



# For Sale

88 Leikin Drive, Ottawa, ON

Prime 22-Acre Industrial Land  
Development Opportunity



# The Opportunity

Jones Lang Lasalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale 100% freehold interest in 88 Leikin Drive (the “Property” or the “Site”), a 22.4-acre land development site located in Ottawa’s south end. The Property presents an excellent acquisition opportunity for developers and investors seeking to capitalize on Ottawa’s growing industrial market. This strategically positioned site offers excellent development potential, with an Amazon industrial development adjacent to the Property.

The Property offers exceptional connectivity, ideally situated near the Ottawa International Airport and Highways 416 and 417, providing seamless access to regional, national and international distribution networks. The Site’s proximity to Limebank Railway Station further enhances its transportational advantages, creating an optimal location for several industrial uses. The Property’s flexible IL9 zoning permits various types of industrial development that will benefit from this strategic location, positioning businesses for efficient operations and growth within the local and regional area.



**22.4 acres**  
Site Area



**1,270 ft**  
Frontage  
(Leikin Drive)



**IL9**  
Existing  
Zoning



**IM1**  
Proposed  
New Zoning

Asking Price: Contact Listing Team





# Investment Highlights



## Exceptional Location

The Property offers unparalleled connectivity, ideally situated near the Ottawa International Airport and Highways 416 and 417, providing seamless access to regional, national and international distribution networks. The Site's proximity to Limebank Railway Station further enhances its transportation advantages, creating an optimal location for numerous industrial uses.



## Strong Market Fundamentals (Neighbouring Amazon Development)

Positioned in Ottawa's thriving industrial corridor, the neighbouring Amazon development is expected to drive significant commercial growth and investment to the area. Amazon has commenced the development of its 3.1 million-square foot ("sf") fulfillment centre which will span over three parcels of land and become Amazon's largest Canadian distribution centre. The development includes 59 loading docks and a fenced truck yard to accommodate 482 trailers.



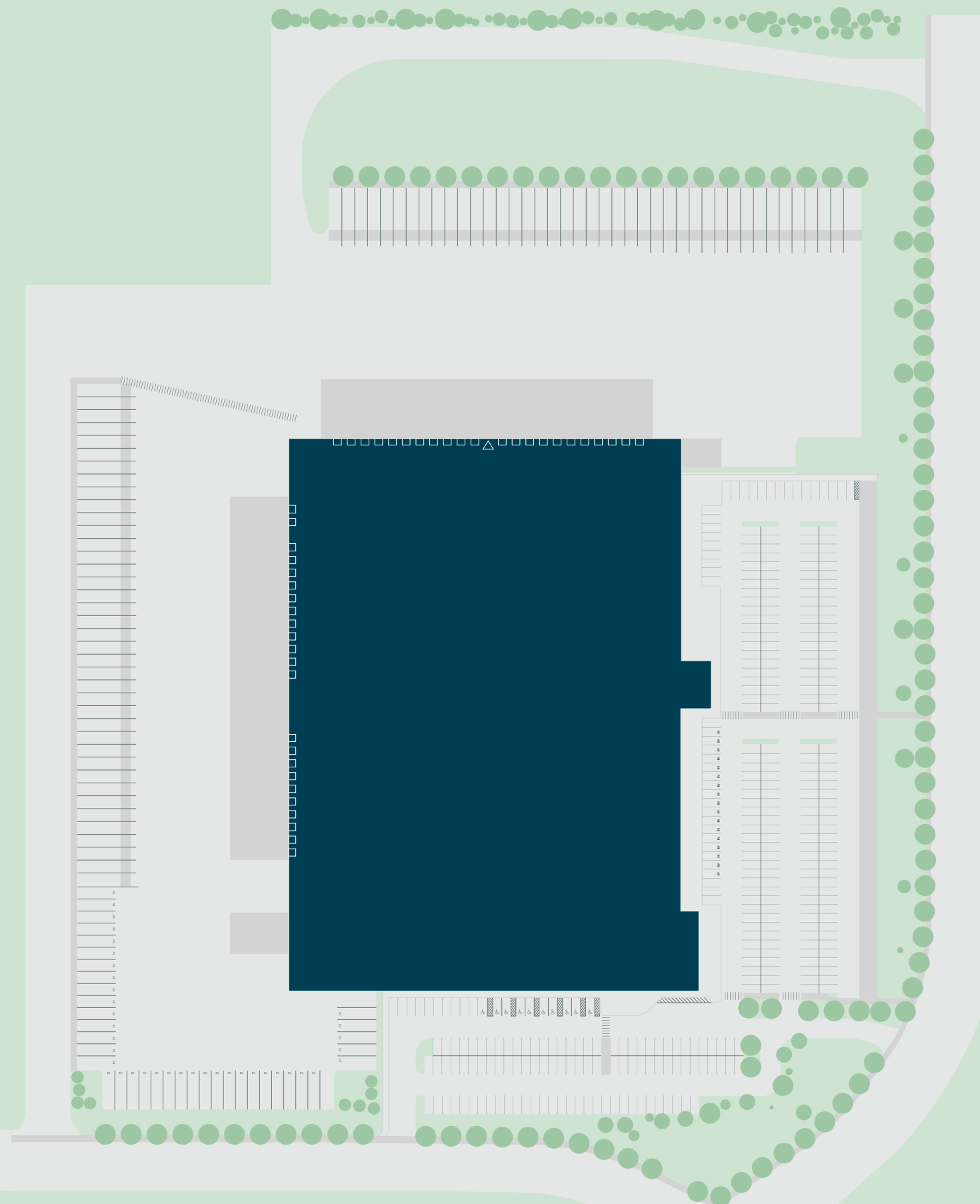
## Shovel-Ready Site

The Vendor has completed a significant amount of preparatory work to date, including pre-grading, proof rolling of exposed subgrade for paved and landscaped areas, and removal of all vegetation and topsoil across the Site. The Property offers exceptional flexibility for owner-occupiers looking to design industrial facilities in a prime location. The scale of the site along with the high-growth industrial environment allows for phased development or significant future expansion capacity.



## Flexible Zoning

The Property features flexible IL9 (Industrial) zoning, with expected future zoning of IM1 (Urban and Rural Industrial zones), accommodating a diverse range of uses, including light industrial, warehousing, hotel, day care and instructional facilities. This zoning supports the growth and operational success of various businesses, providing an excellent opportunity to a range of users.



*Mock Development Plan*

# Location Overview

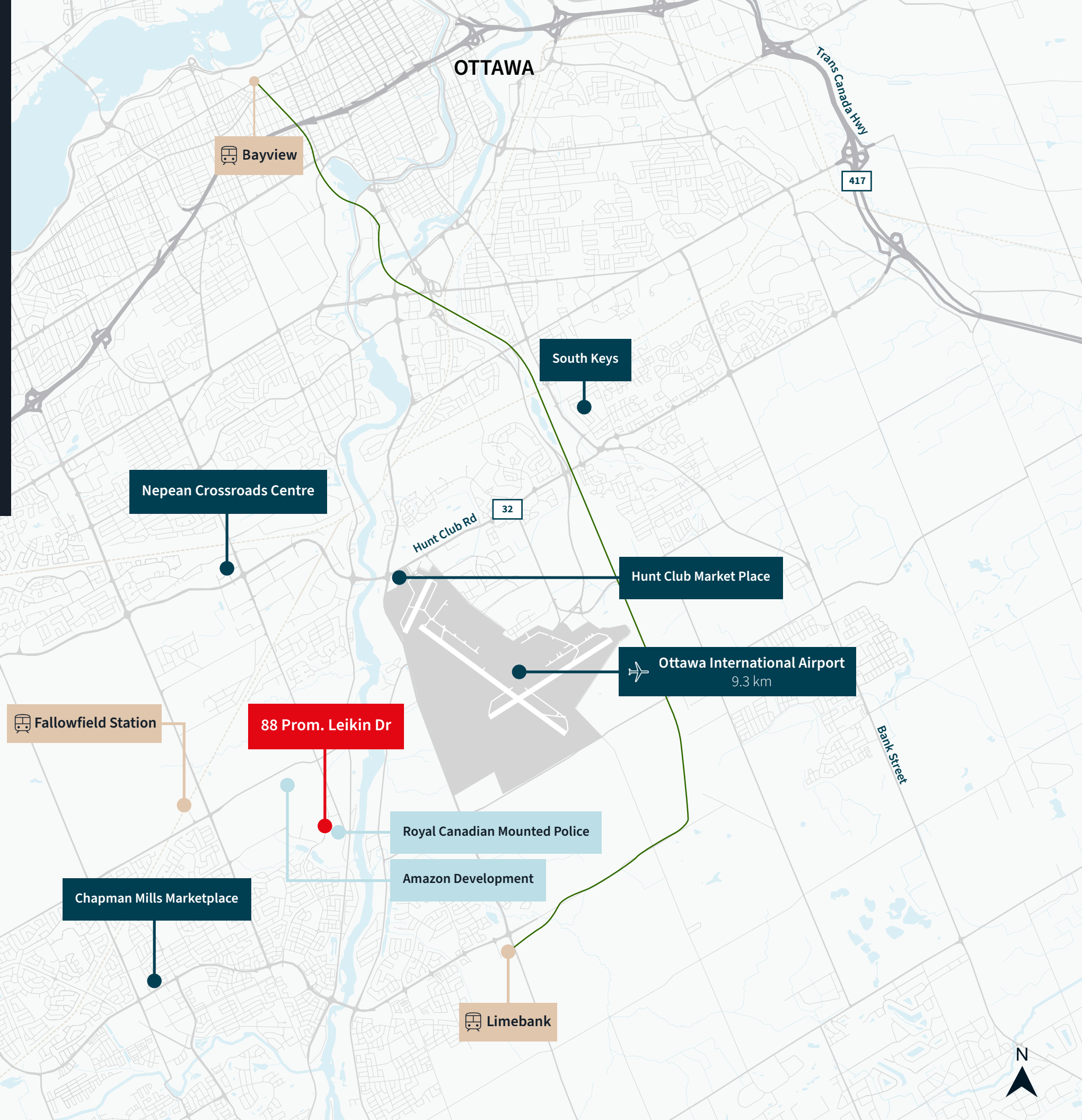
Located in the south end of Ottawa, a quickly growing suburban district in Nepean, the Property is surrounded by residential communities and is neighbouring the 3.1 million-sf Amazon industrial development. The Site offers nearby access to major transportation networks, including Highways 416 and 417, Limebank Railway Station and Ottawa International Airport, providing great connectivity to Ottawa and other major markets across Canada. With the Amazon development expected to be completed in 2026, the Property presents a rare opportunity to acquire a coveted site that benefits from the strategic positioning and high-profile presence of the area.

## Legend

— Bayview-Limebank Line

## Drive Distances

- » 7 km to Highway 32
- » 11 km to Highway 417
- » 11 km to Highway 416
- » 74 km to US border





# Zoning: IL9 Designation

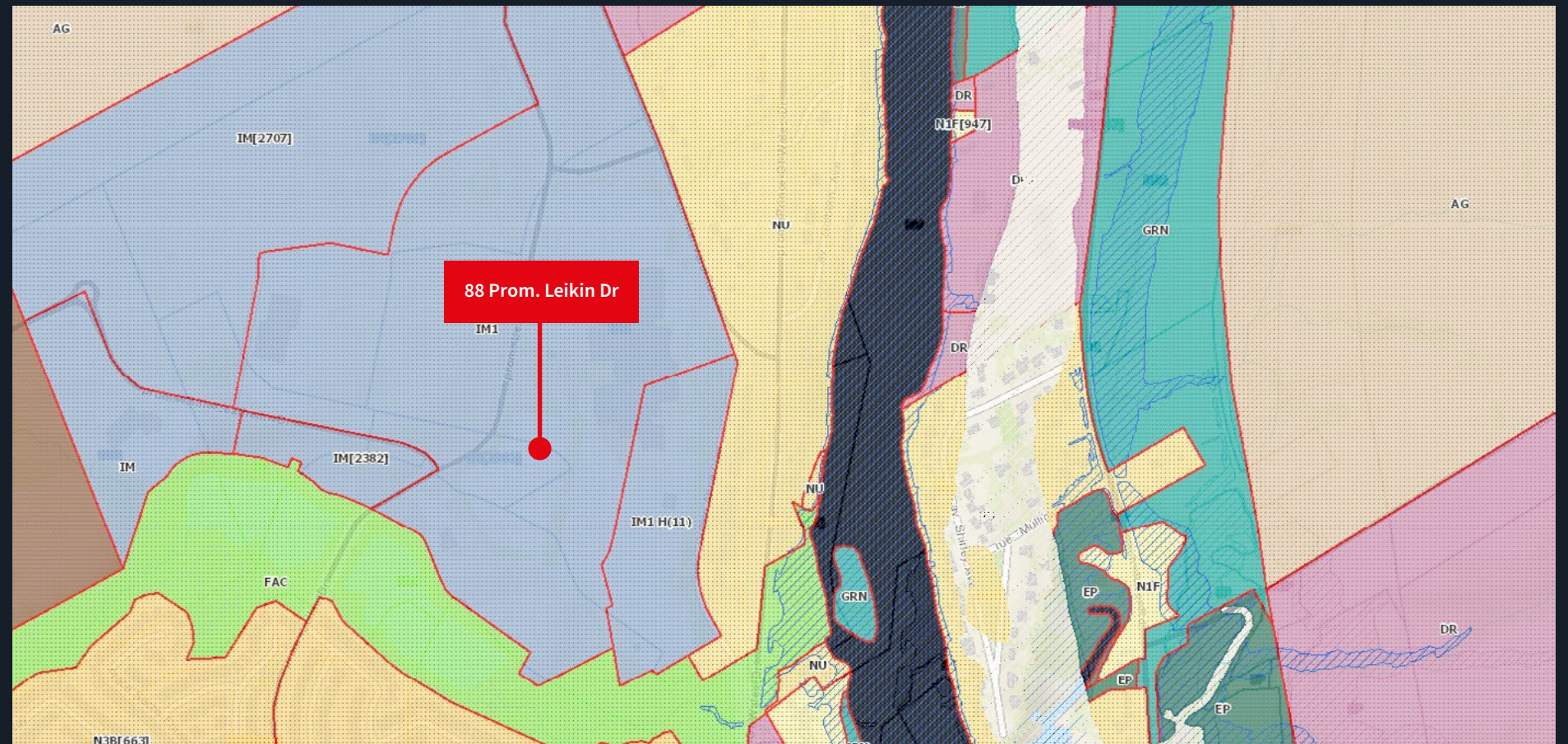
The Property is under the existing zoning of IL9 (Industrial) and is expected to have future zoning of IM1 (Urban and Rural Industrial Zones), intended to accommodate a variety of industrial uses. Permitted uses include hotels, offices, medical facilities, day care, educational uses, convention facilities, research centers, light industrial, technology, and associated warehousing. Under the current IL9 zoning, the Site offers potential for the development of an industrial warehousing facility.

## *Permitted uses:*

- Day care
- Hotel
- Instructional facility
- Light industrial uses
- Medical facility
- Office
- Park
- Place of assembly (convention facility)
- Research and development centre
- Technology industry
- Train centre
- Warehouse

## *Permitted uses (with conditions):*

- Bank
- Bank machine
- Convenience store
- Drive-through facility
- Personal service business
- Post office
- Recreational and athletic facility
- Restaurant
- Retail store





# Financing and Offering process

## *Free and clear*

The Property will be offered for sale free and clear of existing financing.

## *Offering process*

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

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