FOR SALE / NEW INDUSTRIAL OWNERSHIP

1386-1394 Greely Lane

Greely Business Park | Ottawa, Ontario

$6,900,000

Own your premises. Invest in your future.



4 units / ~13,600 SF	Approx. 1.16 acres	Late 2026 / early 2027
WAREHOUSE + AUXILIARY OFFICE	SITE PLAN AREA	ANTICIPATED OCCUPANCY

Modern systems. A fresh start.

Rooftop solar panels

Projected approx. $25,000/year in energy value through Hydro One's Net Metering Program, helping offset electricity costs.

Heat-pump climate control

Modern heating and cooling for comfortable day-to-day operations.

600V / three-phase power

Industrial electrical service; capacity to suit equipment is to be verified.

Grade-level loading

Four overhead doors; advertised openings of 10 ft x 14 ft.

16 ft clear height

Functional warehouse areas paired with auxiliary office space.

18 on-site parking spaces

Site plan includes four accessible spaces within the total.

The new-construction advantage: new building components can reduce near-term repair and replacement exposure, helping owners plan ahead.

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A practical base for your business.

Potential uses and zoning

The site plan identifies RG3 - Rural General Industrial under By-law 2008-250. The supplied zoning excerpt lists uses including:

- **Warehouse and light industrial**
- **Printing and compatible production**
- **Service and repair businesses**
- **Certain construction / landscape supply retail**

Uses remain subject to current City zoning, definitions, servicing and approvals.

Greely Business Park. A south-Ottawa base.

Accessed from Bank Street via Parkway Road, this business-park location offers a base for companies serving Greely, Manotick, Metcalfe and the wider south-Ottawa area. Bring office functions, equipment and inventory together in one location, with dedicated parking and grade-level loading.

Two ways to make ownership work.

Occupy roughly half. Rent the balance.

Units 100 and 200 are already leased. Establish your business in approximately 7,700 SF across Units 300 and 400 while collecting rent from the other two units. Available space and possession remain subject to the existing leases.

Hold the whole building. Invest for the long term.

Acquire the property as a multi-unit industrial investment. Multiple units offer flexibility in tenant mix, with potential for rental growth and long-term value creation through leasing and active ownership. Returns depend on leases, expenses and market conditions.

FOUR-UNIT PLAN / APPROXIMATE AREAS

UNIT 100	UNIT 200	UNIT 300	UNIT 400
3,451 SF	**2,458 SF**	**4,247 SF**	**3,450 SF**

Plan total: approximately 13,606 SF; sale listing: approximately 13,600 SF. Unit sizes include auxiliary office where shown. Final gross and rentable areas require verification. Combining units requires review.

Why new space deserves attention.

2.5%

Ottawa industrial vacancy

Q2 2026

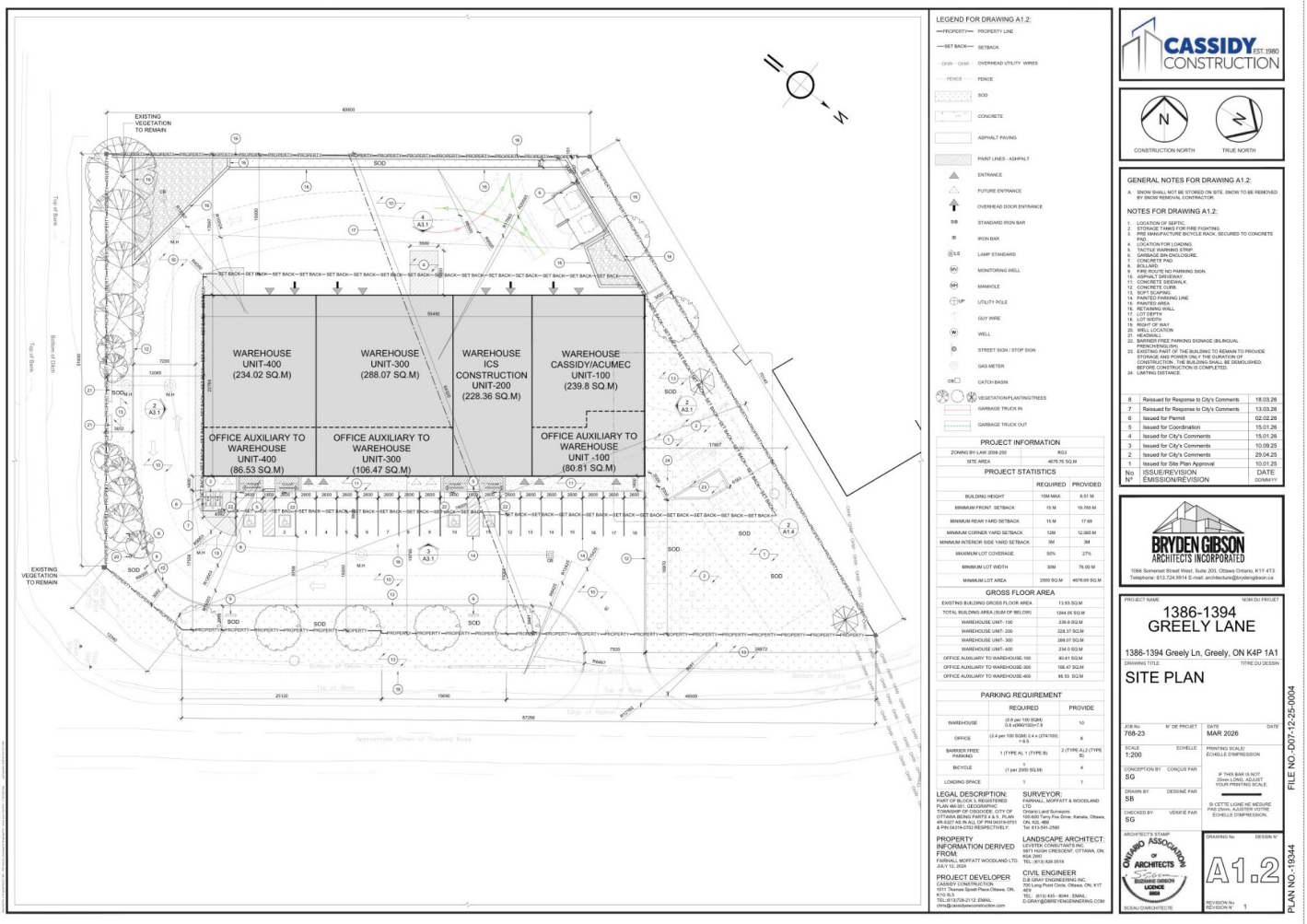
Limited new-space options

Much of Ottawa’s industrial construction pipeline is already committed to specific occupiers. Limited speculative development leaves fewer new-space options for businesses seeking flexible premises.

The cost of delivering a new building

Construction costs and delivery timing remain key considerations. Financing, servicing, labour and material pricing all shape the cost of a new project—and the decision to acquire new premises.

PROPERTY SITE PLAN / 1386-1394 GREELY LANE



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