



BUILDING B PROPOSED
4 STOREY
SELF-STORAGE BUILDING
155,388 SF

BUILDING C PROPOSED
1 STOREY
INDUSTRIAL UNITS
6,070 SF

BUILDING A PROPOSED
2 STOREY
SELF-STORAGE BUILDING
138,616 SF

BUILDING D PROPOSED
1 STOREY
INDUSTRIAL UNITS
9,795 SF

1015-1045 Dairy Rd., Ottawa, ON

Industrial & Self-Storage Development Opportunity For Sale

- **OLT Approved ±6.1 Acre Site**
- **2 Multi-level Self-Storage Buildings & 2 Industrial Condo Buildings**

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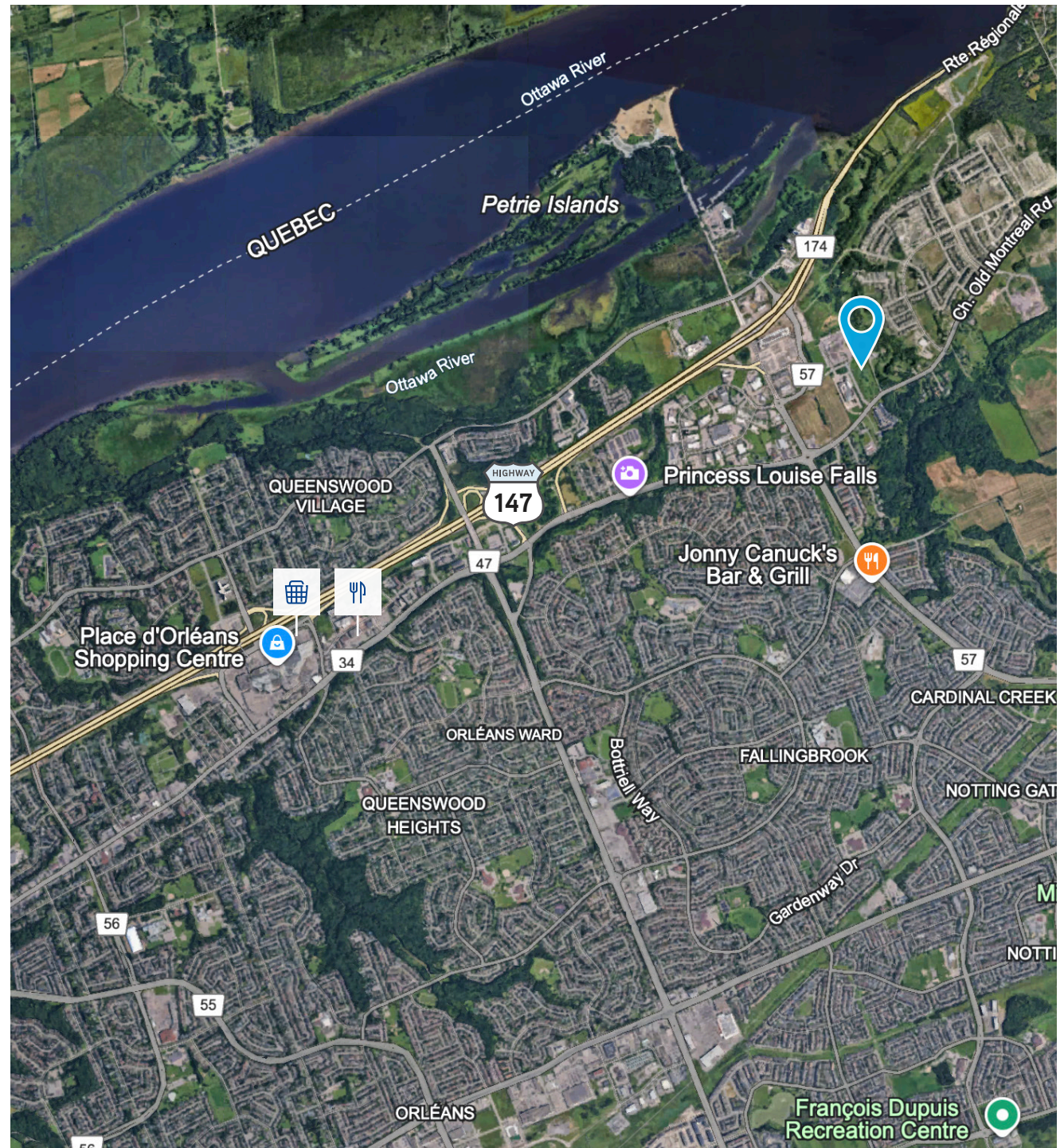
The Opportunity



- Positioned within Ottawa's growing east-end employment corridor, 1015-1045 Dairy Drive offers a rare, Ontario Land Tribunal (OLT) approved development opportunity for a thoughtfully designed mixed-use industrial and self-storage project. The Site Plan is in the process of being registered.
- The ±6.1 Acre site is OLT approved for the construction of 2 self-storage buildings and 2 industrial condominium buildings, providing flexibility for phased development or user/investor ownership.
- Strategically located at the intersection of Dairy Drive and Old Montreal Road, the property benefits from excellent access, exposure, and connectivity within a rapidly expanding commercial node.
- This offering represents an opportunity ideal for developers, institutional investors, or owner-users seeking to capitalize on:
 - Growing demand for self-storage in urban markets
 - Continued expansion of Ottawa's east-end industrial sector
 - Flexible phasing and potential strata/condo sales strategy

Location Overview

- High-growth east Ottawa industrial/business park setting
- Direct access to Old Montreal Road and Dairy Drive
- Proximity to Highway 174 and regional transportation routes
- Surrounded by established industrial and commercial uses
- Minutes to residential communities supporting labour and demand



Property Specifications

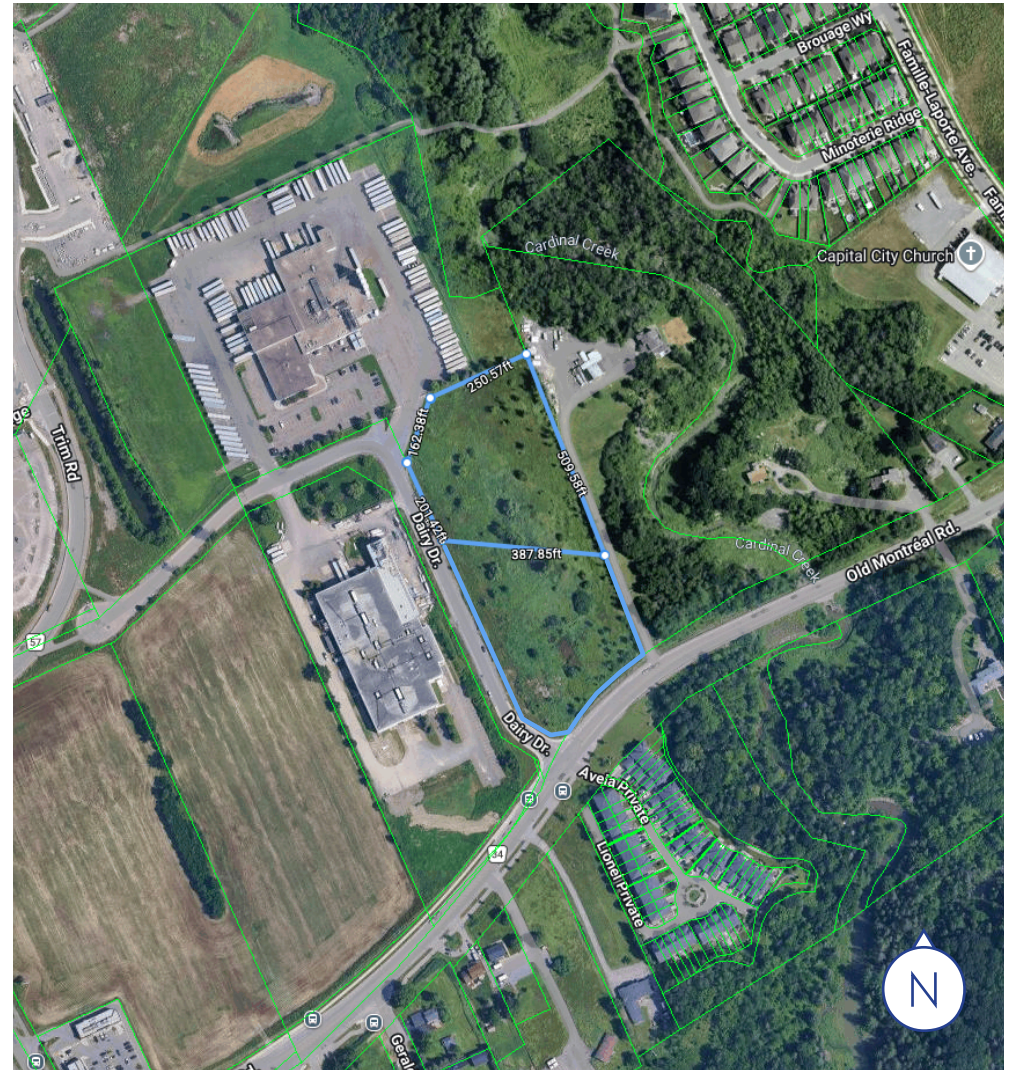
1015-1045 Dairy Dr., Ottawa, ON

Location	North east corner of Dairy Dr. and Old Montreal Rd.
PIN's	145300414, 145300413
Land Size	±6.1 Acres
Zoning	ILH(21) Light Industrial
Price	\$8,950,000
Taxes (2026)	\$50,251.06

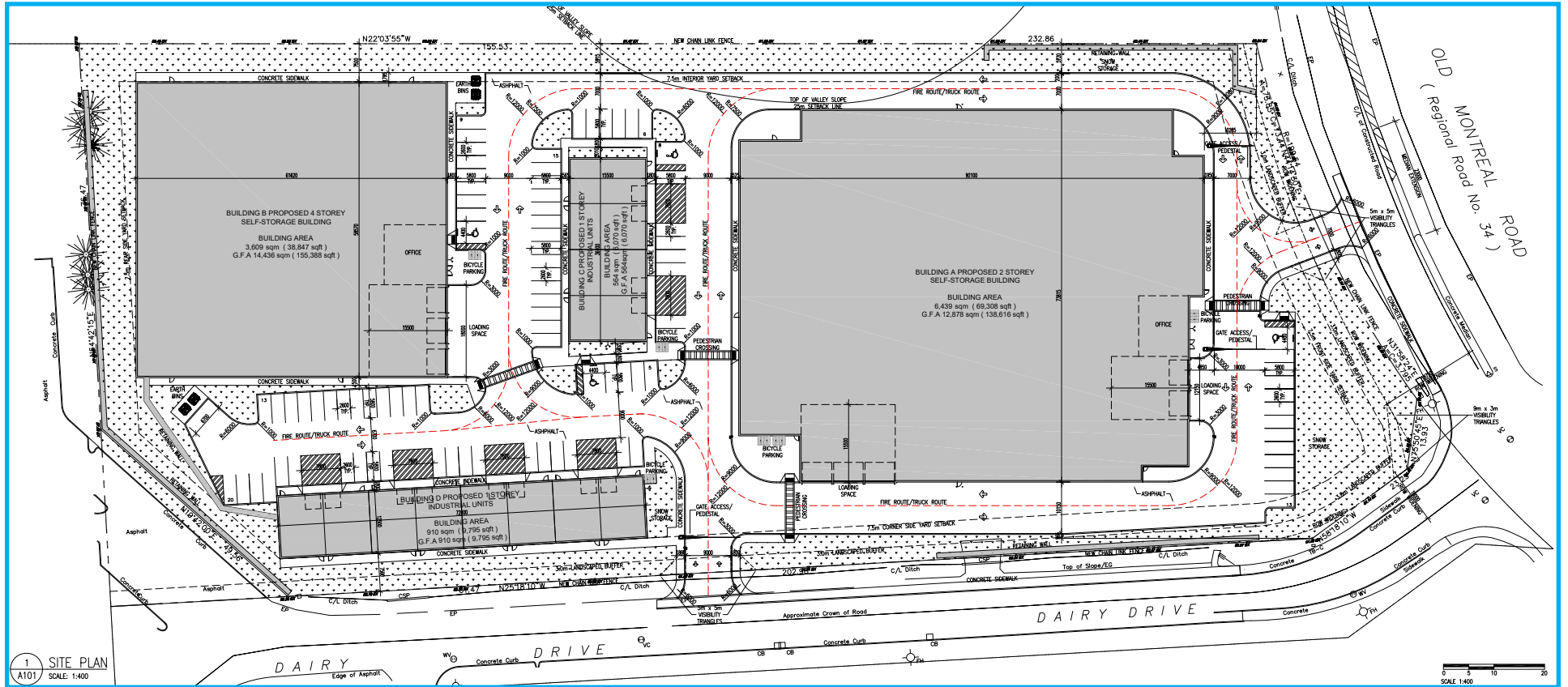
Site & Servicing Advantages

- Full municipal servicing available (water, sanitary, storm)
- Proven servicing capacity with completed engineering design
- On-site stormwater management system with underground storage
- Strong fire flow capacity and modern infrastructure planning
- No servicing constraints - ready for development

The site has been engineered to meet all City of Ottawa requirements, with completed design work confirming full servicing capability and development readiness.



Site Plan



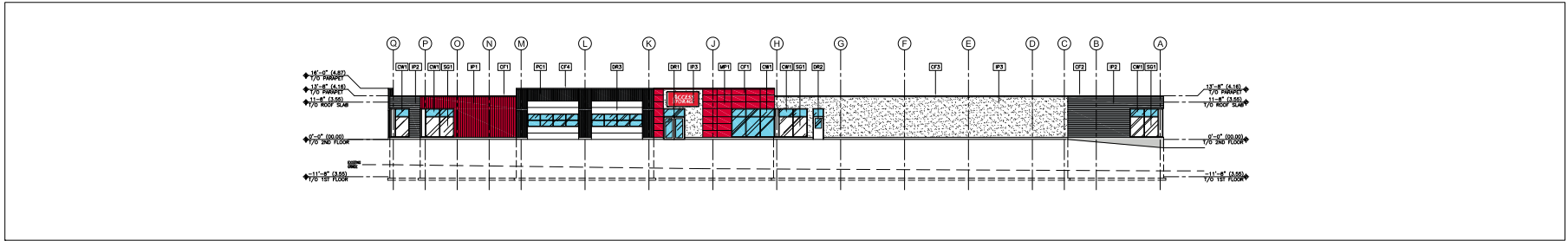
Self Storage Bldg A	138,616 SF
Self Storage Bldg B	155,388 SF
Light Industrial Bldg C	6,070 SF
Light Industrial Bldg D	9,795 SF

Development Highlights

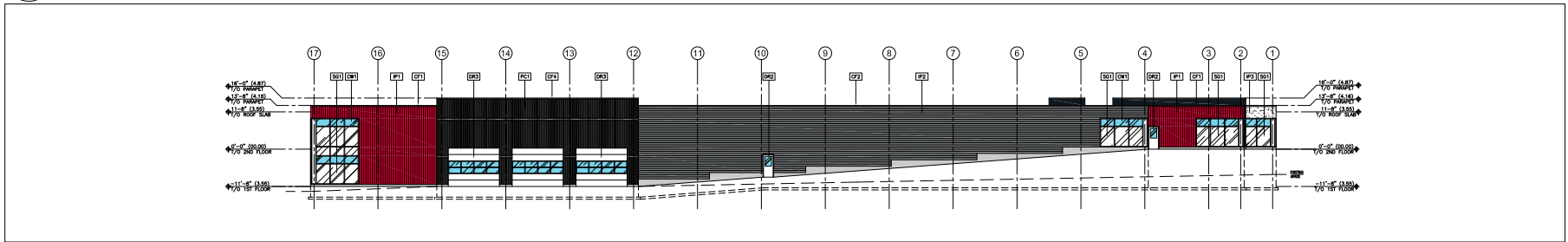
- OLT Approved for 4-building development
- Two multi-level self-storage buildings (including office/admin component)
- Two industrial condo buildings suited for a range of employment uses
- Efficient site layout with internal circulation, parking, and landscaped areas
- Dual access points from Old Montreal Road and Dairy Drive
- Designed to integrate with natural topography, enabling multi-level access



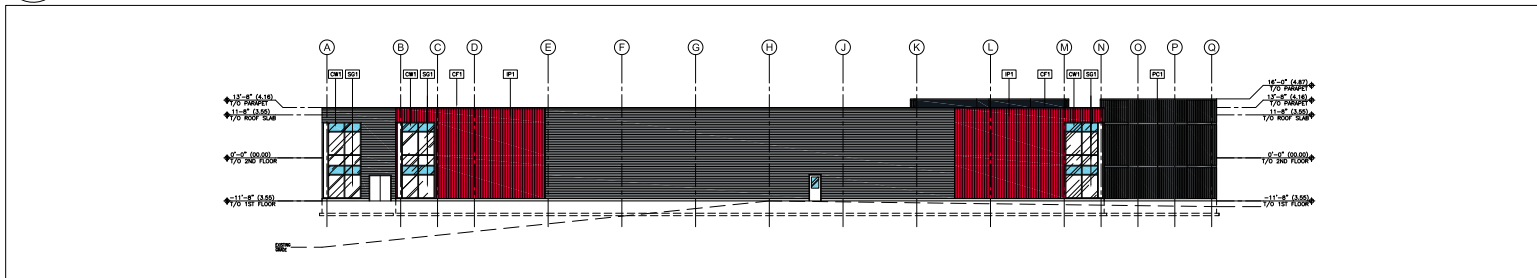
Building A - Elevations



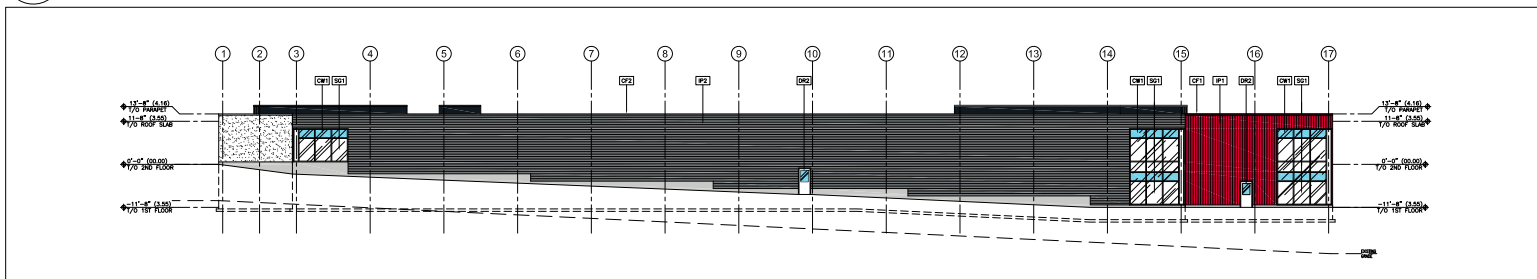
1 SOUTH ELEVATION - OLD MONTREAL ROAD
A400 SCALE: 1:200



2 WEST ELEVATION
A400 SCALE: 1:200



3 NORTH ELEVATION
A400 SCALE: 1:200

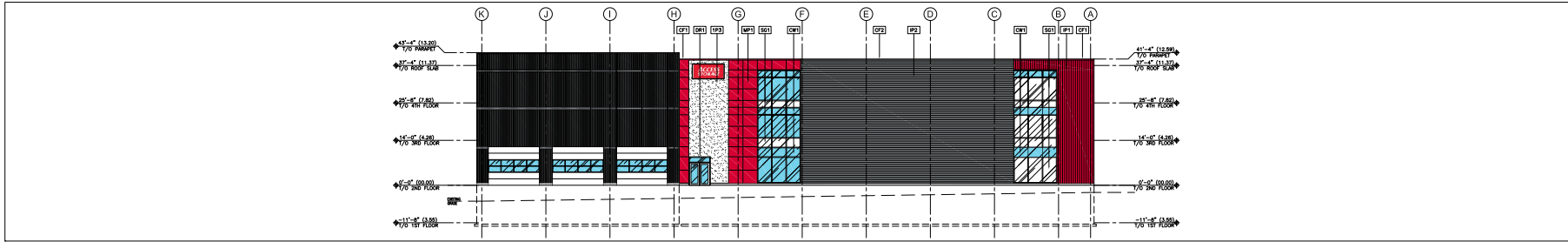


4 EAST ELEVATION
A400 SCALE: 1:200

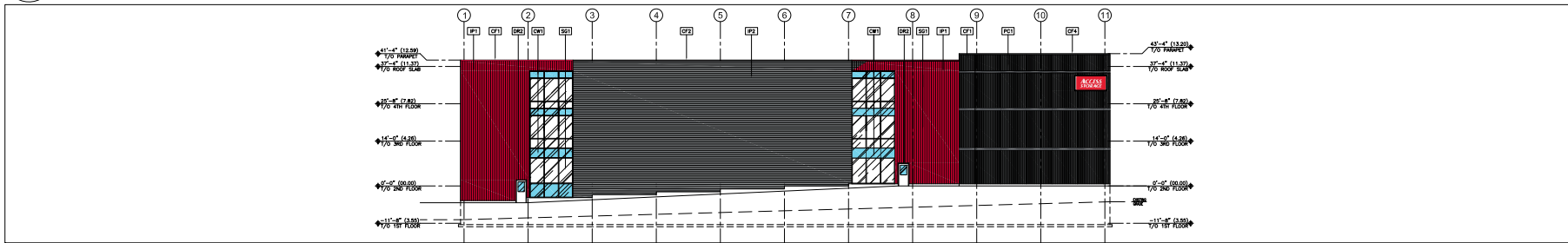
LEGEND:	
SYMBOL	DESCRIPTION
[R1]	INSULATED PRECAST CONCRETE PANEL
[R2]	ALUMINUM CURTAIN WALL PANELS ALUMINUM ANGLE, ANGLE ANCHOR OR REINFORCED ANCHOR COLOR: MATCH FINISH: 199C RED / HEX: B22200
[R3]	ALUMINUM 4" SOLIDUM IN INSULATED METAL PANELS (VERTICAL) COLOR: MATCH FINISH: 199C RED / HEX: B22200
[R4]	ALUMINUM 4" SOLIDUM IN INSULATED METAL PANELS (HORIZONTAL) COLOR: OFF WHITE
[R5]	ALUMINUM 4" SOLIDUM IN INSULATED METAL PANELS COLOR: RED, WHITE
[R6]	GLASS ALUMINUM ENTRANCE DOORS, TAMPERS GLASS WITH WHITE INSULATED WALLING, NUMBER ONE INSULATED DOOR OF ALUMINUM CAMPAIGN SCREEN DOOR INSULATOR
[R7]	INSULATED ALUMINUM METAL DOOR AND FRAME COLOR: WHITE
[R8]	INSULATED SECTIONAL ALUMINUM OVERHEAD DOOR BRASS HATCH WHEEL 402 (14"-15 1/2"-17") COLOR: WHITE
[R9]	EXTERIOR CURTAIN WALL SYSTEM, WHITE ANODIZED WHITE INSULATED METAL CLASH / USE 2. CLASHING SQUARE BRASS TUBS, CLASHING AND CORNER SYSTEM 2 BY NUMBER OF SQUARE FEET BY ALUMINUM
[R10]	SPANNING CLASHING CLASH CLASH WITH WHITE COATING COATING ON NUMBER SQUARE FEET OF CLASHING COLOR: GRAY COAT 300 PSL 1000 FINISH: WHITE
[R11]	PREPARED METAL DOOR FINISHING COLOR: MATCH FINISH: 199C RED / HEX: B22200
[R12]	PREPARED METAL DOOR FINISHING COLOR: VERDE STONE (HEX: 9011)
[R13]	PREPARED METAL DOOR FINISHING COLOR: VERDE METAL WHITE 5050
[R14]	PREPARED METAL DOOR FINISHING COLOR: VERDE STEEL GREY 5014

5 LEGEND
A400

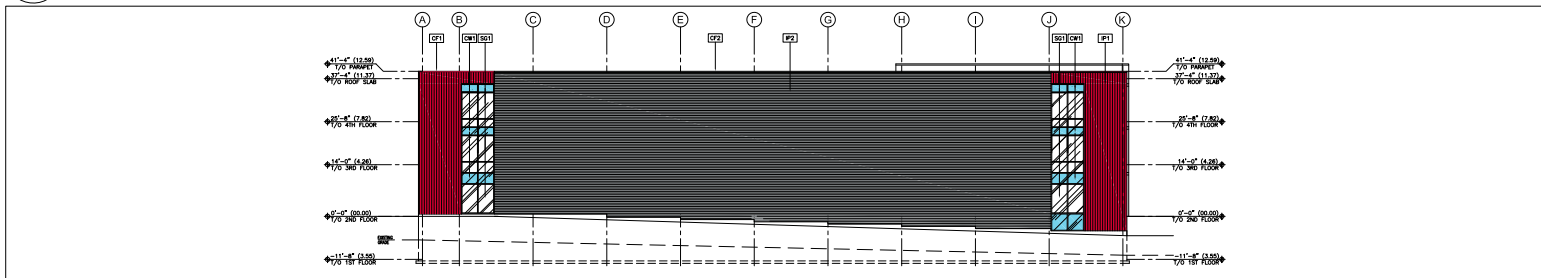
Building B - Elevations



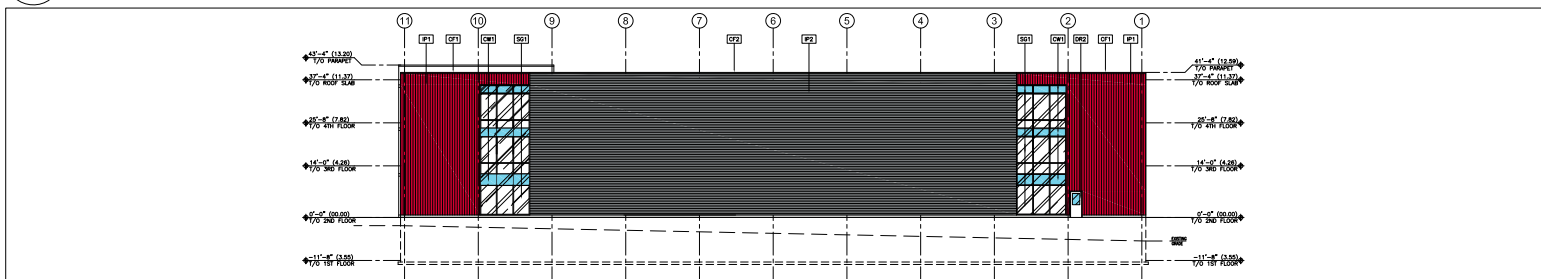
1 SOUTH ELEVATION
A400 SCALE: 1:200



2 WEST ELEVATION
A400 SCALE: 1:200



3 NORTH ELEVATION
A400 SCALE: 1:200

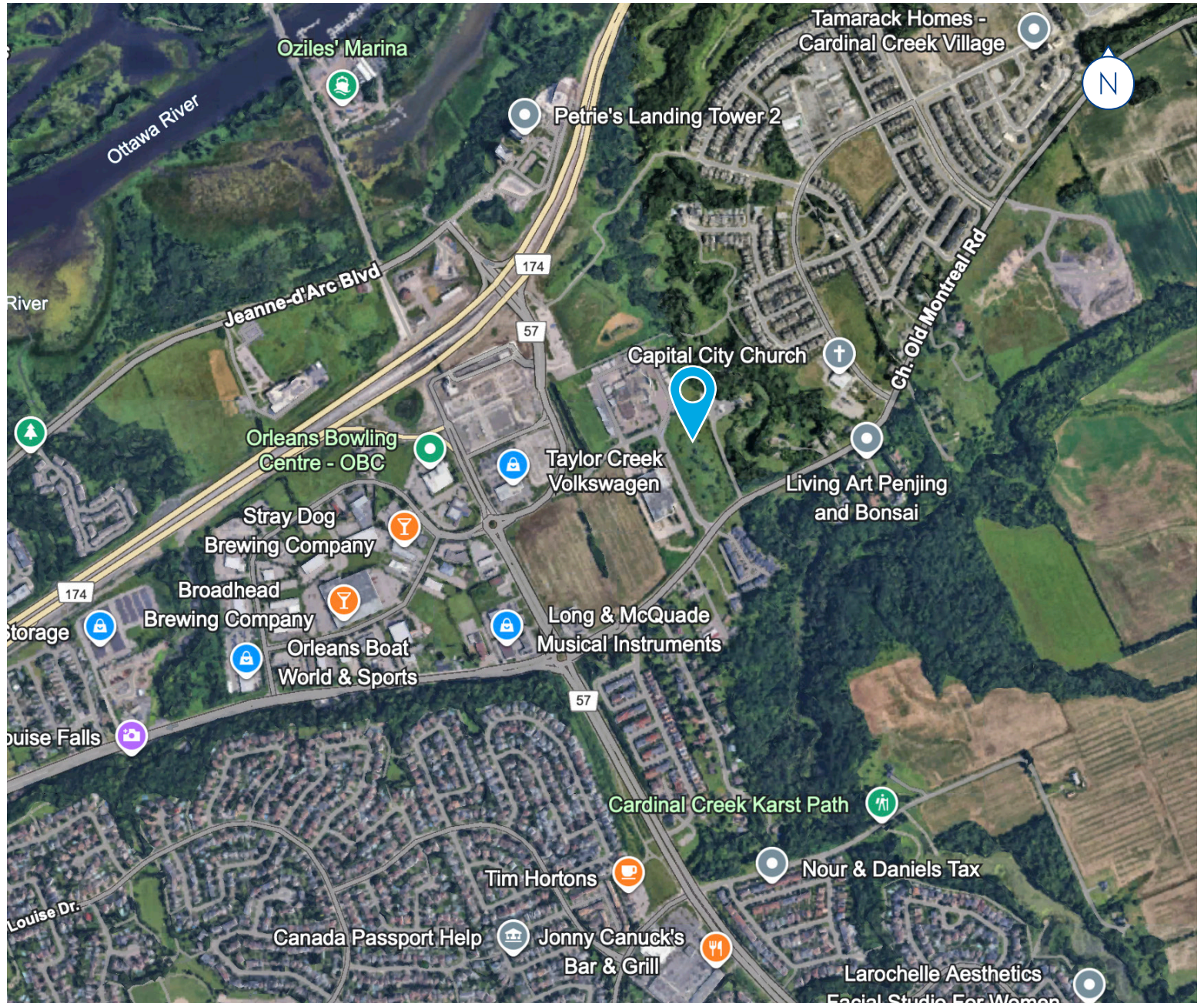


4 EAST ELEVATION
A400 SCALE: 1:200

LEGEND:	
SYMBOL	DESCRIPTION
(FC)	INSULATED PRECAST CONCRETE PANEL
(MP)	ALUMINUM COMPOSITE METAL PANELS ALUMINUM ANOD. APPLD. FIN. OR THERMOPLASTIC ANOD. COLOUR: MATCH FINISH: 199C RED / HEAT BESSOD
(PT)	ALUS F GOLDEN BL. INSULATED METAL PANELS (VERTICAL) COLOUR: MATCH FINISH: 199C RED / HEAT BESSOD
(P2)	ALUS F GOLDEN BL. INSULATED METAL PANELS (HORIZONTAL) COLOUR: GRAY STAIN
(P3)	ALUS F GOLDEN BL. INSULATED METAL PANELS COLOUR: ROAN BITE 2
(DR)	GLAZED ALUMINUM ENTRANCE DOORS, TINTED GLASS WITH WHITE FRAMES, INCLUDING HANDLES AND INSULATED DOOR OR ALUMINUM HANDLES, STOPS, TOOL RESTS, ETC.
(D2)	INSULATED ALUMINUM METAL DOOR AND FRAME COLOUR: WHITE
(D3)	INSULATED SECTIONAL ALUMINUM OVERHEAD DOOR BRUSH METAL FINISH, RISE (18'-0" (5.49) - 21'-0" (6.40)) COLOUR: WHITE
(DN)	EXTERIOR CURTAIN WALL SYSTEM WHITE FINISHED WITH INSULATED METAL GLASS / UP / DOWN / SLOTTED / FIXED / PULL CLIPS / HAND CURTAINWALL, SYSTEM OF FINISHES OF STEEL JOIST OR ALUMINUM
(S2)	SPANDREL GLAZING CLEAR GLASS LAMPS WITH CUSTOM COLOUR COATING ON INSULATED PANELS OF STEEL JOIST COLOUR: (D2) (D3) (D4) (D5) (D6) (D7) (D8) (D9) (D10) (D11) (D12) (D13) (D14) (D15) (D16) (D17) (D18) (D19) (D20) (D21) (D22) (D23) (D24) (D25) (D26) (D27) (D28) (D29) (D30) (D31) (D32) (D33) (D34) (D35) (D36) (D37) (D38) (D39) (D40) (D41) (D42) (D43) (D44) (D45) (D46) (D47) (D48) (D49) (D50) (D51) (D52) (D53) (D54) (D55) (D56) (D57) (D58) (D59) (D60) (D61) (D62) (D63) (D64) (D65) (D66) (D67) (D68) (D69) (D70) (D71) (D72) (D73) (D74) (D75) (D76) (D77) (D78) (D79) (D80) (D81) (D82) (D83) (D84) (D85) (D86) (D87) (D88) (D89) (D90) (D91) (D92) (D93) (D94) (D95) (D96) (D97) (D98) (D99) (D100) (D101) (D102) (D103) (D104) (D105) (D106) (D107) (D108) (D109) (D110) (D111) (D112) (D113) (D114) (D115) (D116) (D117) (D118) (D119) (D120) (D121) (D122) (D123) (D124) (D125) (D126) (D127) (D128) (D129) (D130) (D131) (D132) (D133) (D134) (D135) (D136) (D137) (D138) (D139) (D140) (D141) (D142) (D143) 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5 LEGEND
A400

Local Area



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