

FOR LEASE: Warehouse 3119 Carp Road, Ottawa, ON



FUTURE DEVELOPMENT SITE

✓ 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: **INDUSTRIAL BUILDINGS TO BE CONSTRUCTED**

✓ 200,000 S.F. future development. Build-to-suit opportunity ideal for e-commerce and logistical company. Total land size to develop is 22 acres.

NET RENTAL RATE:

✓ \$T.B.D. per square foot net per annum. Call for details.

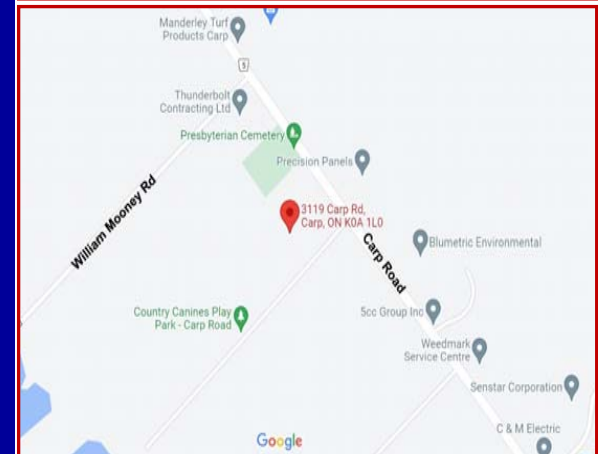
OPERATING COSTS:

✓ \$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:

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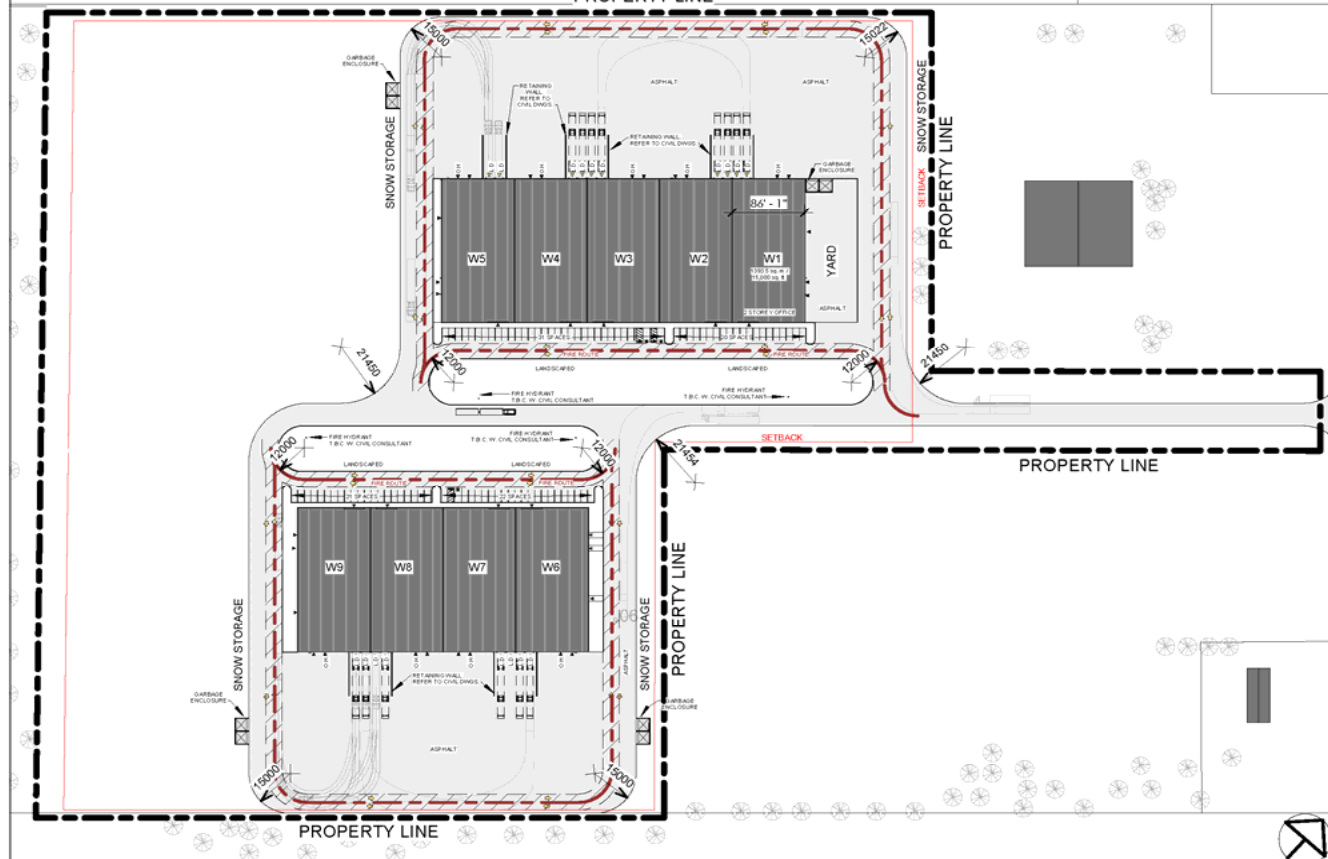
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PROPOSED SITE PLAN



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 ft²
 Maximum lot coverage: 25%
 Max Building Area: 238,755.2 ft²

Proposed Initial Building Area: 15,000 ft²
 Proposed Initial lot coverage: 1.57%

Total Proposed Future Building Area:
 135,000 ft²
 Total Proposed Future lot coverage:
 14%

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

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

GROUP1 (W1-W5):
 40 for the first 5000m²
 8 for the area above 5000m²
 48 spots
 Proposed Parking
 51 Parking Spaces / Warehouse

GROUP2 (W6-W9):
 40 for the first 5000m²
 3 for the area above 5000m²
 43spots
 Proposed Parking
 43 Parking Spaces / Warehouse



3119 Carp Road

No.	Description	Date

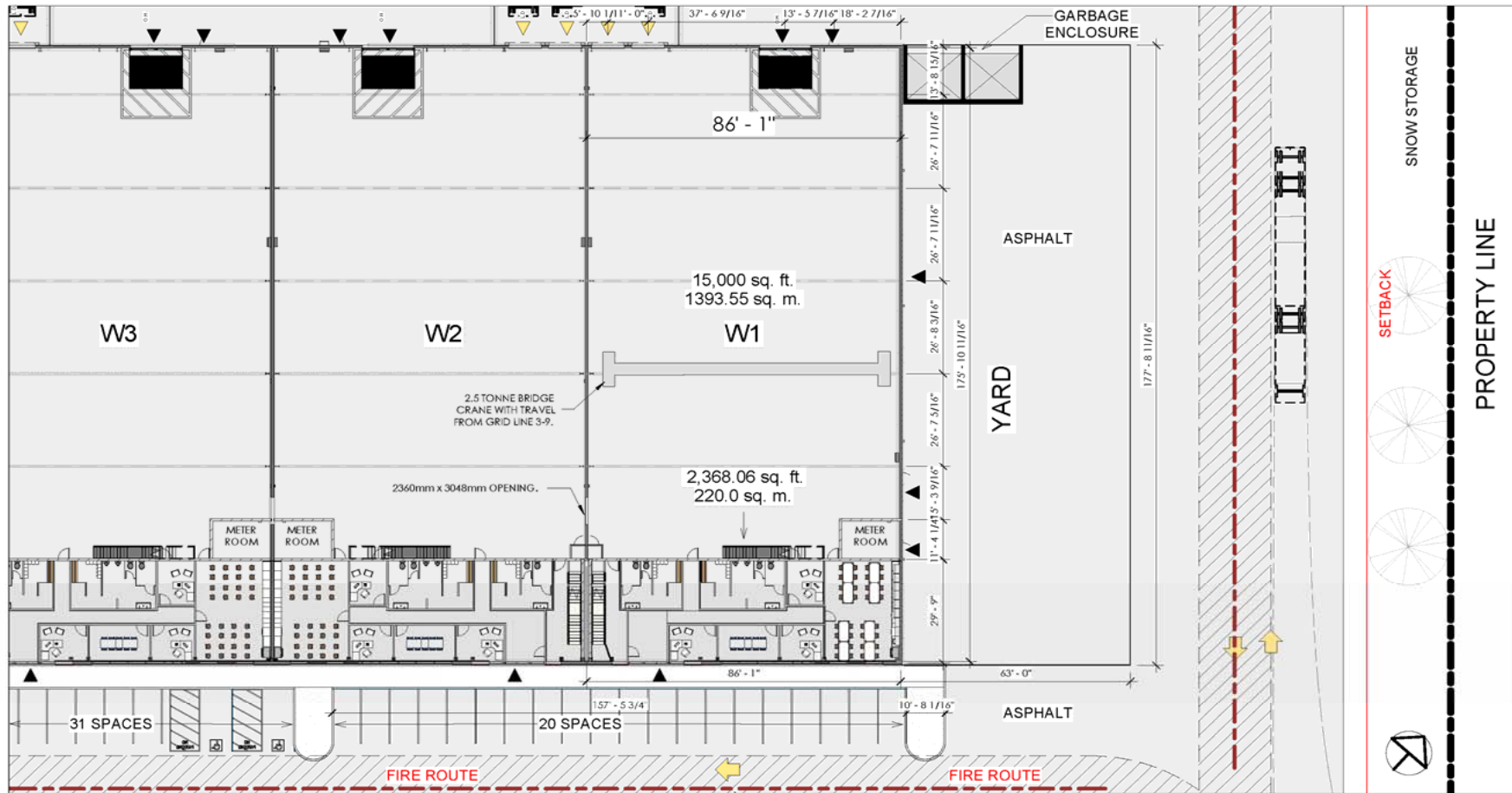
Site Plan	
Project number	22220
Date	3_24_2022
Drawn by	AL
Checked by	DW
A101	
Scale 1 : 1500	

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+ VG ARCHITECTS
THE VENTIN GROUP LTD

3119 Carp Road

No.	Description	Date

Floor Plan

Project number	22220
Date	3_24_2022
Drawn by	Author
Checked by	Checker

A102

Scale 1 : 300

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