

# FOR LEASE: Warehouse 3119 Carp Road, Ottawa, ON



## INDUSTRIAL BUILDINGS TO BE CONSTRUCTED

✓ Well located property along the south west side of Carp Road and William Mooney Road, north of Highway 417/The Queensway. Carp Road is a busy north-south two lane arterial road with close proximity to Stittsville and Kanata. Thriving commercial area with lots of new construction. Excellent access to March Road and Highway 417.

### SPACE AVAILABLE: Phase 1 Fall, 2023 Occupancy.

✓ Phase 1: Approximately 45,000 square feet to be constructed. Build-to-suit opportunity ideal for e-commerce and logistical company. Total land size to develop is 22 acres.

### NET RENTAL RATE:

✓ \$15.00 per square foot net per annum.

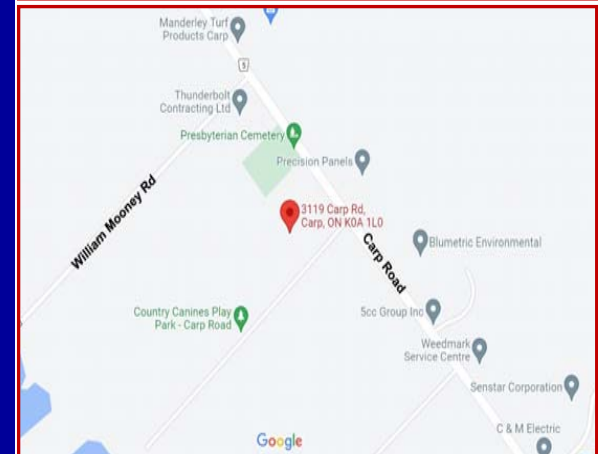
### OPERATING COSTS:

✓ \$5.00 per square foot (estimate).

### HIGHLIGHTS:

- ✓ Great Exposure. Great Traffic Count. Easy Access.
- ✓ Self-supporting steel buildings. Fully sprinklered building. Column spacing approximately every 20 metres.
- ✓ Rural services include high-speed internet, hydro, telephone (land and cellular), police, fire and ambulance services and snow cleared roadways.
- ✓ Water will be provided through the use of a new on-site drilled well in back of first building. Sanitary services for the site will utilize individual septic system tank to be constructed. Electrical - 600 volt, 600 amp, 3 phase service (to be confirmed). HVAC is Gas heating.
- ✓ Interior ceiling height of 24 feet clear in the warehouse.
- ✓ Dock and provision for drive thru grade loading 14ft-16ft proposed for overhead doors, per every 15,000 square feet.
- ✓ Outdoor storage to be determined.
- ✓ Ample on-site parking to be provided.
- ✓ Site accommodates the turning radius of large vehicles.

**ZONING:** RC9—Rural Commercial Zone.



**For more information please contact:**

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**

Tel: (613) 726-7323

Fax: (613) 721-8849

Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)

[www.brentcomrealty.com](http://www.brentcomrealty.com)

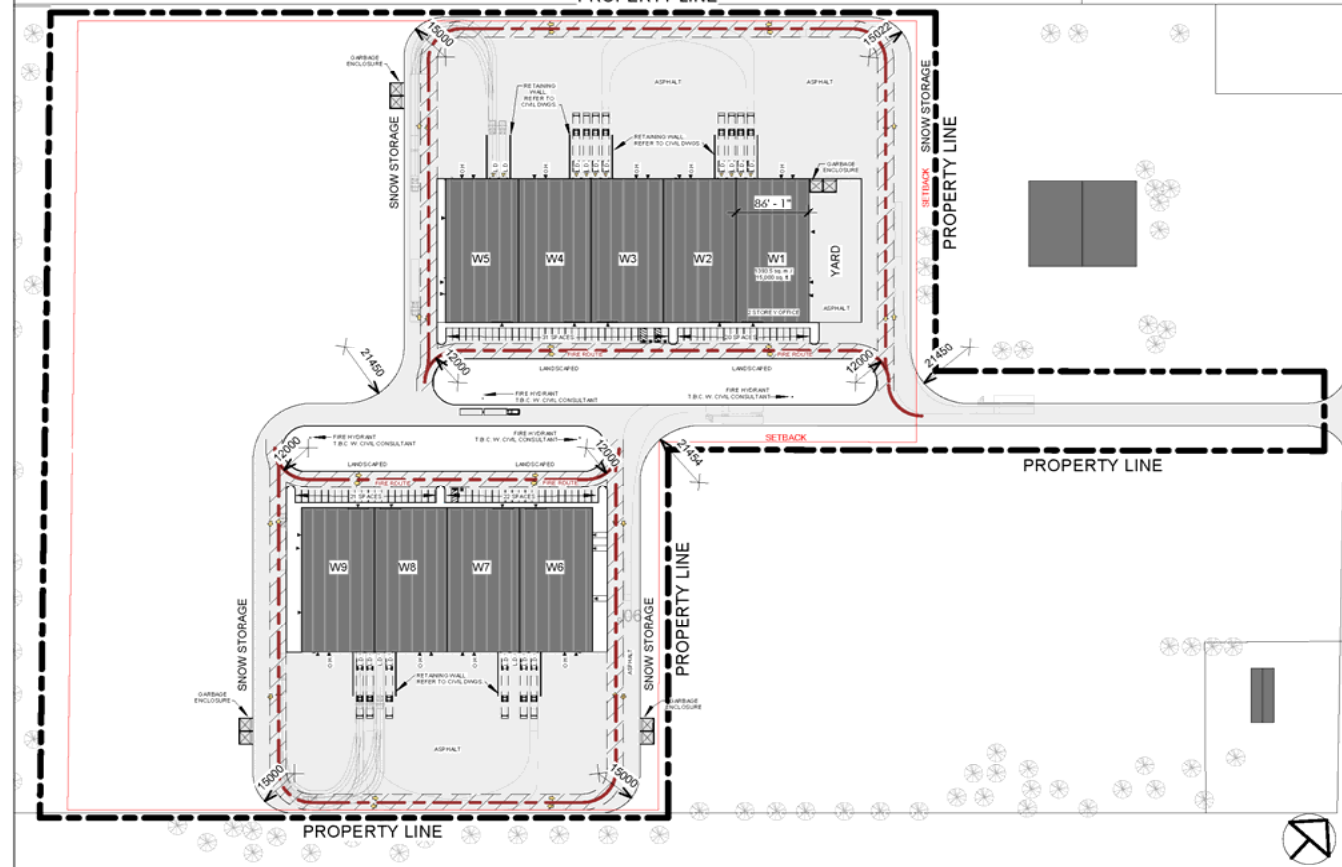
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# PROPOSED SITE PLAN



Zone Provisions  
 (3) Zone provisions are set out in Table 217 below.  
 Table 217 - RC Zone provisions (By-law 2021-215)

Lot Area: 955,020.6 ft<sup>2</sup>  
 Maximum lot coverage: 25%  
 Max Building Area: 238,755.2 ft<sup>2</sup>

Proposed Initial Building Area: 15,000 ft<sup>2</sup>  
 Proposed Initial lot coverage: 1.57%

Total Proposed Future Building Area:  
 135,000 ft<sup>2</sup>  
 Total Proposed Future lot coverage:  
 14%

TOTAL BLDG AREA	
Warehouse	Area
W2	15000 ft <sup>2</sup>
W3	15000 ft <sup>2</sup>
W6	15000 ft <sup>2</sup>
W9	15000 ft <sup>2</sup>
W8	15000 ft <sup>2</sup>
W7	15000 ft <sup>2</sup>
W1	15000 ft <sup>2</sup>
W4	15000 ft <sup>2</sup>
W5	15000 ft <sup>2</sup>

PARKING N95 (By-law 2020-300)	Area D on Schedule 1A
Warehouse	0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area 0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area

GROUP1 (W1-W5):  
 40 for the first 5000m<sup>2</sup>  
 8 for the area above 5000m<sup>2</sup>  
 48 spots  
 Proposed Parking  
 51 Parking Spaces / Warehouse

GROUP2 (W6-W9):  
 40 for the first 5000m<sup>2</sup>  
 3 for the area above 5000m<sup>2</sup>  
 43 spots  
 Proposed Parking  
 43 Parking Spaces / Warehouse



3119 Carp Road

No.	Description	Date

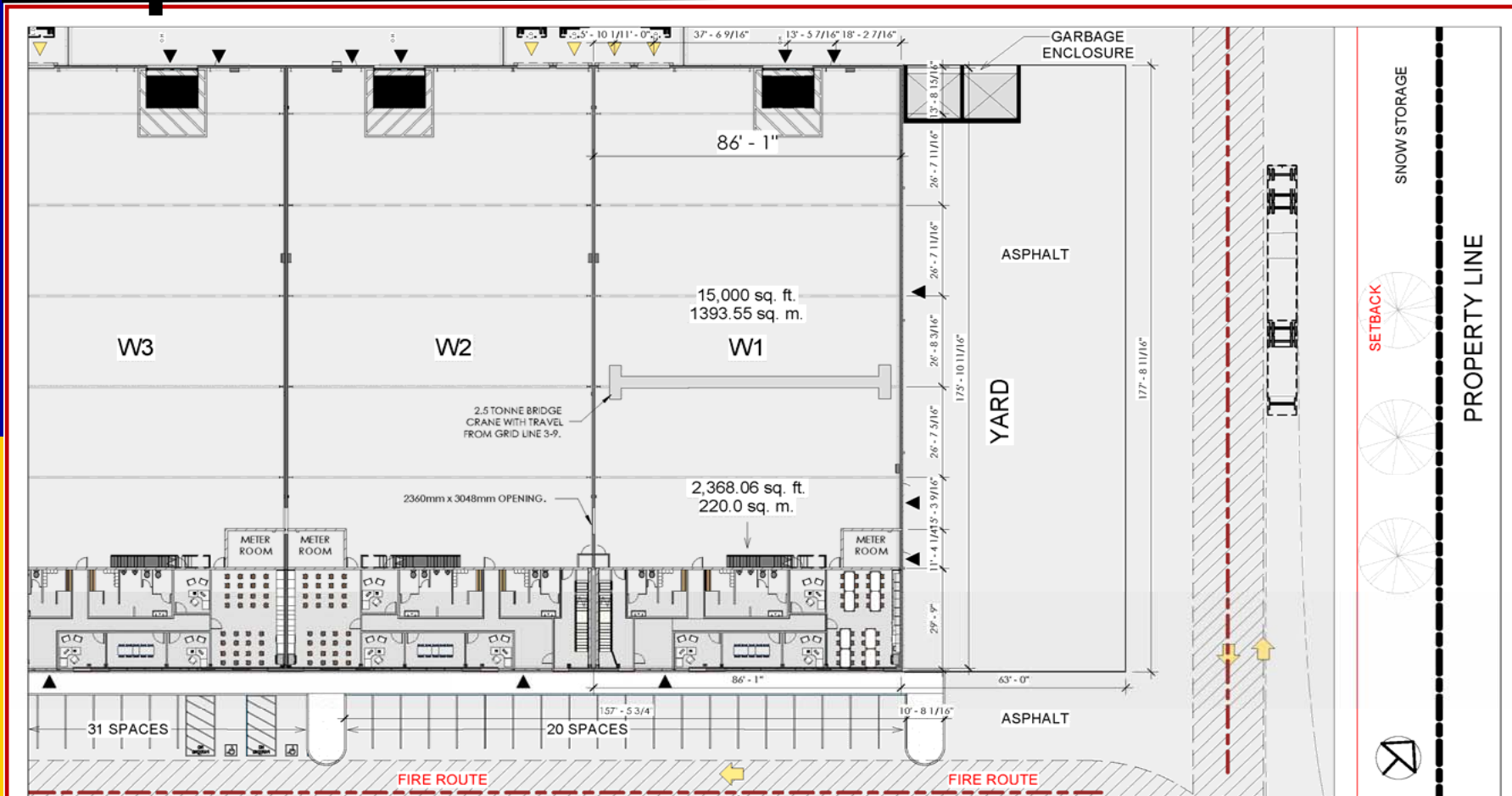
Site Plan	
Project number	22220
Date	3_24_2022
Drawn by	AL
Checked by	DW
A101	
Scale 1 : 1500	

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## 3119 Carp Road, Ottawa, ON



**+ VG ARCHITECTS**  
THE VENTIN GROUP LTD

3119 Carp Road

No.	Description	Date

**Floor Plan**

Project number	22220	<b>A102</b>
Date	3_24_2022	
Drawn by	Author	
Checked by	Checker	
Scale 1 : 300		

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