

3169 Conroy Road

Ottawa, Ontario

ASKING PRICE **\$11,400,000.00**

LAND SIZE 10.86 acres

Contact Us

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CONROY ROAD

JOHNSTON ROAD



Property Details

CBRE Ottawa Land Services Group, (“CBRE”) is pleased to offer for sale on behalf of Build Ottawa (the “Seller”), the vacant property at 3169 Conroy Road (The Property).

The Property is approximately 10.86 acres of vacant, employment/ industrial land located on the east side of Conroy Road with excellent access to Highway 417, Hunt Club, and Walkley Roads.

The Property is strategically located adjacent to the Ottawa Business Park, one of Ottawa’s most established employment hubs located in south east Ottawa. The area has drawn significant demand from government agencies and corporate users who require institutional office space and/or well located warehouse premises.

Property Information

PINs	041650544, 041650548
TOTAL AREA	10.86 acres
ZONING	IG3 - General Industrial Zone
OFFICIAL PLAN DESIGNATION	Industrial and Logistics

ASKING PRICE **\$11,400,000.00**



Planning Summary

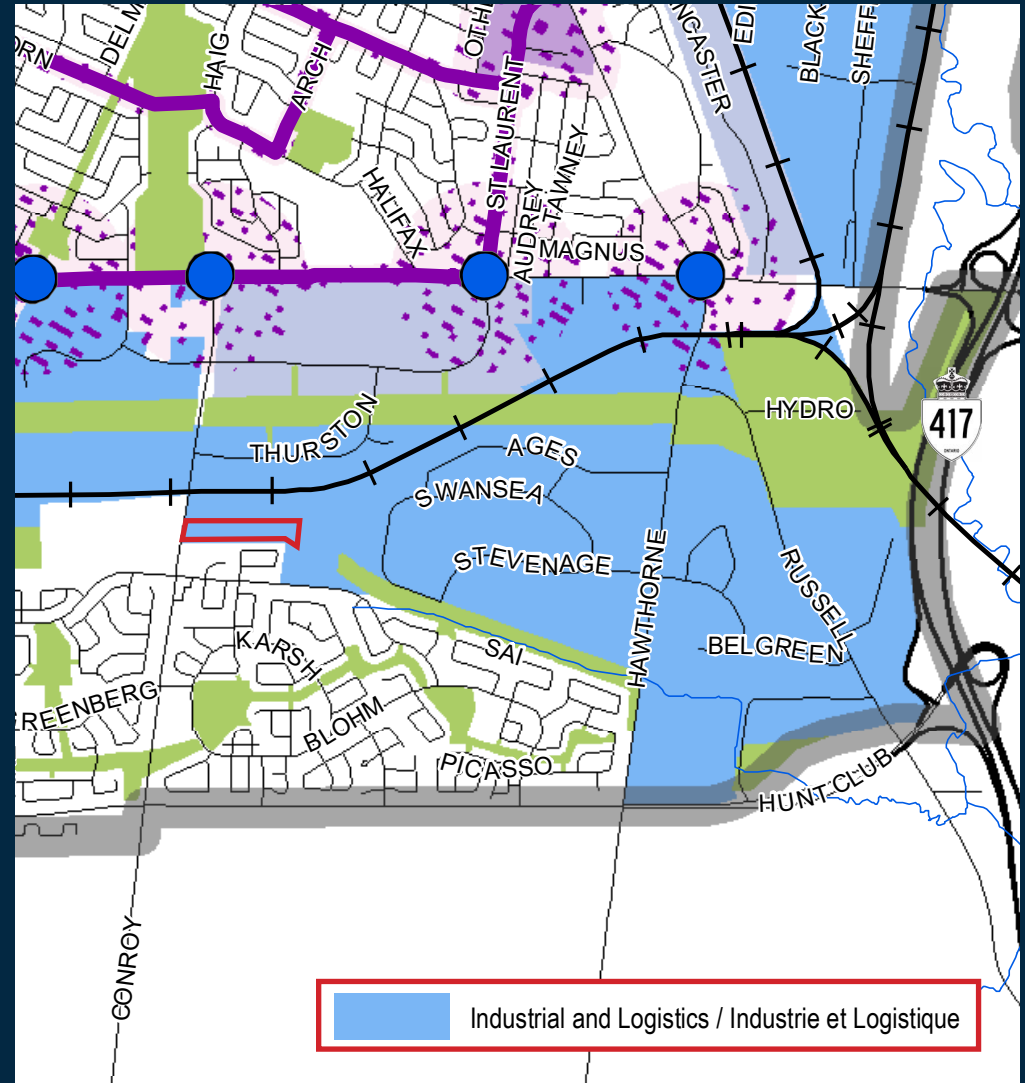
Official Plan (OP) Designation - Industrial and Logistics (Schedule B3- Outer Urban Transect)

OP Section 6.4- Industrial and Logistics

Industrial and Logistics areas are preserved to cluster economic activities relating to manufacturing, logistics, storage and other related uses. This designation corresponds to the manufacturing and warehousing activities within employment areas as defined by the Provincial Policy Statement. These uses generally cannot fully integrate with sensitive land uses and are not suited or are priced out of other designations, such as Hubs and Corridors. These uses help broaden the economic base for Ottawa beyond federal, high-tech, health and education services. Some of these uses also support existing residents and employers through the storage and logistics of merchandise, supplies and construction needs.

The Industrial and Logistics designation is characterized by traditional industrial land uses such as warehousing, distribution, construction, light and heavy industrial, trades, outdoor storage and other uses requiring a range of parcel sizes. These uses may impact other surrounding uses due to emissions, such as odours, dust, smoke, heavy equipment movement, light or noise and should be segregated from sensitive land uses.

Compatibility with surrounding uses and protection from other uses with higher economic values are major factors for clustering these uses into a Industrial and Logistics designation. These factors reduce the viable locations for these uses and limits where these uses can locate in comparison to other land uses which are more easily integrated and can out-compete them based on land values. For these reasons, lands designated Industrial and Logistics should be protected from conversion to non-industrial land uses.



Sales Process

To be considered, offers may be submitted using an initial proposal or letter of intent format for consideration, but buyers will eventually be required to use the standard Build Ottawa Agreement of Purchase and Sale (APS) form (provided upon request).

DUE DILIGENCE

The Property is being offered on an “as is, where is” basis, and that no such representations or warranties have been made by the Seller, or anyone acting on its behalf, as to the condition of the Property. Parties are invited to inspect the Property and review all due diligence material available in the CBRE Dataroom, prior to the submission of any offer. Property inspections may be arranged by appointment through CBRE.

Sale of the Property is subject to an Option to Repurchase by the Seller exercisable in the event that the Buyer fails within 10 years of acquisition to obtain an occupancy permit for a building on the Property and/or if prior to obtaining an occupancy permit the Buyer sells, transfers or otherwise disposes of the Lands to any third person without the prior written consent of the Seller. Further details are available in the APS form.





HAWTHORNE ROAD

WALKLEY ROAD

ST LAURENT BOULEVARD

THURSTON DRIVE

CONROY ROAD

JOHNSTON ROAD





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