

Office + Industrial Flex Building For Sale

Own The Building. Bank The Land.

215 Colonnade Road South, Ottawa

A Flex Office + Industrial Building on 1.2 Acres in Colonnade Business Park



+1 (613) 852-6181

Marc@SevaCo.ca

Marc Morin

Seva Commercial Real Estate

343 Preston St.

Ottawa, ON K1S 1N4

SevaCo.ca



property summary



PROPERTY DESCRIPTION

215 Colonnade Road South offers an owner-user something rare: 7,902 SF of flex space across office, lab, light industrial, and drive-in functions, plus ~0.41 acres of buildable land on the west side ready for future expansion. Vacant possession is available December 2026. The building suits R&D firms, light manufacturers, design-build trades, and any operator who wants office and shop functions under one roof with land to grow into.

OFFERING SUMMARY

Sale Price	\$3,899,000
Possession	Vacant December 2026
Building Size	7,902 SF
Lot Size	1.195 Acres / 52,036 SF
Power Available	200A, 600V 3-Phase + 500 kVA
Zoning	IM (Mixed Industrial)

PROPERTY HIGHLIGHTS

- 7,902 SF flex building: 4,023 SF office, 3,115 SF lab and light industrial, plus a 764 SF detached workshop
- Vacant possession December 2026, with full owner-user occupancy of all space
- ~0.41 acres of buildable excess land on the west side. IM zoning permits future expansion or a separate income-producing structure.
- Recent capital invested in a new roof, new window glass, interior updates, and a new 764 SF detached workshop (2023-2024)
- Office, lab, light industrial, and drive-in doors under one roof. A rare combination at this size.
- 35 surface parking spaces (~4.4 stalls per 1,000 SF), well above the IM minimum
- IM (Mixed Industrial) zoning permits industrial, light manufacturing, office, R&D, and flex/mixed industrial uses
- Building site coverage of just 11.3%, leaving substantial room for vertical or horizontal expansion
- Colonnade Business Park location. 5 km to Highway 416, 9 min to Ottawa Airport, walk to Merivale retail (Costco, Rona, Canadian Tire).

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office space



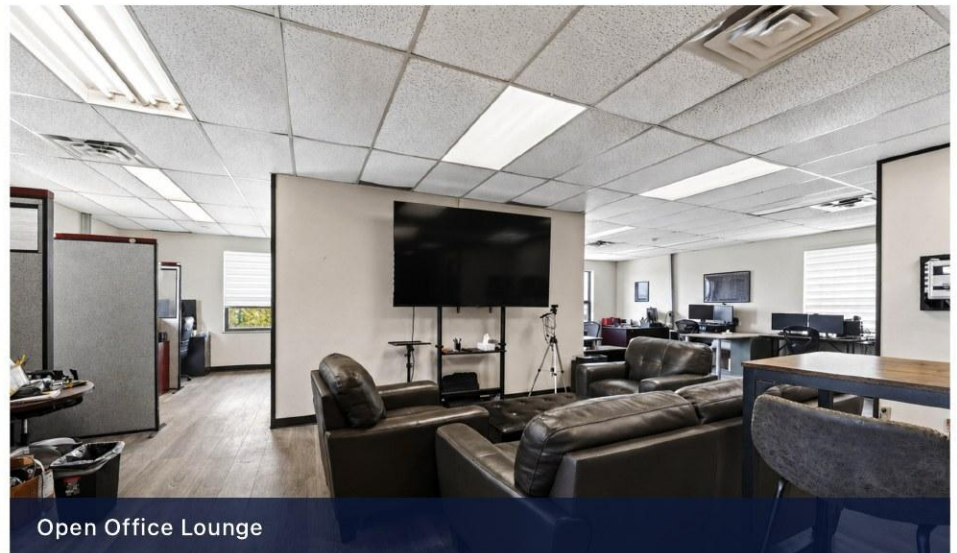
Front Entry & Flex Wing



Main Office Area



Boardroom / Meeting Room



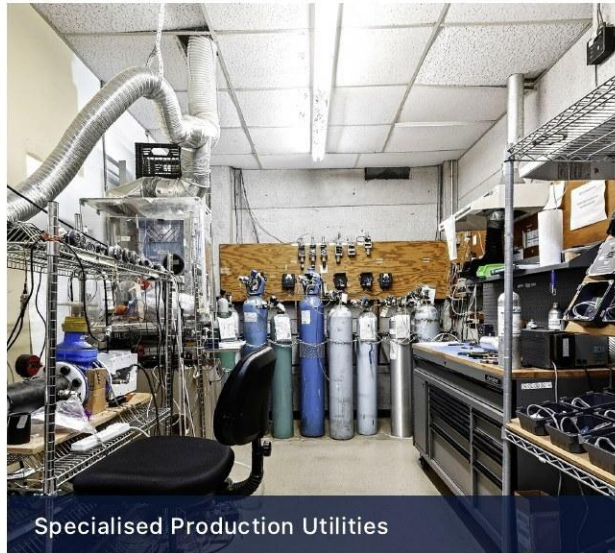
Open Office Lounge



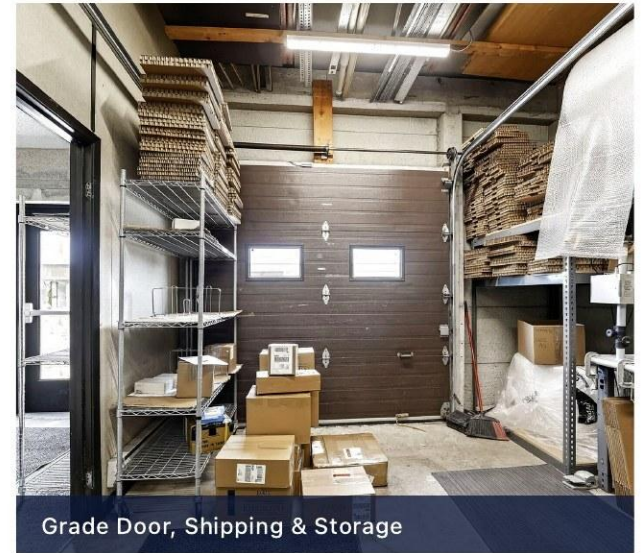
industrial + lab + production



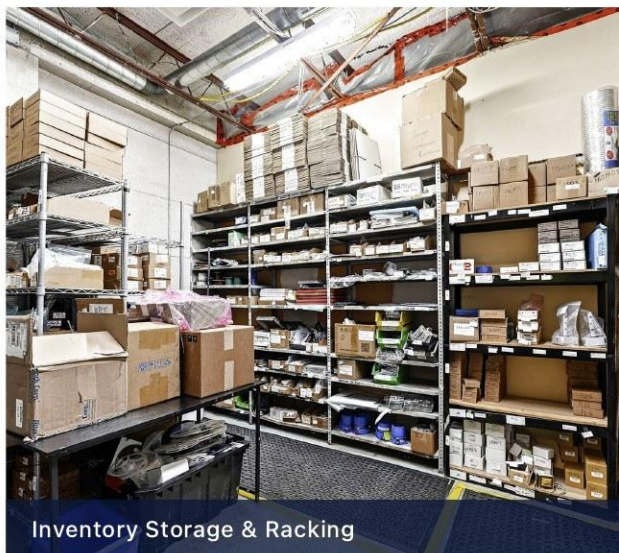
R&D / Assembly / Lab Area



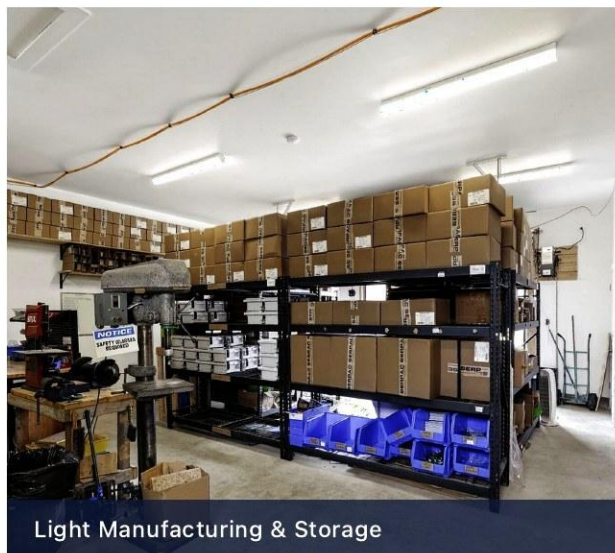
Specialised Production Utilities



Grade Door, Shipping & Storage



Inventory Storage & Racking



Light Manufacturing & Storage



Rear Workshop & Drive-In Door



site + expansion potential



Aerial: Property Boundary & Excess Land



~0.41 Acres of Buildable Excess Land (West Side)

BANK THE LAND

The 1.195-acre site is currently built to 11.3% coverage. Approximately 0.41 acres of buildable land remain on the west side under IM (Mixed Industrial) zoning. An owner-user can occupy the 7,902 SF immediately and plan a phased addition or separate income-producing structure on the same lot, with no additional land acquisition required.

SITE AT A GLANCE

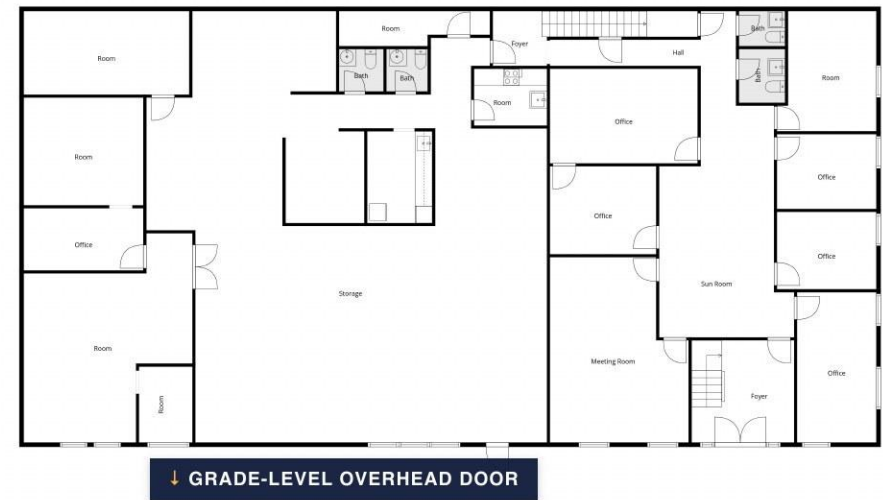
Total Site Area	1.195 Acres / 52,036 SF
Buildable Excess Land	~0.41 Acres (West Side)
Site Coverage Today	11.3%
Zoning	IM (Mixed Industrial)
Frontage	Colonnade Rd S
Parking	35 Surface Stalls



ground floor



3D RENDER



FLOOR PLAN

5,127 SF

COMBINED OFFICE + INDUSTRIAL (FLOOR 1)

2 Drive-In Doors

8' W x 8' H

12' Ceiling

IN SHIPPING / RECEIVING AREA

6 Washrooms

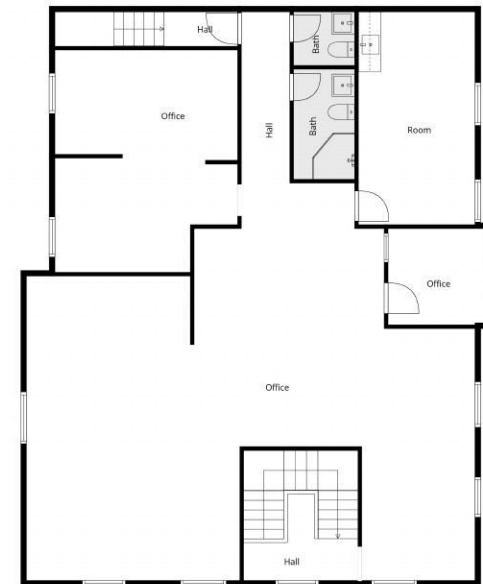
ACROSS THE BUILDING



second floor



3D RENDER



FLOOR PLAN

2,011 SF

SECOND FLOOR OFFICE

Open Layout

DEMISABLE IF REQUIRED

Modernised

2024 INTERIOR UPDATES

Window Glass

REPLACED 2024



colonnade business park



Colonnade Business Park: Highway 416, Merivale Retail, Ottawa Airport

CONNECT WHERE IT COUNTS

Colonnade Business Park was Nepean's first municipal business park. It is now an established node of office, light industrial, and flex users, adjacent to the Merivale Industrial Area and minutes from major retail at Merivale and Hunt Club. Highway 416 access is 5 km west; Highway 417 connects via Hunt Club Road East. Ottawa International Airport is a 9-minute drive.

LOCATION HIGHLIGHTS

- 5 km to Highway 416 (direct south to the 401, north to the 417)
- Highway 417 access via Hunt Club Road East
- 9 minutes to Ottawa International Airport (YOW)
- Adjacent to Merivale Industrial Area & Rideau Heights Business Park
- Walking distance to Costco, Rona, Canadian Tire (Merivale & Hunt Club node)
- Established office & flex tenant base with strong neighbour profile
- OC Transpo service on Colonnade Road and Merivale Road corridors

