

Light Industrial Space **FOR LEASE**

3020 Hawthorne Rd., Unit 200A,
Ottawa



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3020 Hawthorne Avenue Unit 200A

Price

\$18.00/sf

OPC

\$ 5.13/sf



Salient Facts Property

Zoning IL[2561] H(22)

Ceiling 23' to joist, 25' to the roof deck

Grade Loading Door

Dock Door with leveller

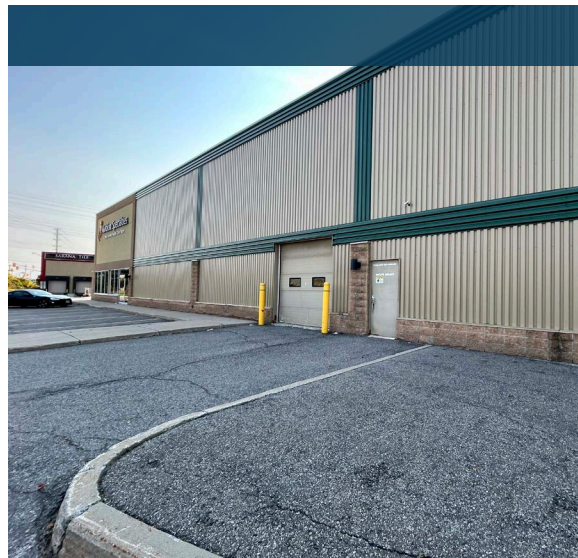
On-Site Parking

Highlights

This prime end-cap light industrial unit combines showroom, office, and warehouse space in a strategic Ottawa East location. Just off Highway 417, it offers seamless access across the city, with prominent signage along Hawthorne Road near Walkley Road, where over 49,000 vehicles pass daily.

The showroom is bright and welcoming, with high ceilings, natural light, private offices, open work areas, a breakroom, and washrooms with a shower. Behind it, an approximately 10,000 SF warehouse provides functionality and flexibility, including a mezzanine for added storage or workspace.

Equipped with dock and grade-level loading and dedicated customer parking, this unit is ideal for businesses seeking accessibility, efficiency, and a professional presence.



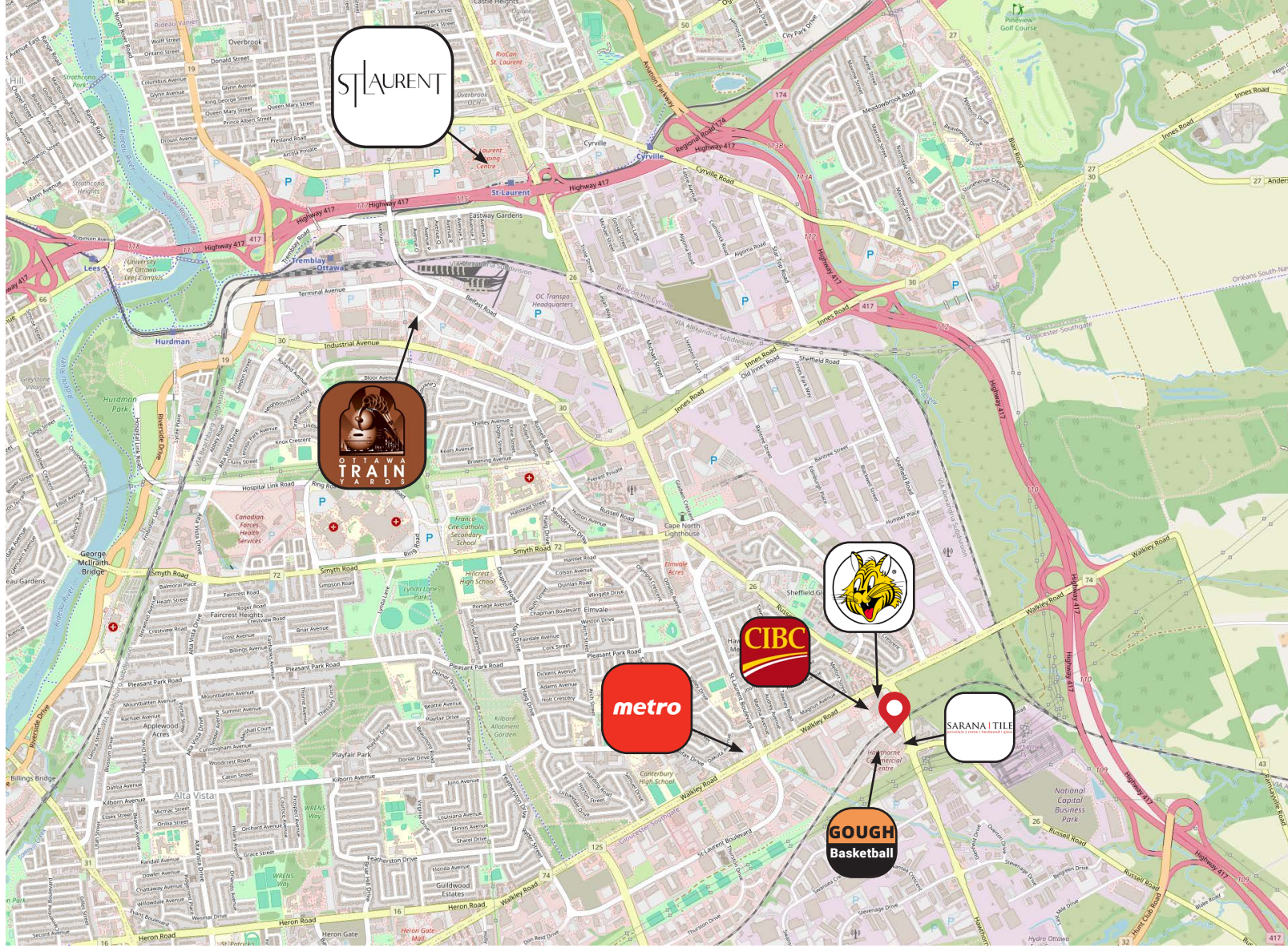
CONTACT

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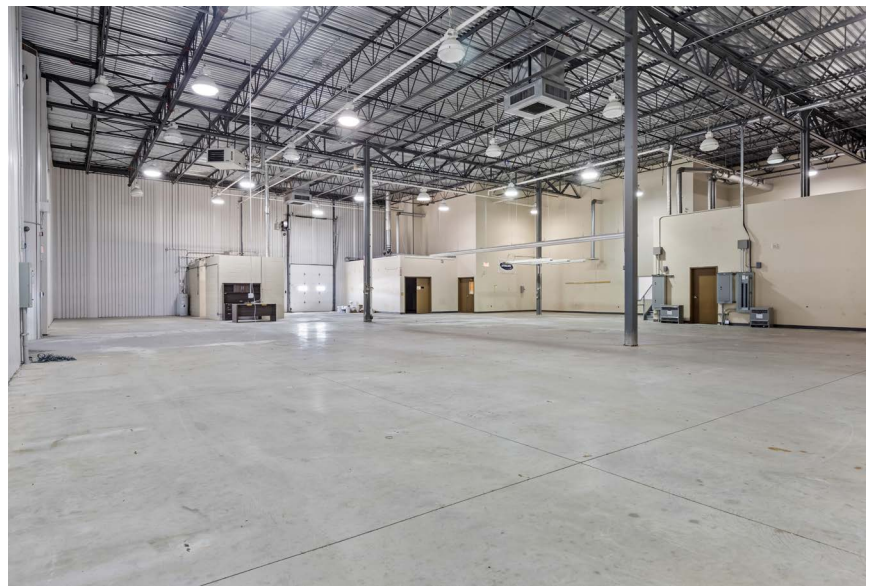
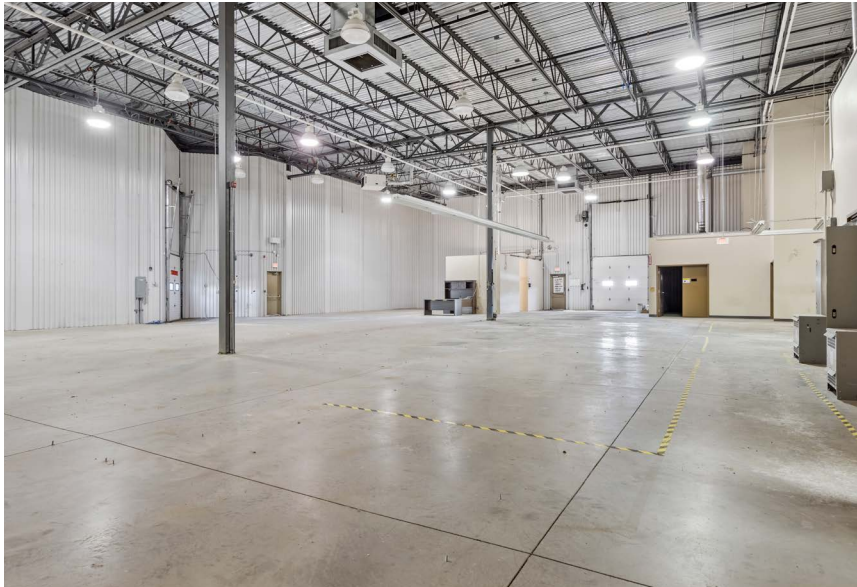
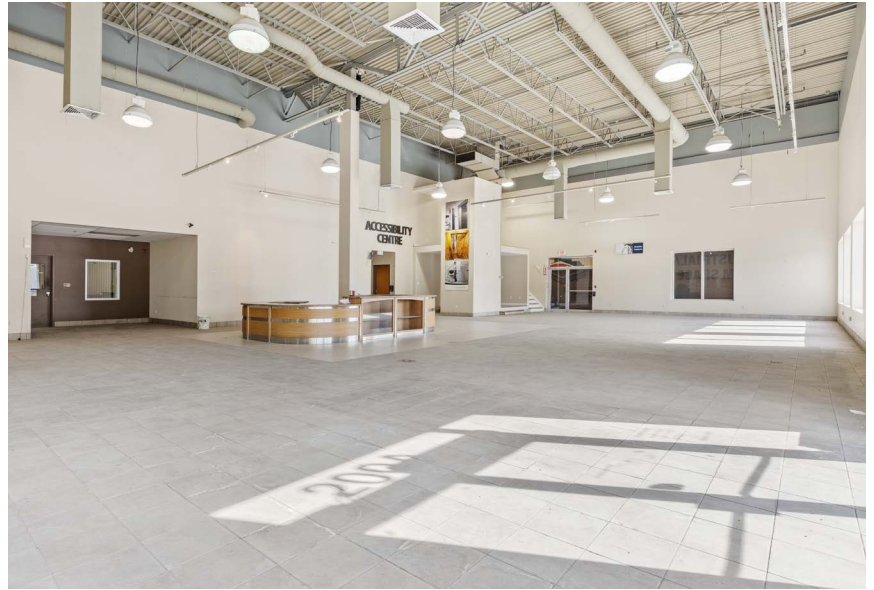
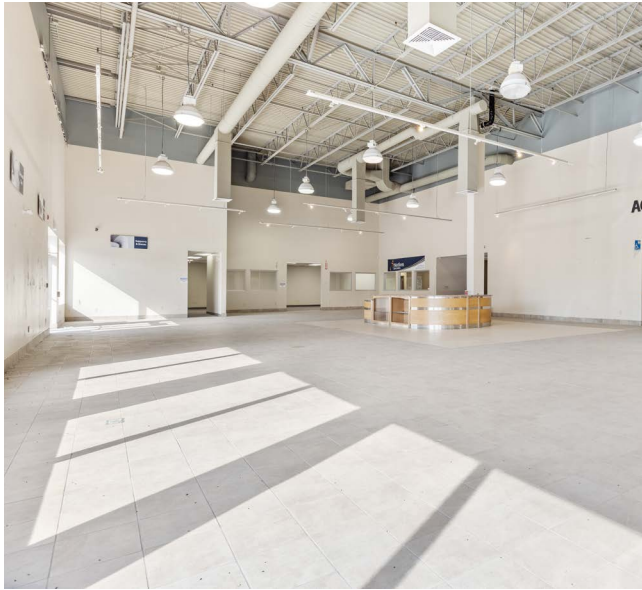
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Location Overview

This property is centrally located in Ottawa East, just minutes from Highway 417, offering direct routes to downtown, the airport, and key industrial hubs across the city. It enjoys exceptional visibility with prominent signage along Hawthorne Road, near Walkley Road—a major commercial corridor with heavy daily traffic. The surrounding area is home to a strong mix of industrial, retail, and service businesses, creating a business-friendly environment that supports collaboration and broad customer reach.





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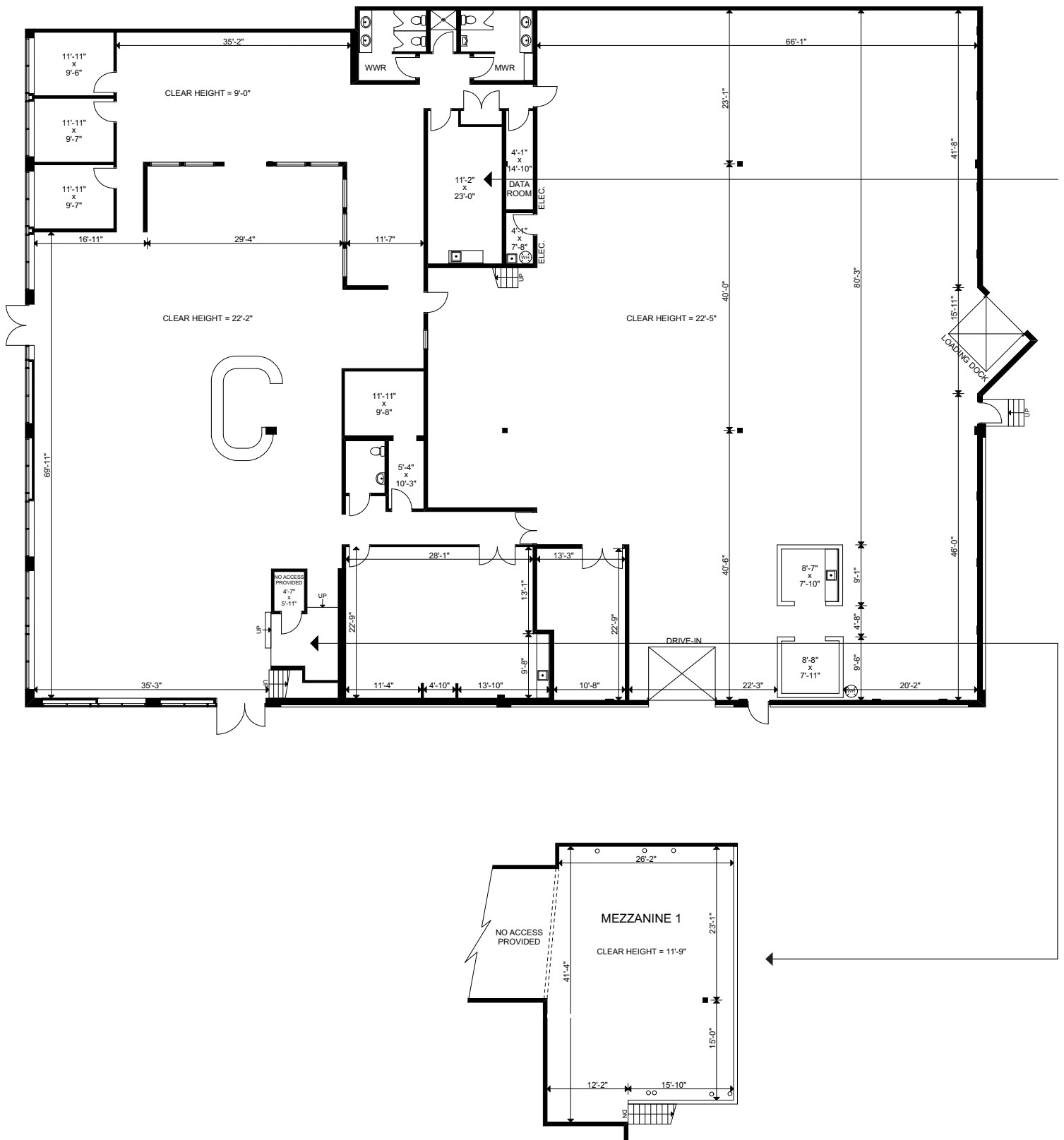
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FLOOR PLAN



DEMOGRAPHICS

Population

	2 km	5 km	10 km
2023 Population	21,197	106,755	434,472
2028 Population Projection	23,312	117,761	483,966
2033 Population Projection	25,294	127,953	529,040
Annual Growth 2023 - 2028	2.0%	2.1%	2.3%
Annual Growth 2023 - 2033	1.9%	2.0%	2.0%
Daytime Population	27,203	126,631	564,469
Median Age	39	37.9	38.9

Households

	2 km	5 km	10 km
2023 Households	8,492	42,555	195,598
2028 Households Projection	9,558	48,090	222,846
2033 Households Projection	10,486	52,804	245,678
Annual Growth 2023 - 2028	2.5%	2.6%	2.8%
Annual Growth 2023 - 2033	2.3%	2.4%	2.6%
Average Household Size	2.6	2.6	2.2
Private Households Population	21,168	105,549	424,805

Income

	2 km	5 km	10 km
Average Household Income	\$ 94,941	\$ 99,554	\$101,444
Median Household Income	\$ 69,294	\$ 70,643	\$ 69,323
Per Capita Income	\$ 38,036	\$ 39,685	\$ 45,670
Agg. Household Expenditure	\$ 783.4M	\$ 4.1B	\$ 18.9B
Avg. Household Expenditure	\$ 92,250	\$ 95,407	\$ 96,604
\$40,000 - \$60,000	1,433	6,762	\$ 29,729
\$60,000 - \$80,000	1,148	5,667	25,253
\$80,000 - \$100,000	1,088	5,217	22,642
\$100,000 - \$150,000	1,462	7,240	32,141
\$150,000 - \$200,000	706	3859	17,644

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