

**AVISON
YOUNG**

Hawthorne Industrial Park Ottawa, ON

For Sale - Rural Industrial Development land and Logistics Subzone (RIL3)



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The Opportunity

Hawthorne Industrial Park Ottawa, ON

Located in southeast Ottawa, the Hawthorne Industrial Park presents a rare opportunity to acquire development ready land in an established industrial node with immediate (8 min) access to Highway 417 via the Hunt Club Road interchange. Purposefully designed to accommodate traditional and heavy industrial users, the park supports logistics oriented and operations driven uses requiring scale, separation from sensitive land uses, and strong regional connectivity. With flexible parcel configurations and a zoning framework that permits a broad range of industrial activities, Hawthorne Industrial Park offers an ideal platform for businesses and developers seeking long term operational efficiency within the Ottawa market.

A variety of parcel sizes are available to purchase, ranging in size from 2 and up to 26 acres, and prospective purchasers may opt for a build to suit option, or to construct their own project.

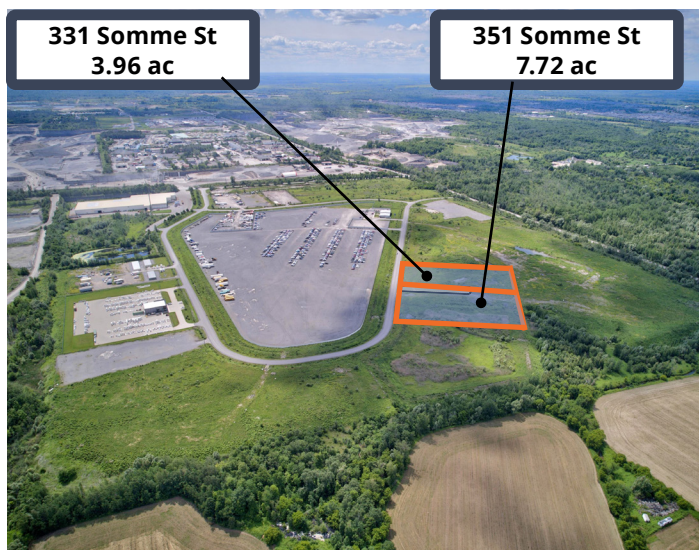
Under the Rural Logistics Subzone, a variety of uses are possible, including but not limited to, Truck Transport Terminal, Light Industrial, Heavy Industrial, Storage Yard, and Warehouse uses.

The site is serviced by hydro, telecommunications, and natural gas. With the balance of services to be installed with build out, including well/septic.



Availability

Hawthorne Industrial Park Ottawa, ON



Key highlights

Hawthorne Industrial Park Ottawa, ON



Telecommunications available



3-Phase hydro available



Design-build potential



Natural gas available



Excellent Highway 417 access



Zoning - Rural Industrial and Logistics Subzone (RIL3)

The Offering

Property

Area & Zoning

549 Somme Street

- **Asking Price** - \$650,000.00 per acre
- **Area** - 7.42 acres
- **PIN** - 04326-0670

351 Somme Street

- **Asking Price** - \$650,000.00 per acre
- **Area** - 7.72 acres
- **PIN** - 04326-0616

331 Somme Street

- **Asking Price** - \$650,000.00 per acre
- **Area** - 3.96 acres
- **PIN** - 04326-0677

290 Sappers Ridge

- **Asking Price** - \$725,000.00 per acre
- **Area** - 11.55 acres
- **PIN** - 04326-0651

100 Sappers Ridge

- **Zoning** - \$725,000.00 per acre
- **Area** - 2 acres
- **PIN** - 04326-0646

80 Sappers Ridge

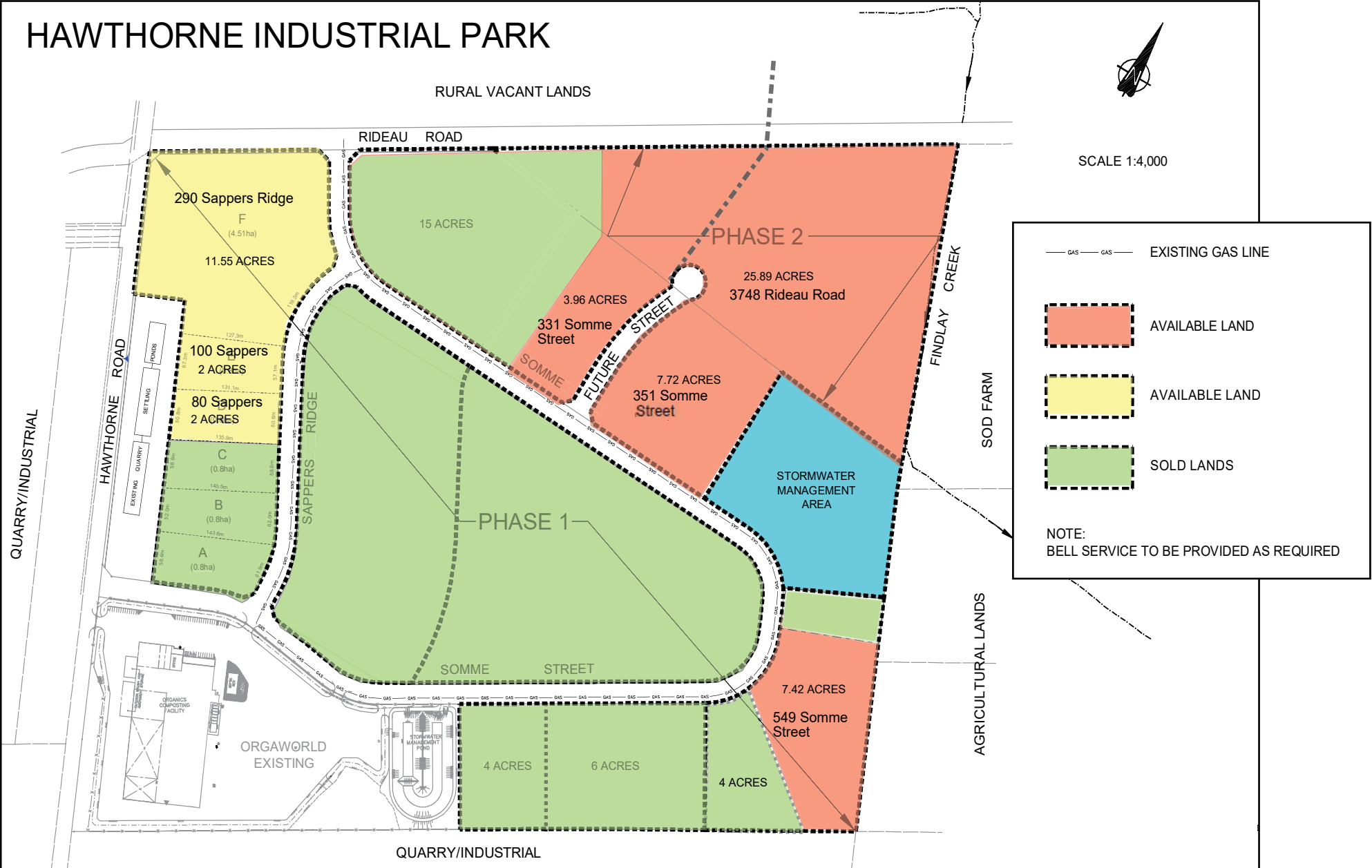
- **Asking Price** - \$725,000.00 per acre
- **Area** - 2 acres
- **PIN** - 04326-0647

3748 Rideau Road

- **Asking Price** - \$650,000.00 per acre
- **Area** - 25.89 acres
- **PIN** - 04326-0675

Planning and development overview

Hawthorne Industrial Park
Ottawa, ON



Location map & zoning

Hawthorne Industrial Park Ottawa, ON



Location

Located in the Hawthorne Industrial Park, an exclusive 200-acre industrial park, and amongst well-established businesses including Convertus Ottawa (formerly Orgaworld), Copart Ottawa, Techo Bloc, and W.O. Stinson & Son.

8 minutes Travel time to Highway 417 and located nearby ample associated industrial businesses along Hawthorne and Rideau Roads.

[Click here to learn more about zoning](#)



Platinum member

Gallery-existing park developments

Hawthorne Industrial Park Ottawa, ON



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Get more information:

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