



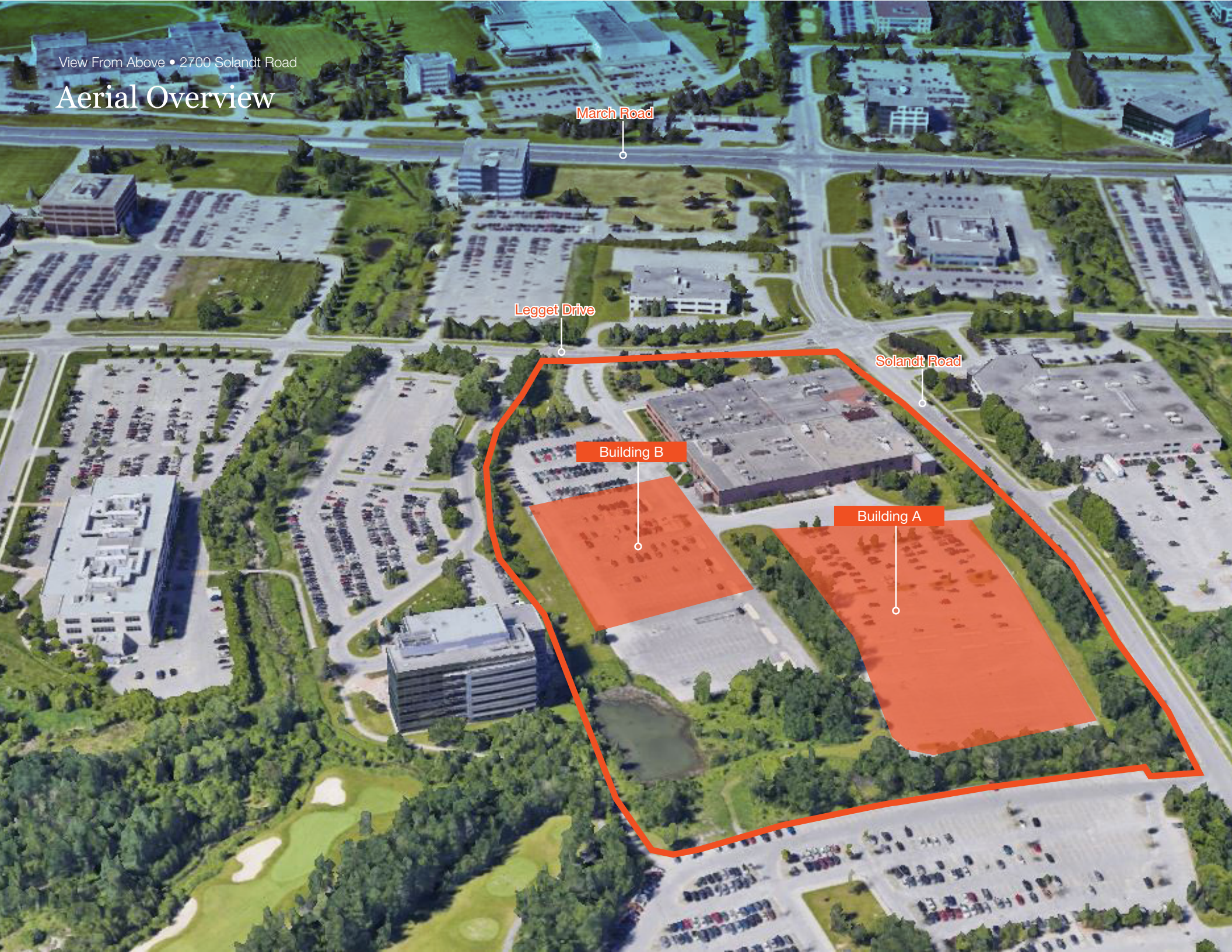
**Pre-Leasing**  
**2700 Solandt Road**

Up to 200,000 SF of Industrial Space in North Kanata

**Lennard:**

View From Above • 2700 Solandt Road

# Aerial Overview



March Road

Legget Drive

Solandt Road

Building B

Building A

## Property Details

Located in a prime area of Kanata North, located close to March Road and Terry Fox Drive.

## Property Highlights

- Office space can be constructed as required
- ESFR fire suppression system
- 9" concrete slab
- Modern LED lighting
- Up to 200,000 SF available
- Minimum available is 25,000 SF
- 18 loading doors
- Abundant parking (297 spaces)
- Mezzanine build out is possible

## The Specifications



Building A

122,713 SF

Building B

77,288 SF



Zoning

IP6 - Business  
Park Industrial  
Zone



Clear Height

32'



Parking

1:1,500 SF

(unreserved surface stalls  
at no cost)



Availability

Now Preleasing

Build Completion Date

18 -24 months



Net Rent

Contact Listing Agent

Additional Rent

Estimated: \$5.90 PSF



Listing Agents

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# Lennard:

## Business Park Industrial Zone: IP6

### Permitted Uses

- Automobile dealership
- Automobile rental establishment
- Broadcasting station
- Day care
- Drive-through facility
- Emergency service
- Hotel
- Light industrial uses
- Medical facility
- Office
- Personal brewing facility (By-law 2019-41)
- Place of assembly
- Printing plant
- Production studio
- Research and development centre
- Service and repair shop
- Technology industry
- Training centre
- Warehouse

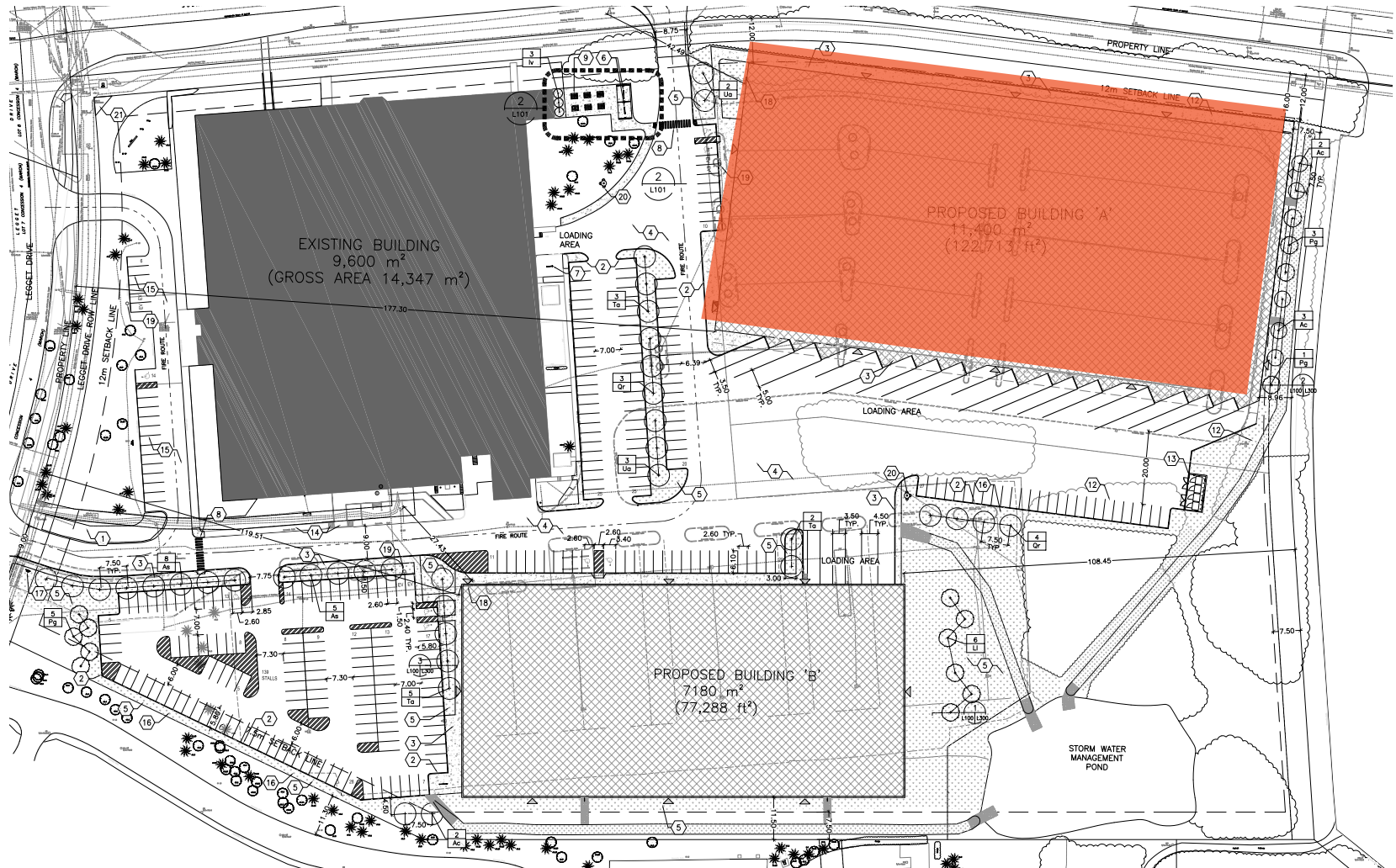
### Permitted Uses - with Conditions

- Animal care establishment
- Animal hospital
- Automobile service station
- Bank
- Bank machine
- Bar (By-law 2018-171)
- Car wash
- Convenience store
- Gas bar
- Instructional facility
- Park
- Personal service business
- Post office
- Recreational and athletic facility
- Restaurant



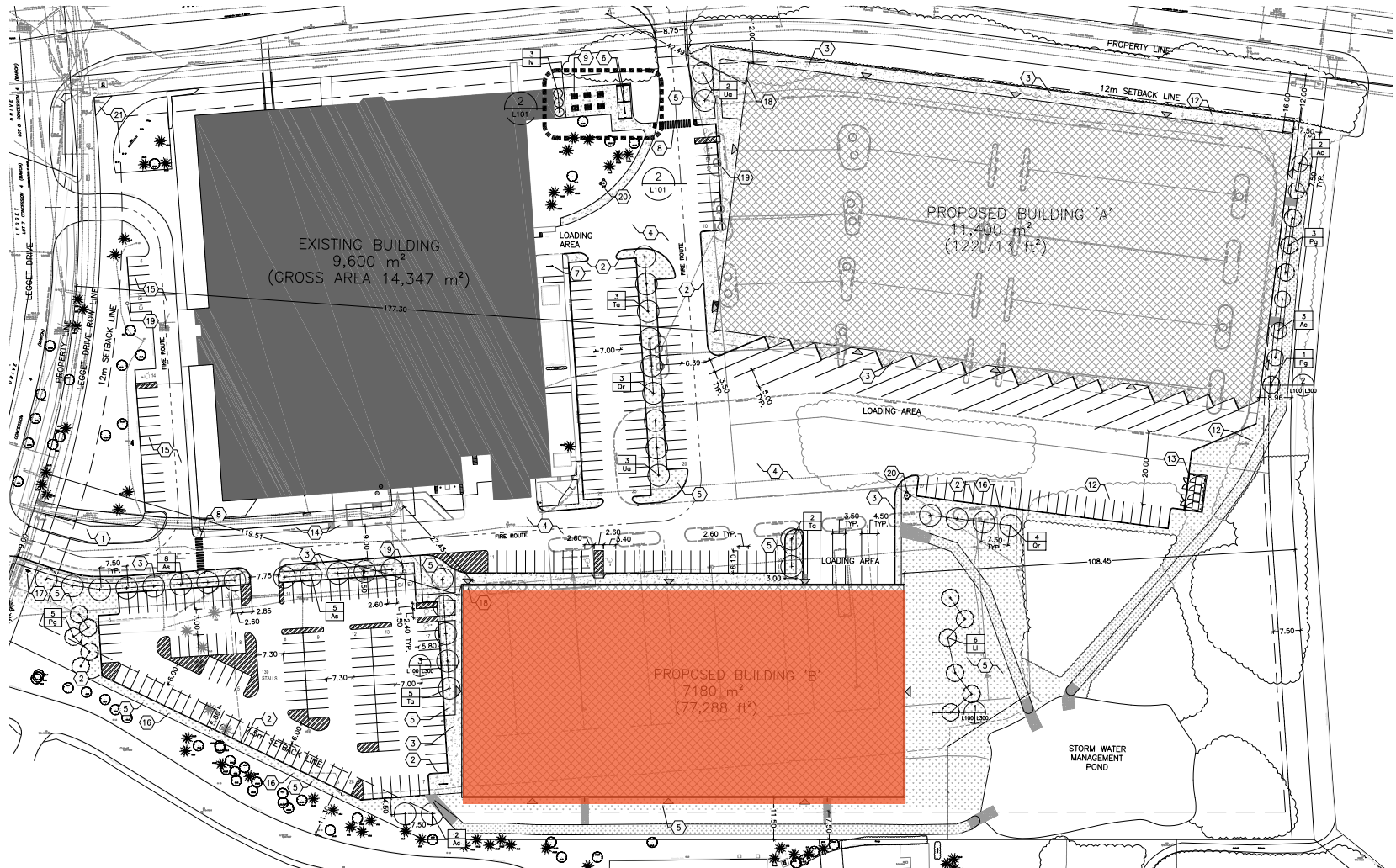
# Option 1 - Building A

Space	SF
Warehouse	122,731
Office	As required
<b>Total</b>	<b>122,731</b>



# Option 1 - Building B

Space	SF
Warehouse	77,288
Office	As required
<b>Total</b>	<b>77,288</b>



The Marshes Golf Club



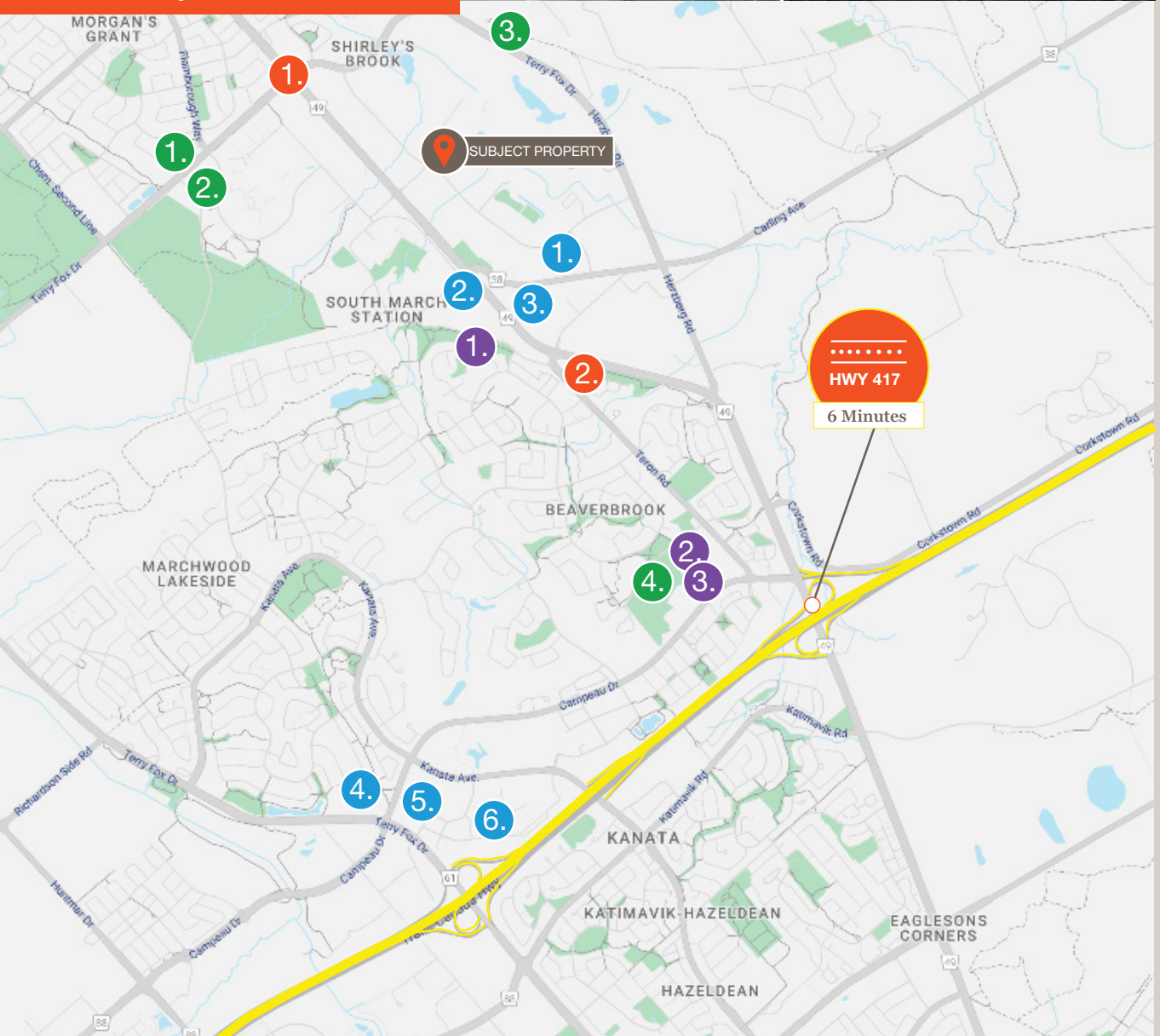
Richcraft Recreation Centre



Monk Environmental Park



# Nearby Amenities



## Retail & Restaurants

### 1. March Road Mall

- Starbucks
- Cora Breakfast & Lunch
- Calabogie Brewing
- Big Rig Brewery

### 2. Tim Hortons

### 3. 591 March Road

- RBC Royal Bank
- Tim Hortons
- Lone Star Texas Grill
- Metro
- Bento Sushi
- Jo-Jo Pizzeria
- Rexall Drugstore

### 4. Signature Centre

- Farm Boy
- Pure Kitchen
- Zak's Diner
- Dairy Queen
- Tim Hortons
- Esso
- BMO Bank
- Beer Store
- Shoppers Drug Mart
- Thai Express

### 5. Kanata Centrum

- Starbucks
- Canada Computers
- Indigo
- Walmart
- Bell
- TD Bank
- Loblaws
- Kelseys
- Mucho Burrito
- Montana's BBQ & Bar

### 6. Kanata Centrum

- Crazy Horse
- Jack Astors
- Moxies
- Boston Pizza
- Ren's Pets
- Landmark Cinemas
- Golf Town
- Sport Chek
- 3 Brewers
- Mark's
- PetsMart

## Parks & Recreation

- Richcraft Recreation Centre
- Monk Environmental Park
- The Marshes Golf Club
- Beaverbrook Park

## Institutional

- Earl of March Secondary School
- Georges Vanier Catholic School
- Ottawa Public Library

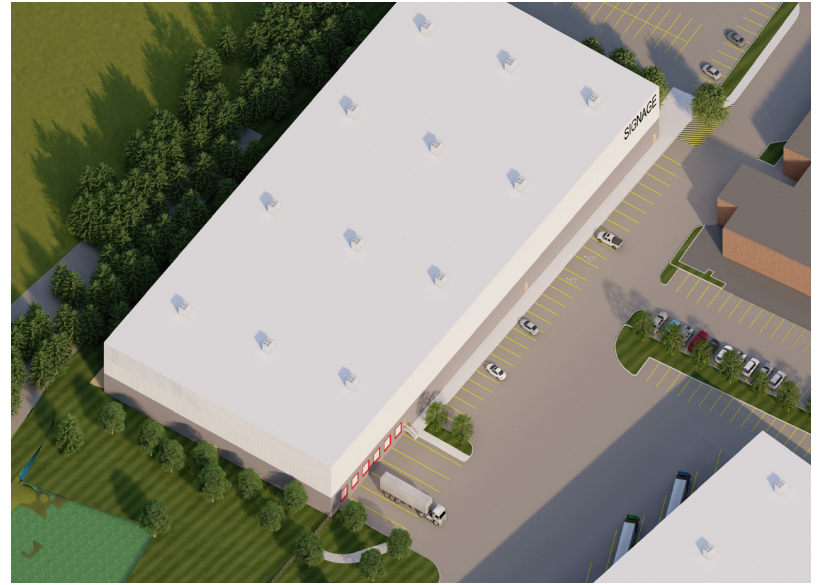
## Developments

- Mattamy Homes
- Marchview Development

# Renderings









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