR., OTTAWA, ON.



## INDUSTRIAL DEVELOPMENT LAND FOR SALE

ASKING PRICE - \$330,000/ACRE

Jason Shinder, Broker of Record  
Executive Vice President, Principal  
jason@districtrealty.com

Charles Mirsky, Broker  
Vice President Brokerage Services  
charles@districtrealty.com

Call: 613-759-8383

\* 65% of lot coverage as per city zoning map.  
Confirmation recommended.

## SALIENT FACTS

Site Area:	A. 5.23 Acres (228,249 sq ft) B. approx. 22.35 Acres (973,566 sq ft)
Zoning:	IL9 (Light Industrial)
Frontage:	A. 738 ft B. 327 ft
Potential Development Density:	A. 148,361.53 sq ft* B. 802,901.37 sq ft*

## NOTES

- Adjacent to RCMP Headquarters
- 17 km to Downtown Core
- 12 km to Highway 416
- Centered in one of Ottawa's fastest growing communities
- Smaller lands provide for excellent opportunity for industrial owner occupier development.
- Larger lands ideal for highly sought after new industrial development

2 & 35 Bill Leatham Drive, Ottawa, On

District Realty Corporation Brokerage  
districtrealty.com



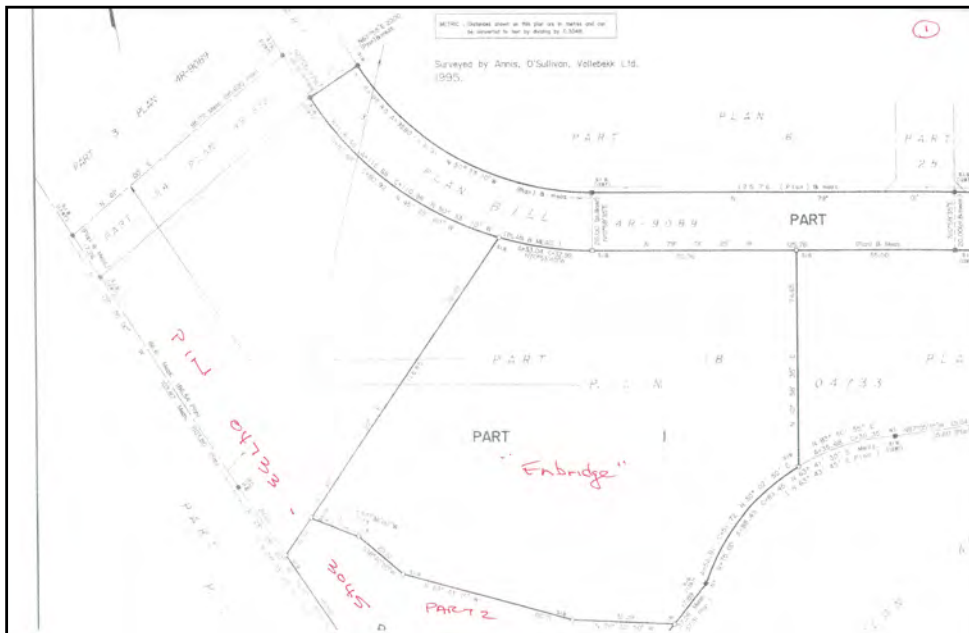
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SURVEYS AVAILABLE UPON REQUEST



PLOT A



PLOT B

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2 & 35 BILL LEATHEM DR., OTTAWA, ON.

EASY ACCESS TO HIGHWAYS AND AIRPORT



## PROJECT HIGHLIGHTS:

- 11 minutes, 12 km from Highway 416
- 15 minutes, 12.3 from Highway 417
- 22 minutes, 10.6 km from Ottawa International Airport (YOW)
- Central location in fast growing community
- Percentage of vacant Industrial land in Ottawa: 2.7%
- Smaller lands provide excellent opportunity for industrial owner occupier development
- Larger lands ideal for highly sought after new industrial development

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