

BROCCOLINI

0 BILL LEATHEN DRIVE

1.49 ACRES



11 BECKSTEAD ROAD

UP TO 9.38 ACRES



MARKETED BY



INDUSTRIAL LAND
FOR SALE



11 BECKSTEAD ROAD

O BILL LEATHAM DRIVE

HIGHLIGHTS & FEATURES



PRIME LOCATION
IN BARRHAVEN'S
THRIVING BUSINESS
DISTRICT



**BUILD-TO-SUIT AND
SEVERANCE OPTIONS
AVAILABLE**



**TRAILER PARKING
AVAILABLE**



**LIGHT INDUSTRIAL
ZONING (IL9)
FOR BY-LAW TEXT**

LAND OVERVIEW

PARCEL A & B

Pricing based on \$1,550,000 per acre.

PROPERTY HIGHLIGHTS

- Unique opportunity to acquire IL9-zoned industrial land in the South Merivale Business Park
- Strategically located near Highway 416 and Ottawa International Airport for efficient logistics
- Situated in proximity to one of Ottawa's most prominent trade areas
- Access to a diverse and skilled labour pool within the Ottawa region
- Surrounded by modern, high-quality industrial developments, enhancing the site's prestige
- Retail amenities and services just minutes away
- Serviced by OC Transpo, offering convenient public transit options for employees

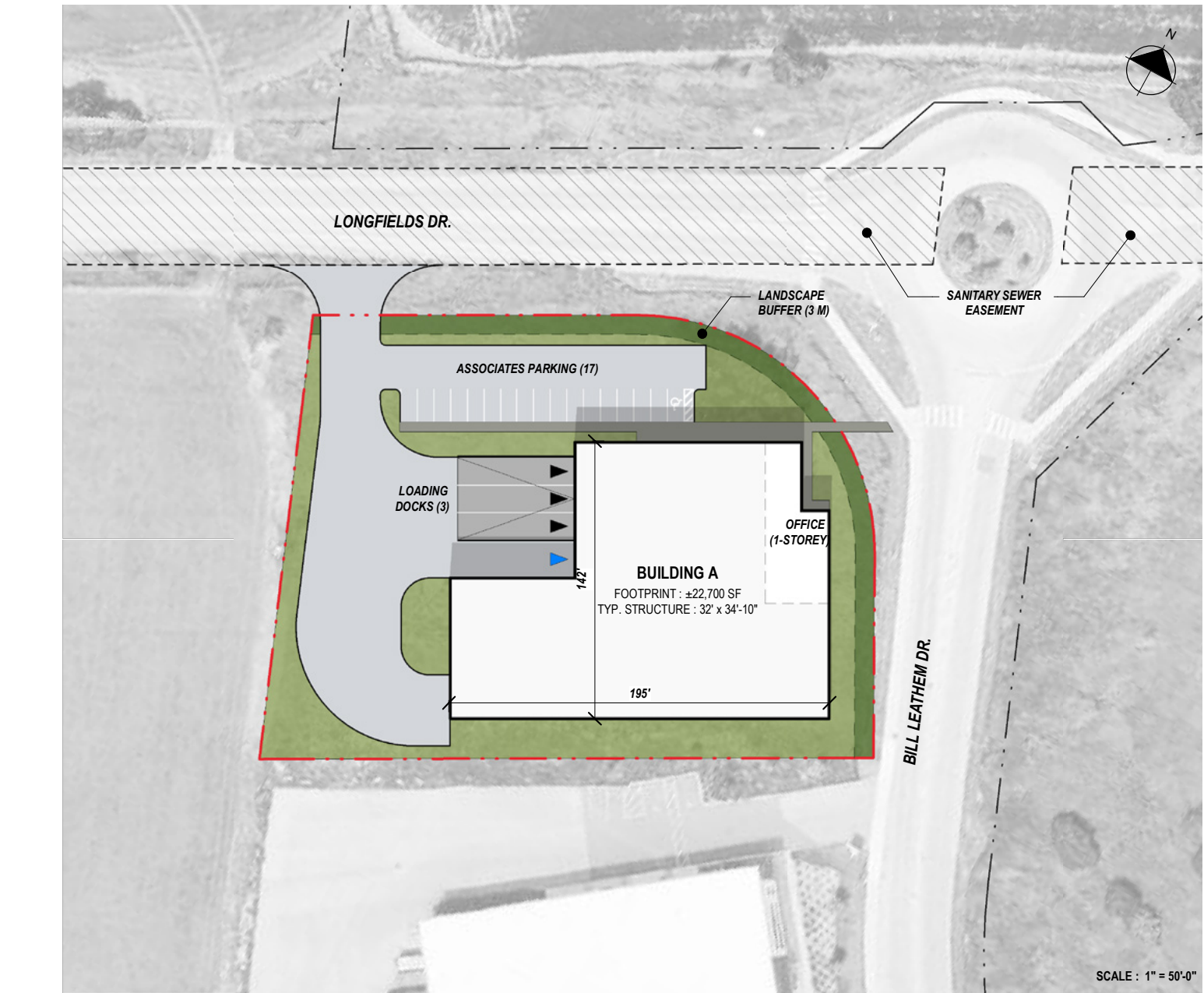


0 BILL LEATHEN DRIVE

PARCEL A | BUILD OPTION

Total Land Area	± 65,000 SF (1.49 ac)
Gross Building Area	
Warehouse	20,417 SF
Office	2,279 SF
Total	± 22,700 SF
Building Height	11.4 meters
Parking	17
Shipping	3 LD, 1 DI
Clear Height	± TBD

BUILDING A





11 BECKSTEAD ROAD

PARCEL B | BUILD OPTIONS

CORPORATE NEIGHBOURS

DEMOGRAPHICS | 5KM RADIUS

Total Population	108,399
Total Households	36,146
Average Household Income	\$169,156
Labour Employment Rate	92.4%

TOP EMPLOYMENT INDUSTRIES | 5KM RADIUS

Public Administration	21.1%
Health Care and Social Assistance	11.7%
Professional, Scientific and Technical Services	11.2%
Retail Trade	10.7%



AMENITIES MAP

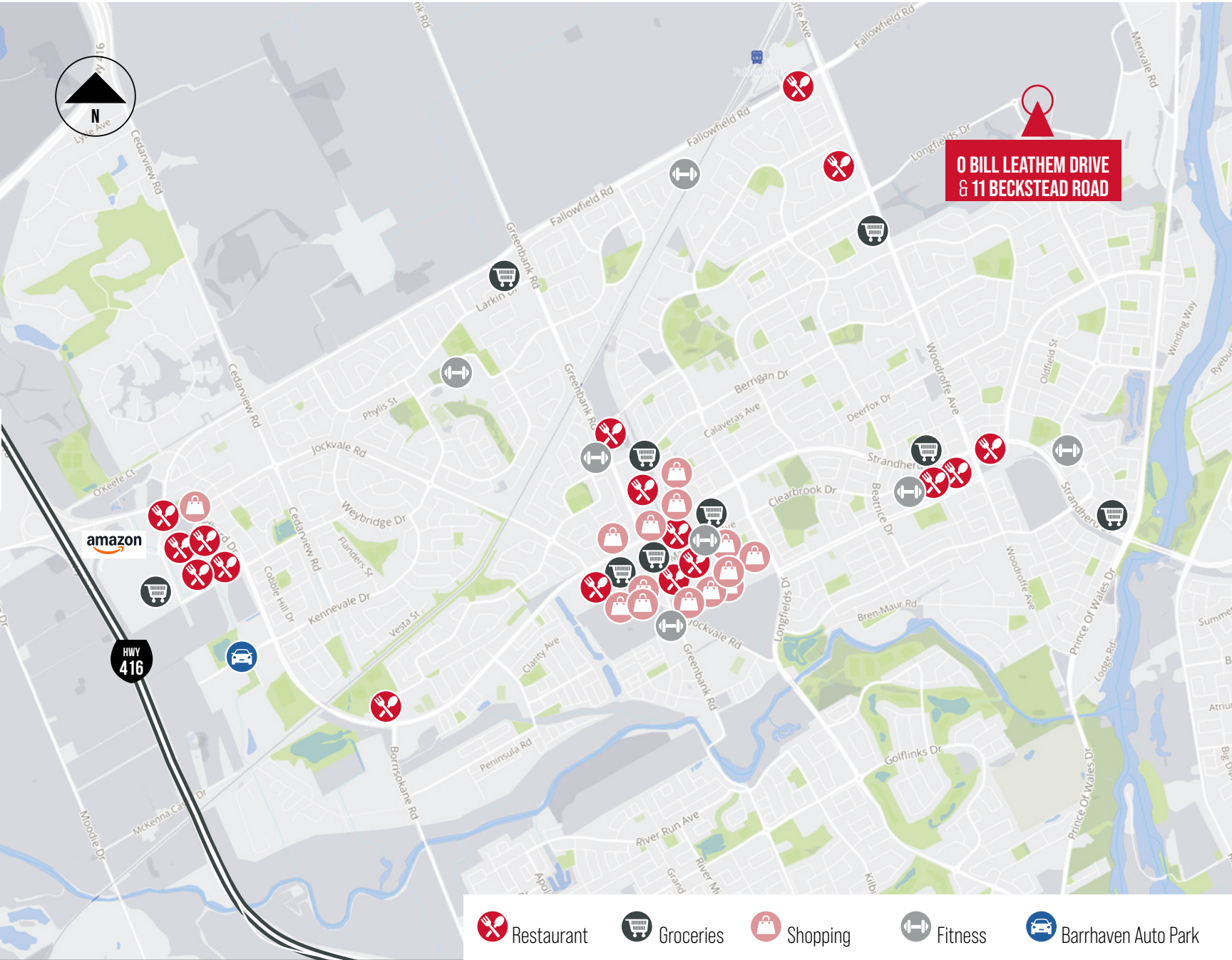
Barrhaven is a rapidly growing suburban neighbourhood in the city, 20 km southwest of Ottawa's downtown. It is a thriving community, with stunning nature trails, community parks, schools and a growing selection of shops, dining & services.

Before municipal amalgamation in 2001, Barrhaven was a neighbourhood in the City of Nepean with fewer than 35,000 people.

With new developments being built, Barrhaven's population will surpass 100,000 in a few years. Home of the new 450,000 SF Amazon warehouse, steps from Highway 416 which will create over 1,000 new jobs.

AVERAGE ANNUAL DAILY TRAFFIC

LONGFIELDS DR & WOODROFFE AVE	37,769
PRINCE OF WALES DR & MERIVALE RD	20,147



A STRATEGIC LOCATION

DRIVE TIMES

Downtown Ottawa	20 min 13 km
US Border	45 min 45 km
Montreal	2h 200km
Kingston	1h40 150 km
Toronto	4h 410 km



AN OUTSTANDING PARTNERSHIP



Many of the world's most innovative and successful companies choose us when they need trusted, expert advice. The foundation of our service is the strength and depth of our specialists.

As industrial market leaders, our project team understands the distribution and logistics industry inside and out. You can depend on our ability to draw on years of direct experience in the local market, long term relationships and comprehensive market insight.

Whether you are a local firm or a global organization, we provide creative solutions for all your real estate needs.

BROCCOLINI

With over 75 years of experience, Broccolini is a leading, fully integrated real estate provider offering complete end-to-end solutions in investment, development, construction, and property management. Ranked among Canada's top builders, we support every stage of the real estate lifecycle across the industrial, residential, commercial, and office sectors in Quebec, Ontario, and beyond. From landmark new developments to comprehensive turnkey design-build projects, as well as expansions, renovations, and interior fit-outs, Broccolini brings vision, expertise, and precision to every project.

We work in close collaboration with our clients to fully understand their requirements and to deliver tailored solutions that consistently meet or exceed their expectations in terms of design, quality, budget, and schedule. Over the decades, Broccolini has earned the trust of some of the world's most recognized companies and institutions.

Our client portfolio includes Michelin, Amazon, Canadian Tire, Best Buy, Costco, Ikea, Walmart, National Bank, and the CBC, among many others. These enduring partnerships reflect our commitment to building not only exceptional projects but also lasting relationships founded on trust and performance.

At the heart of everything we do are the values that define Broccolini. We succeed together as One Team. We care deeply for our clients, our partners, and our communities. We are powered by passion in every project we take on. And above all, we make it happen. These values guide our work, shape our culture, and inspire us to continue building spaces where businesses thrive, communities grow, and people live better.





CONTACT US NOW

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