



A CONTROLEX PROPERTY,
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Prime Retail Space For Lease



610 Industrial Avenue

610 Industrial Avenue, Ottawa

Prime Retail Space for Lease

This highly visible freestanding retail building offers exceptional exposure with premium signage opportunities, soaring ceiling heights, expansive display windows offering a raw, adaptable canvas for brands that value presence, efficiency, and style.

Functional features include a dedicated loading dock, and ample customer parking creating a rare blend of presence, flexibility, and convenience.

Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads.

The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.



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Thriving Retail Hub

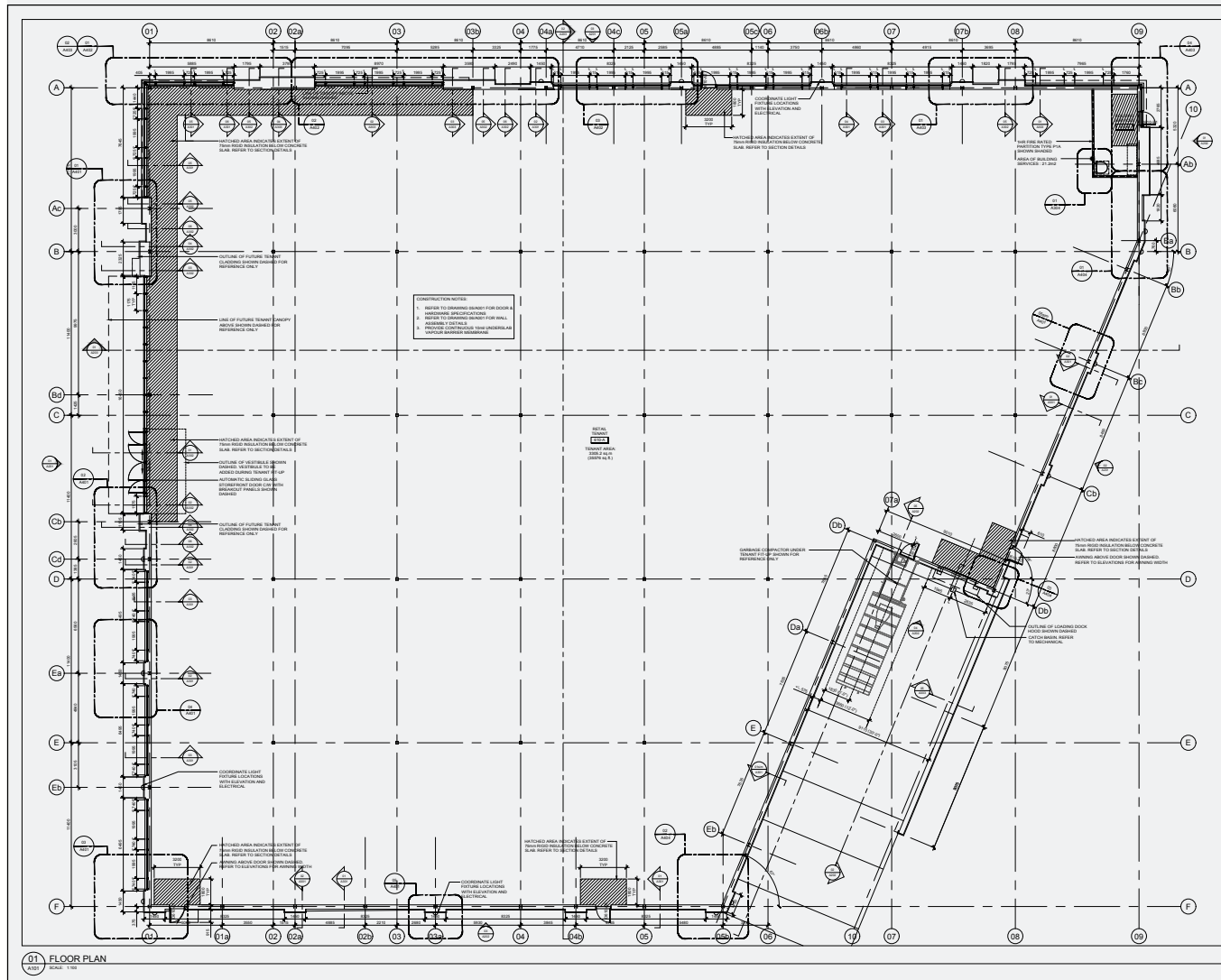
The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constant steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

Unit Floor Plan + Features

610 Industrial Ave.
36,502 sf

Price: \$TBD
OPC: \$12.04/SF

Available Immediately



Unit Features

- Zoning: GM[2071]
- Ceiling: 20' clear; 22' to roof deck
- Dedicated loading dock

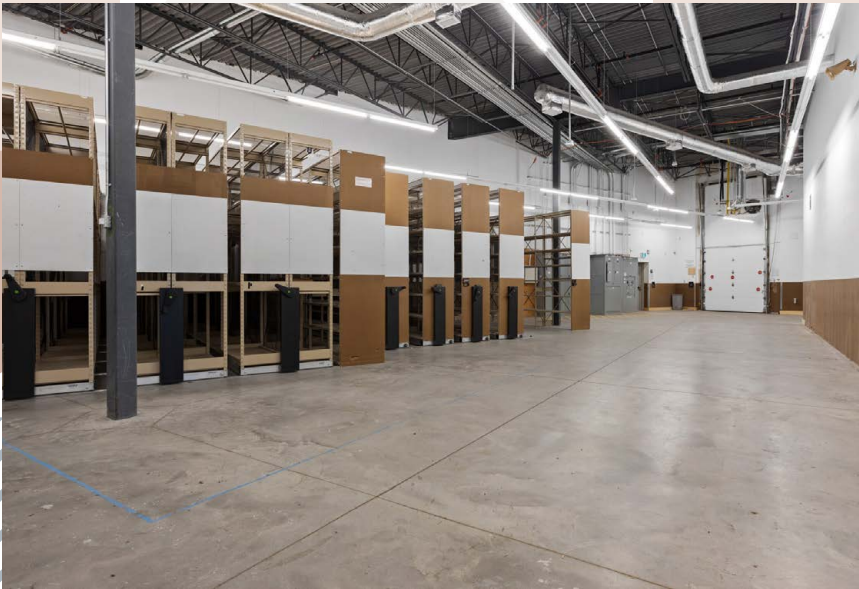
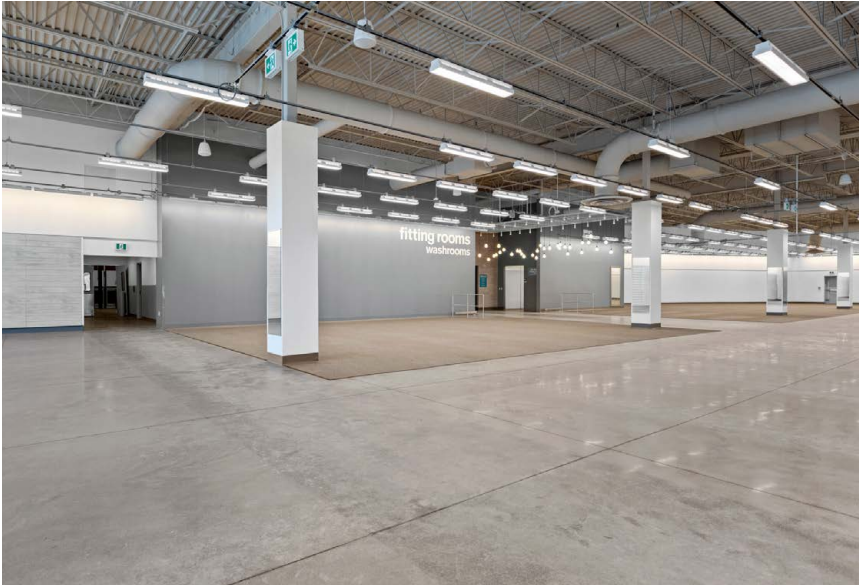
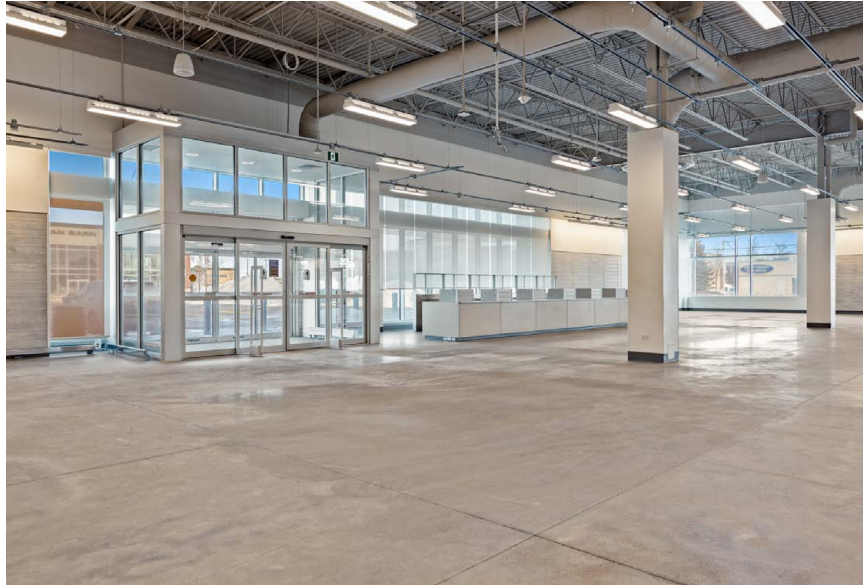
This well-positioned freestanding retail building offers excellent visibility, abundant natural light through large display windows, and generous ceiling heights that enhance the customer experience. Practical features include prominent signage opportunities, a loading dock for seamless operations, and ample on-site parking, making the space well suited for a wide range of retail and service users.



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Interior Photos

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The Train Yards



Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways

Demographic Data

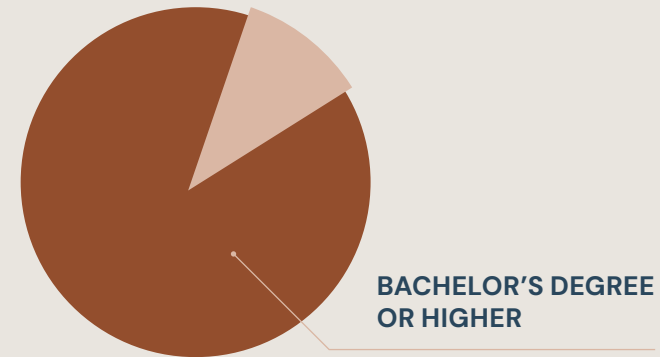
Age Distribution

With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

MEDIAN AGE IS
38.6 

Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

\$88K
TO \$94K

Labor Force Participation


Around 60–64% of those:

AGE 15+

Are employed, mainly in sales, services, business, finance, and social sciences.

Household Characteristics

One- or two-person households dominate, making up 70–75%, with household growth expected to reach:

24–25%
BY 2023 

Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

20–21%
GROWTH BY 2033

Property Map





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