

// 20,604 SF
of Prime
Industrial
Space-
Two Buildings

FOR SALE

**1035 Moodie Drive
Ottawa, ON**



PHILIP ZUNDER President | Broker of Record
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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

1035 Moodie Drive is multi-tenanted industrial building ideally located in Ottawa's west end, offering excellent access to Highway 416. Situated on a 2.216-acre lot, the property combines functional warehouse space with well-appointed office and showroom areas, providing exceptional versatility for a range of industrial users. The building features five grade-level loading doors and two dock-level doors, with ample parking and yard space to accommodate operational needs. Designed for flexibility, the site is well suited to light manufacturing, distribution, or service-oriented businesses. In addition, the property includes a 1,742 square foot standalone office building, ideal for additional workspace or as an income-generating opportunity.

ADDRESS	1035 Moodie Drive, Ottawa, ON
SALE PRICE	\$7,750,000.00
LEGAL DESCRIPTION	PART OF LOT 22 CONCESSION 4 (RIDEAU FRONT), DESIGNATED AS PARTS 3 AND 8 ON PLAN 4R-12569, NEPEAN. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN OVER PART 8 ON PLAN 4R-12569 AS IN LT1027452. TOGETHER WITH CR550618
BUILDING AREAS	20,604 Sq. Ft. gross area (approx.)
FRONTAGE	To be verified
ZONING	RG
REALTY TAXES	\$76,610.05 (2025)

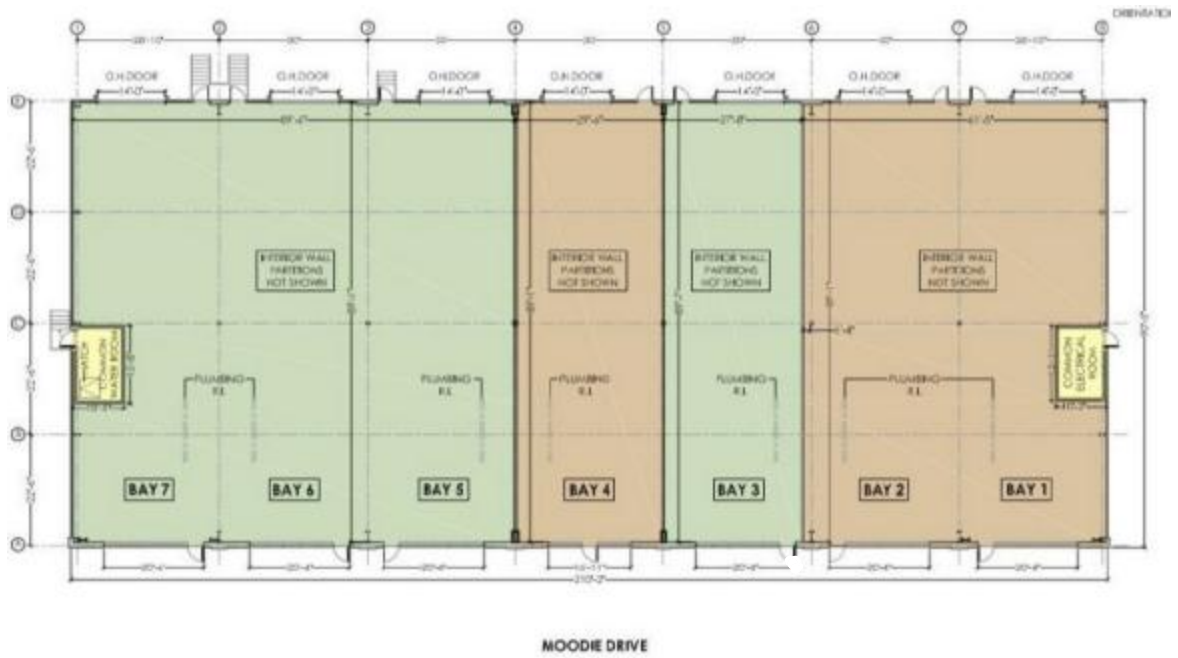
PHOTOS



PHOTOS



FLOOR PLANS



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement.

RENT ROLL

Bay #	Tenant	Size (Sq.Ft.)	Lease Expiry Date	Net Rent Per Sq. Ft.	Total Annual Net Rent as of August 1 st , 2025	Option to Renew
1 & 2	Vacant	5,400				
3	Leased	2,585	May 31, 2028	Contact Listing Broker		
4	Owner Occupied	2,756				
5, 6 & 7	Owner Occupied	8,119				
Office	Vacant	1,742				
TOTAL		20,604				

Owner is willing to leaseback some of the space on closing- please contact the listing brokers for more information

ZONING

RG- Rural General Industrial Zone- Permitted Uses

(a) the provisions of subsection 219(3) to (5);
(b) the dwelling unit is limited to a caretaker;
(c) the retail store is limited to the sale of agricultural, construction, gardening or landscape-related products, equipment or supplies;
animal care establishment (By-law 2015-190)

- Animal hospital
- Automobile body shop
- Automobile dealership
- Automobile service station
- Cannabis Production Facility and contained within a building that is not a greenhouse. (By-law 2019-222)
- Drive-through facility (OMB Order #PL080959 issued March 18, 2010)
- Dwelling unit
- Gas bar
- Heavy equipment and vehicle sales, rental and servicing
- kennel
- Leaf and yard waste composting facility
- Light industrial uses
- Parking lot
- Printing plant
- Retail store
- Service and repair shop
- Storage yard
- Truck transport terminal
- Warehouse
- Waste processing and transfer facility (non-putrescible)

LOCATION and AMENITIES

Barrhaven, Ottawa, ON

The area boasts easy highway access and close proximity to Barrhaven. Amenities nearby include Costco, the Barrhaven Amazon Warehouse, Trinity Common at Citigate, and many car dealerships. The space offers convenient Drive-in Shipping Doors and has some office space at the front of some of the units.



Drive Times

Highway 416:

3 minutes

Nepean:

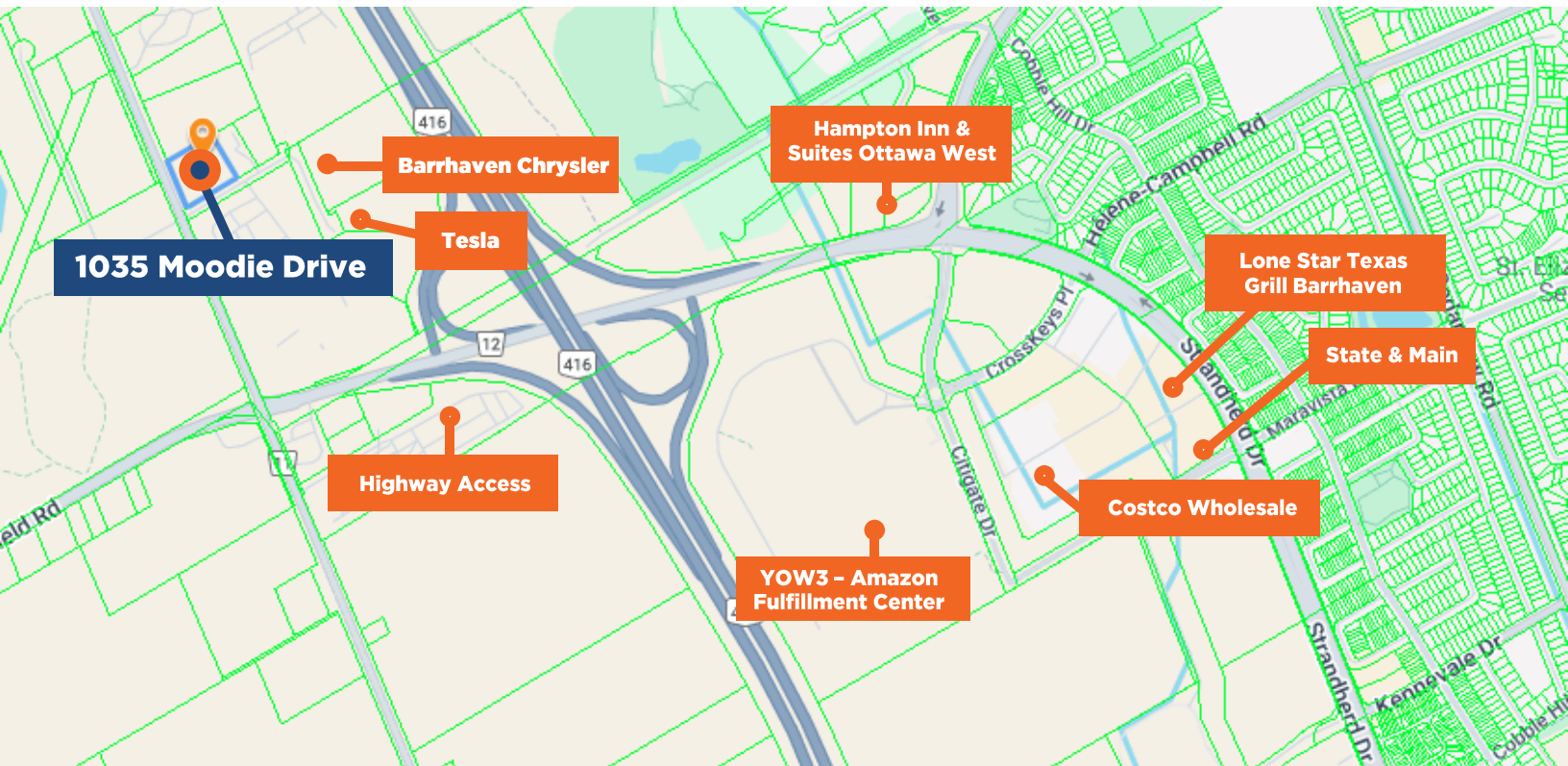
10 minutes

Kanata:

15 minutes

Prescott:

45 minutes



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