OTTAWA TRAIN YARDS

A CONTROLEX PROPERTY,
PROFESSIONALLY MANAGED BY
DISTRICT REALTY.

613-759-8383
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Charles Mirsky
Broker
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Jason Shinder
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Light Industrial / Showroom Space For Lease

505 Industrial Avenue, Ottawa

DISTRICT REALTY
CORPORATION, BROKERAGE

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Prime Retail Space for Lease

Excellent opportunity to lease showroom space at the Train Yards, one of Ottawa's most dynamic shopping destinations. The units offer a high ceiling, grade loading doors, premium signage opportunities, and customer parking.

Three of the available units are contiguous and can be combined for up to 12,391 sf.

Unbeatable Location & Accessibility

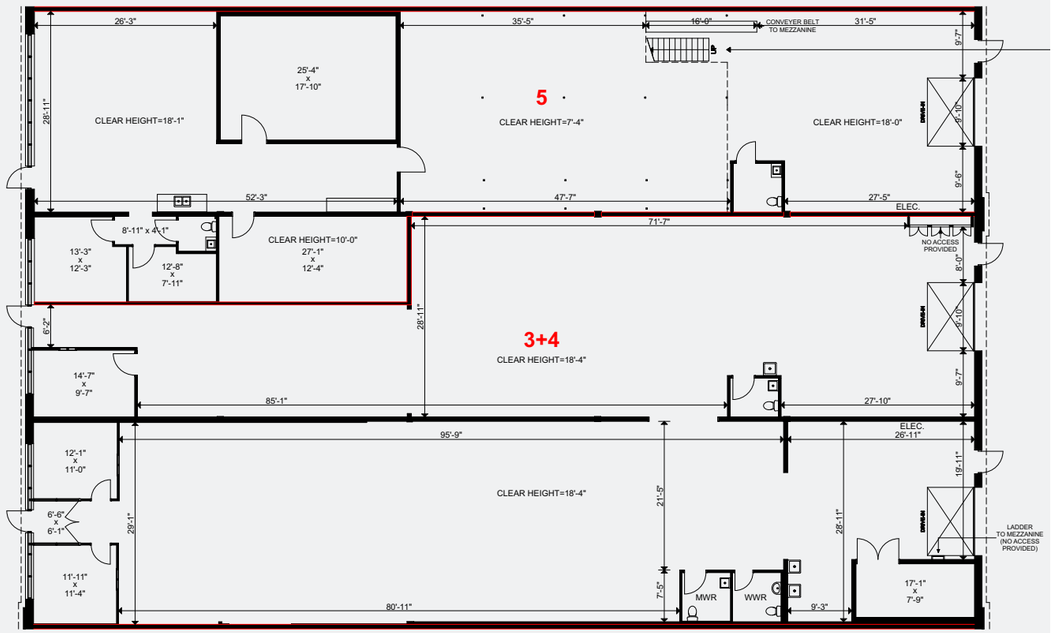
Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads.

The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.

Thriving Retail Hub

The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constant steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

Unit Floor Plan + Features



Units 3-4-5

12,391 sf

Price: $18.00/SF

OPC: $6.17/SF

Available Immediately

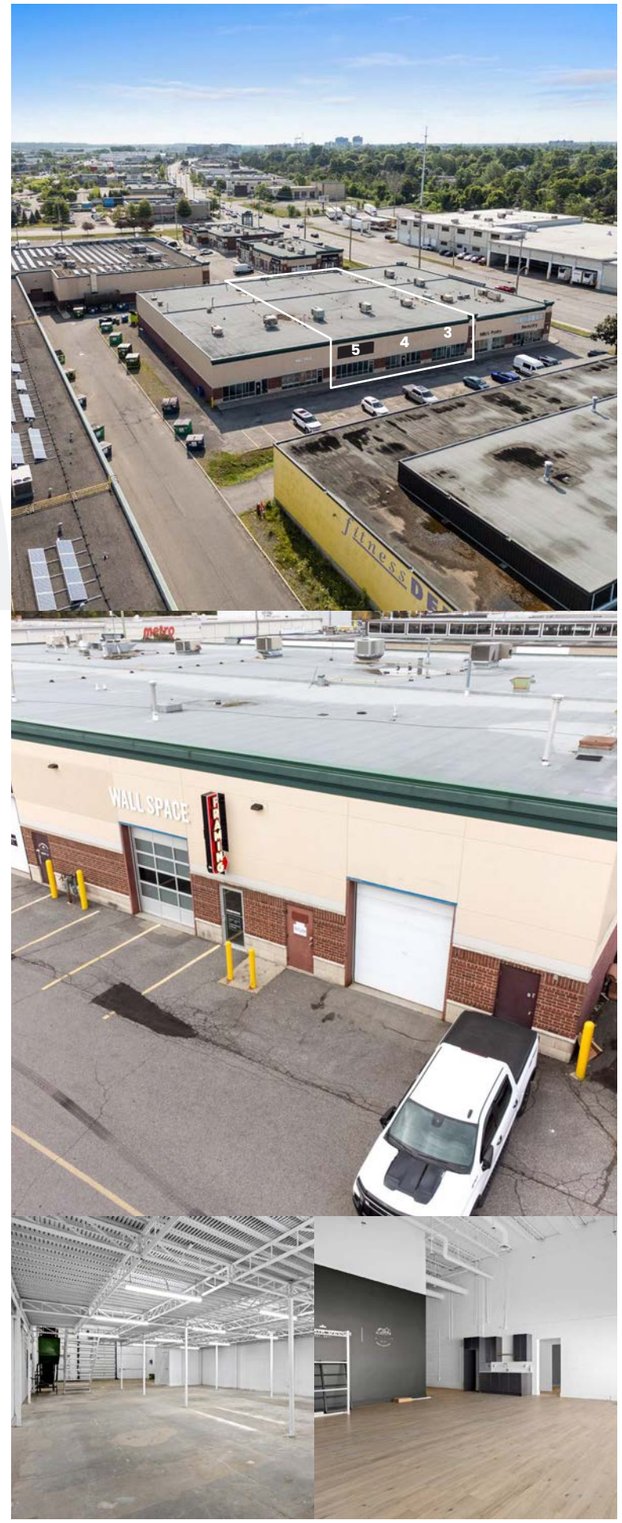
Unit	Size	Combine Units
Unit 3-4	**7,487 sf**	Up to 12,391 sf contiguous
→ *Potential to demise, 4,100 sf & 3,397 sf*		
Unit 5	**4,904 sf**	

Unit Features

- → Zoning: H3[2160]-h
- → Ceiling: 18'4" clear
- → Loading: O.H. Door
- → Power: 600V, 3 Phase
- → Unit 5 - mezzanine with conveyor belt

These versatile light industrial units offer flexible configurations to accommodate a wide range of business uses.

Well suited for showrooms and contractor operations, the spaces feature generous ceiling heights, grade-level loading doors, prominent signage opportunities, and customer parking.



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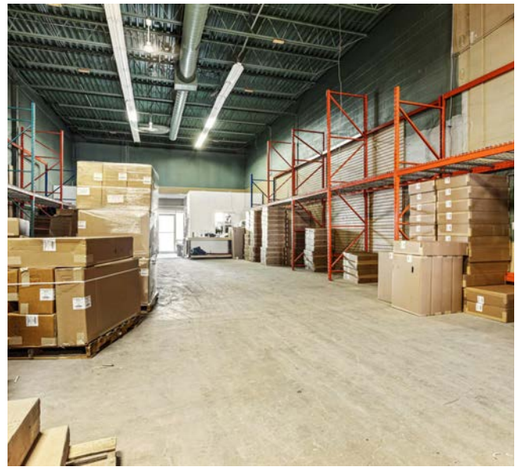

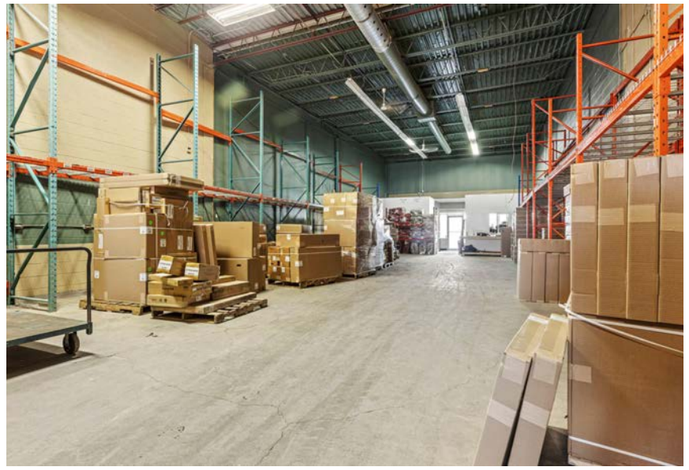

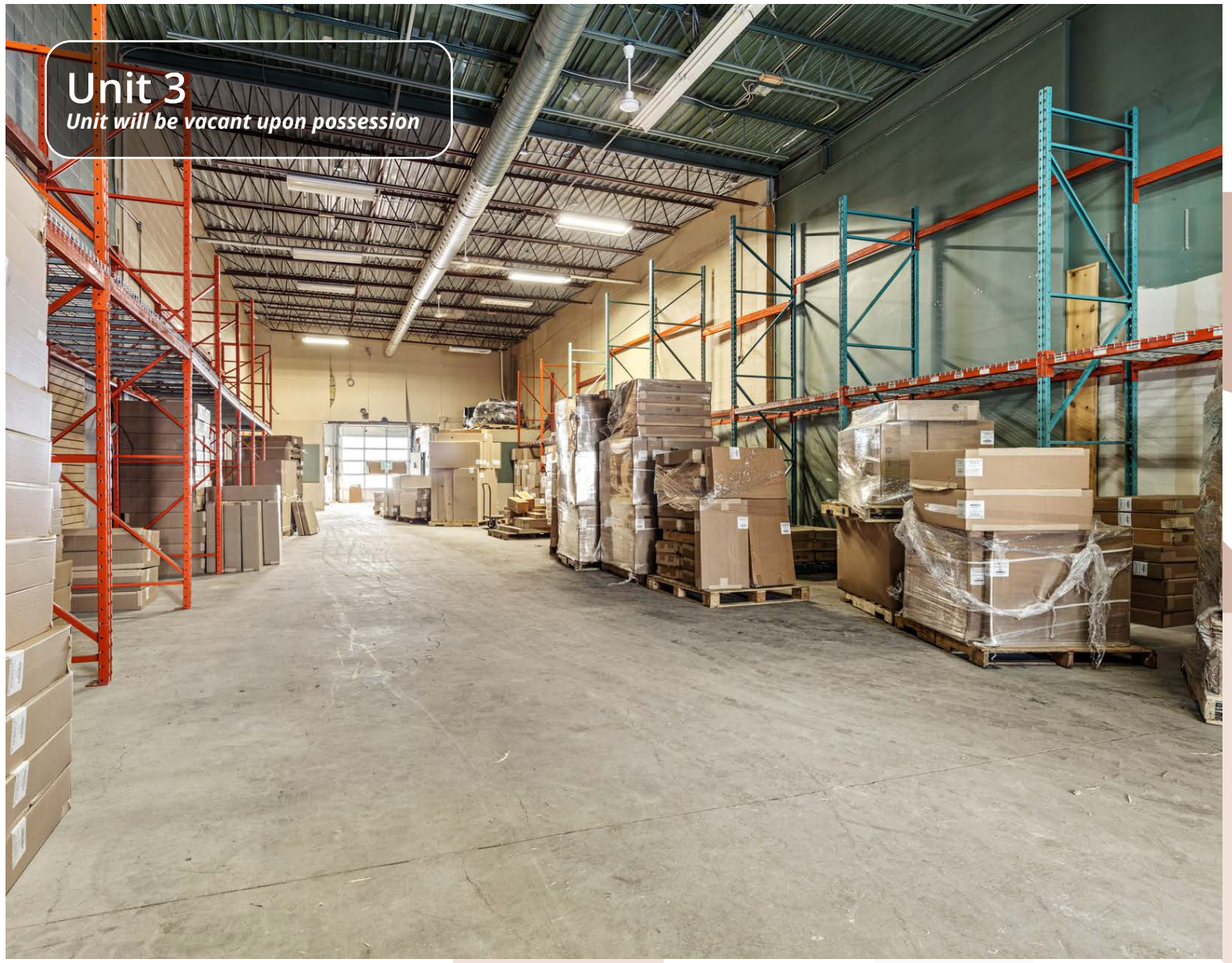

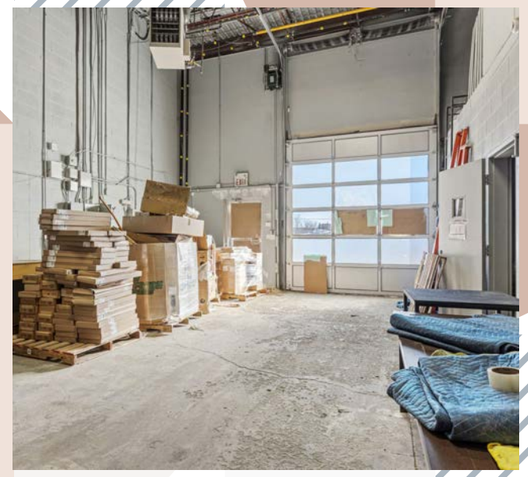

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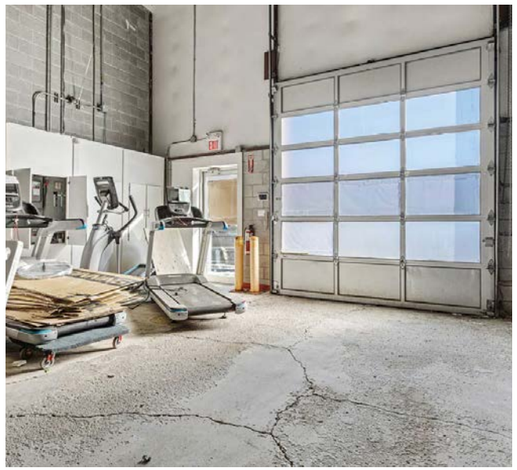

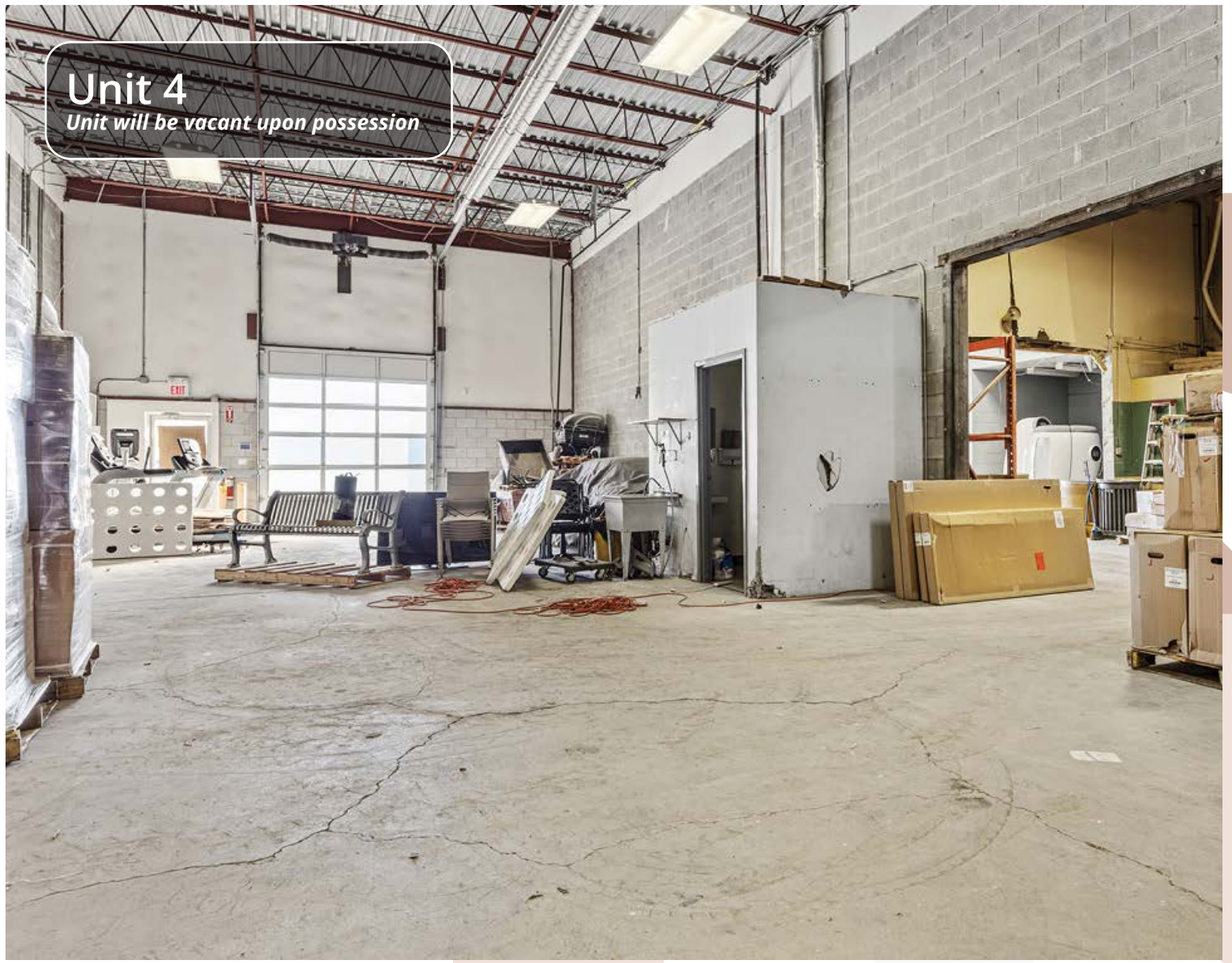

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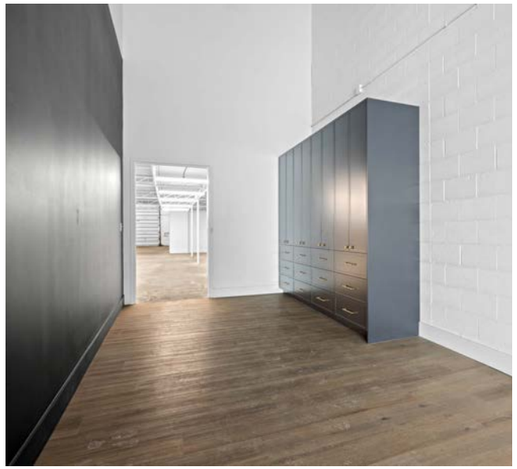
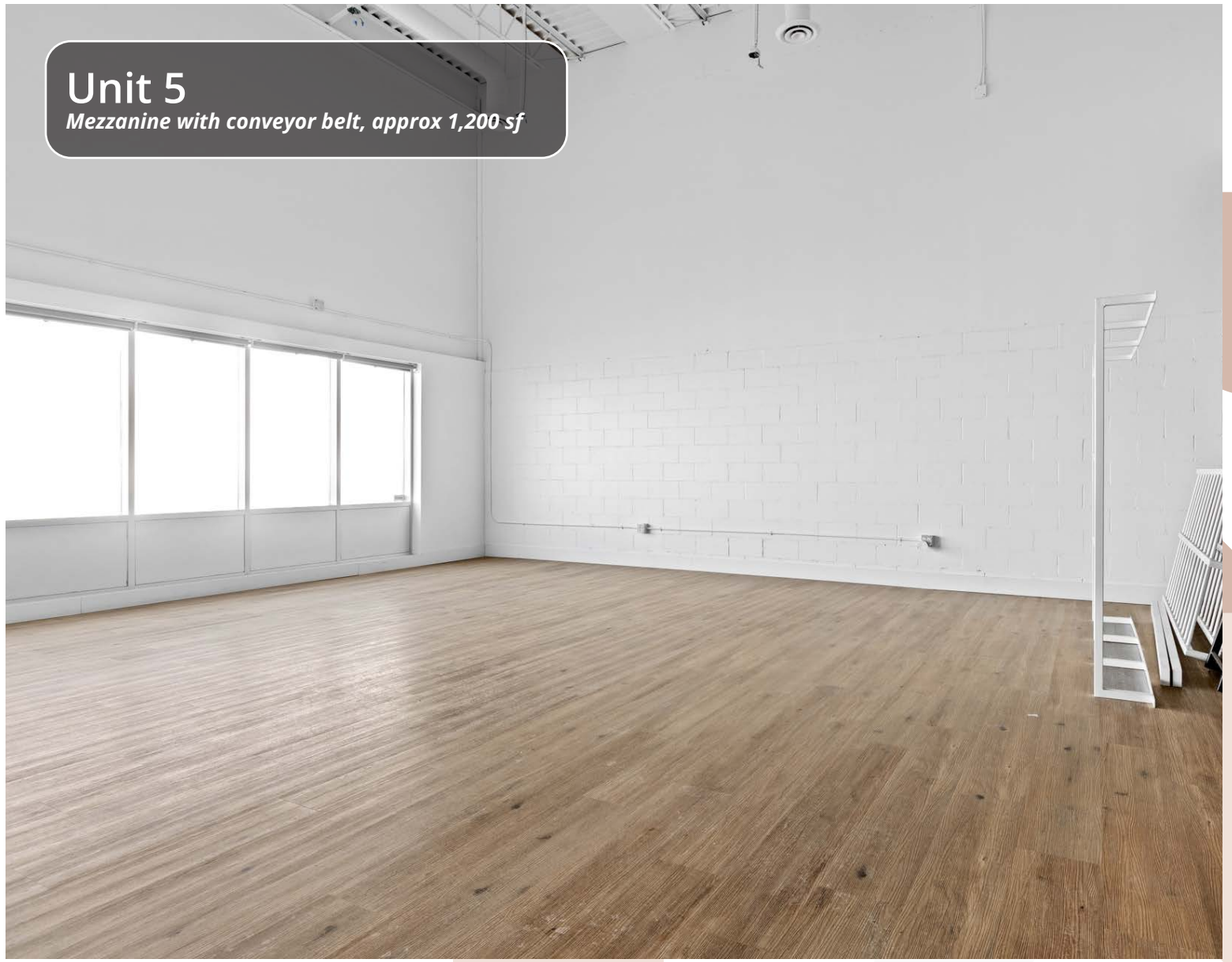
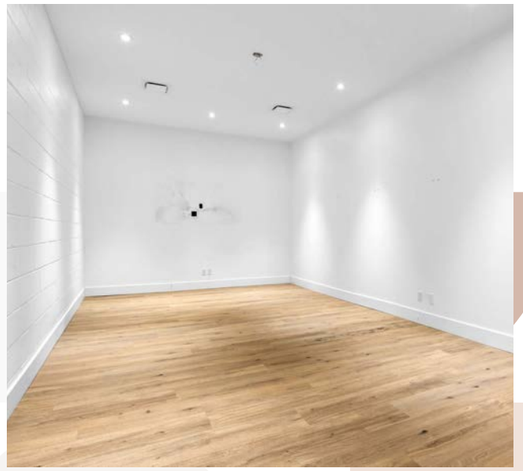
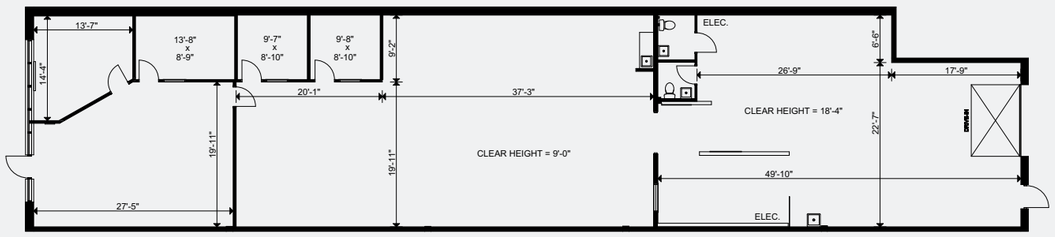






Unit Floor Plan + Features



Unit 7

4,077 sf

Price: $18.00/SF

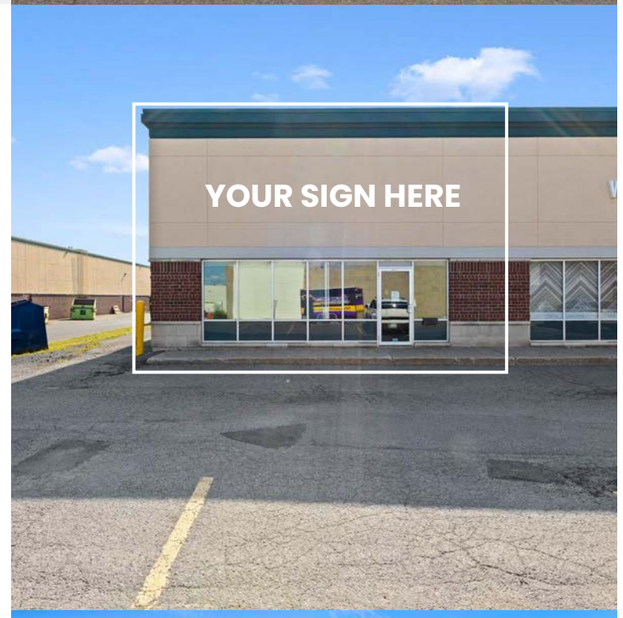
OPC: $6.17/SF

Available Immediately

Unit Features

- → Zoning: H3[2160]-h
- → Ceiling: 18’4” clear
- → Loading: O.H. Door
- → Power: 600V, 3 Phase
- → Two washrooms

Well suited for showrooms and contractor operations, the spaces feature generous ceiling heights, grade-level loading doors, prominent signage opportunities, and customer parking.



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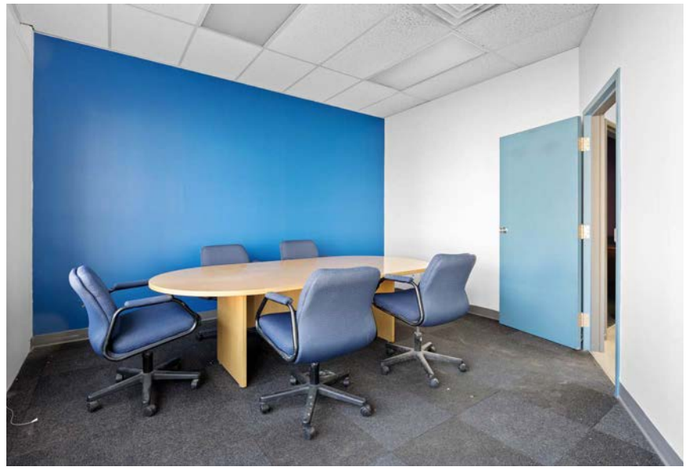
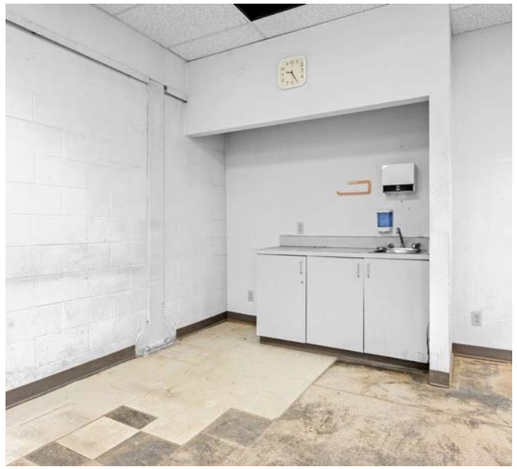
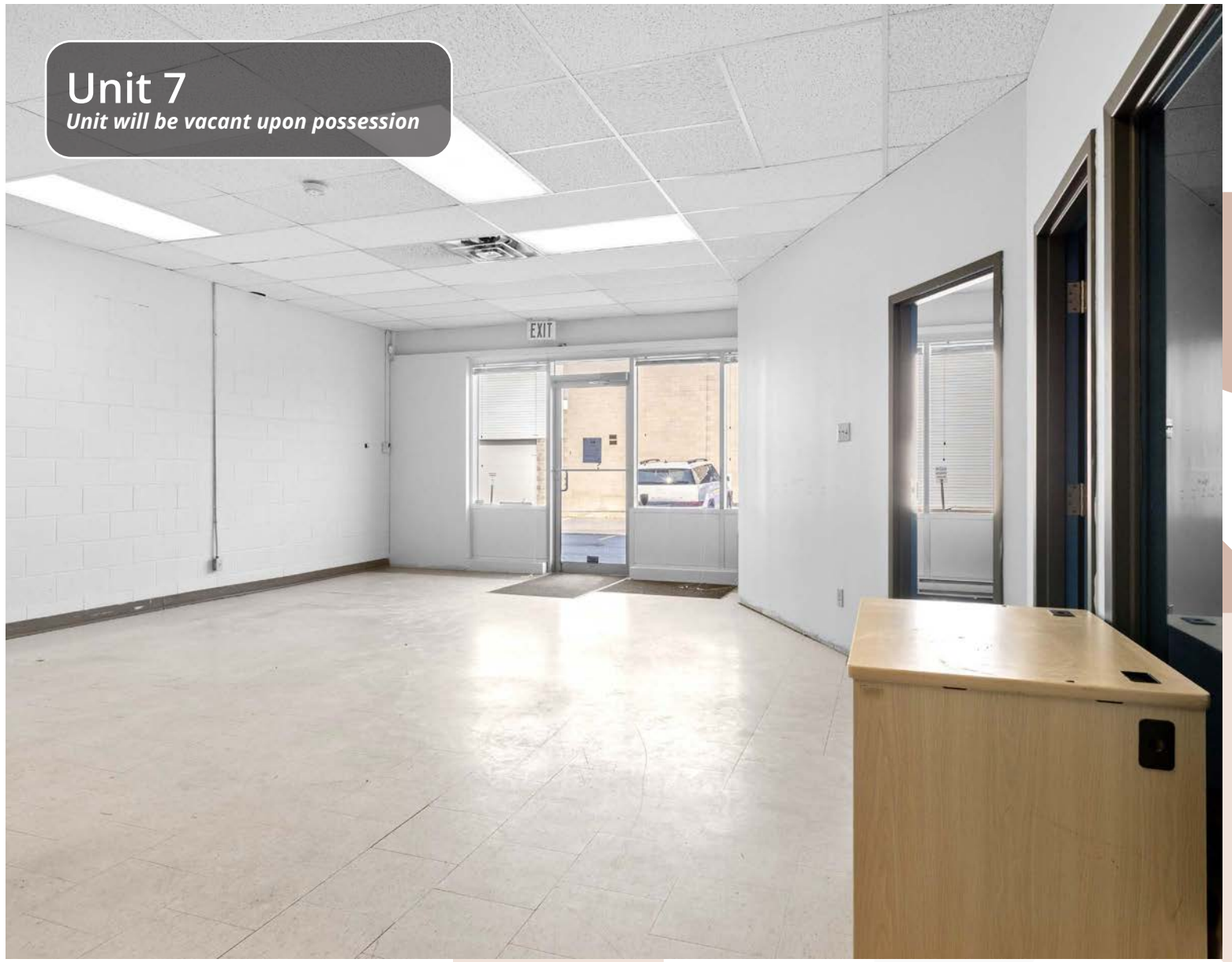
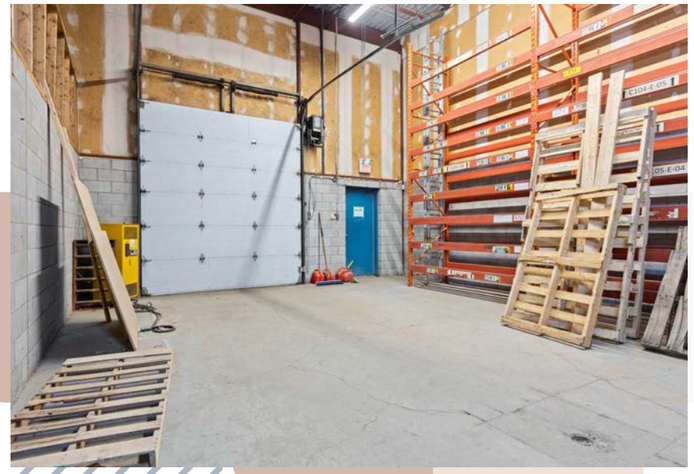
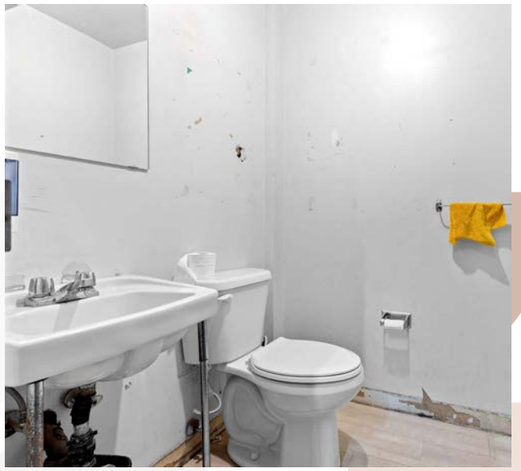


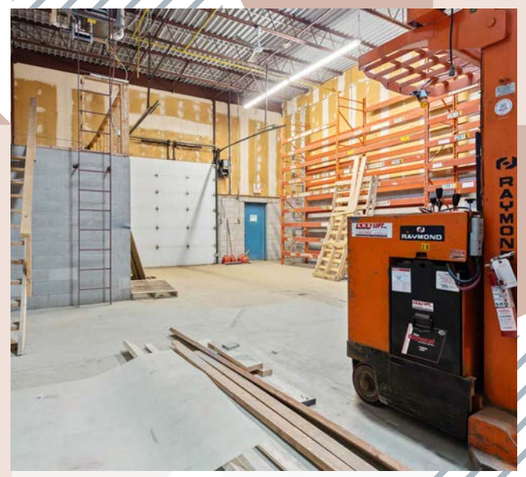


Unit 7
Unit will be vacant upon possession









The Train Yards

Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers - convenient, accessible, and vibrant.

Property Highlights

- → Anchored by leading national retailers
- → Centrally situated within Ottawa's commercial hub
- → Abundant, convenient customer parking
- → Surrounded by thriving, high-growth suburban communities
- → Prime visibility and seamless access from major highways

Property Map

Demographic Data

Age Distribution

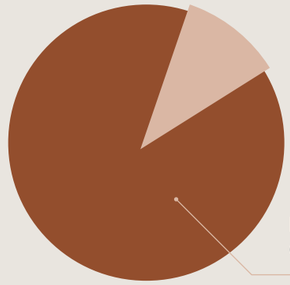
With 25-34-year-olds making up 20% and seniors (65+) comprising 17-18%.

MEDIAN AGE IS

38.6

Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



BACHELOR'S DEGREE OR HIGHER

Income Levels

With 30-40% earning under $40,000, the range of average household incomes is:

$88K TO $94K

Labor Force Participation

Around 60-64% of those:

AGE 15+

Are employed, mainly in sales, services, business, finance, and social sciences.

Household Characteristics

One- or two-person households dominate, making up 70-75%, with household growth expected to reach:

24-25% BY 2023

Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

20-21% GROWTH BY 2033

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