

# Warehouse Space **FOR LEASE**

1000-1010 Belfast Road,  
Ottawa

## Integrity. Dedication. Professionalism

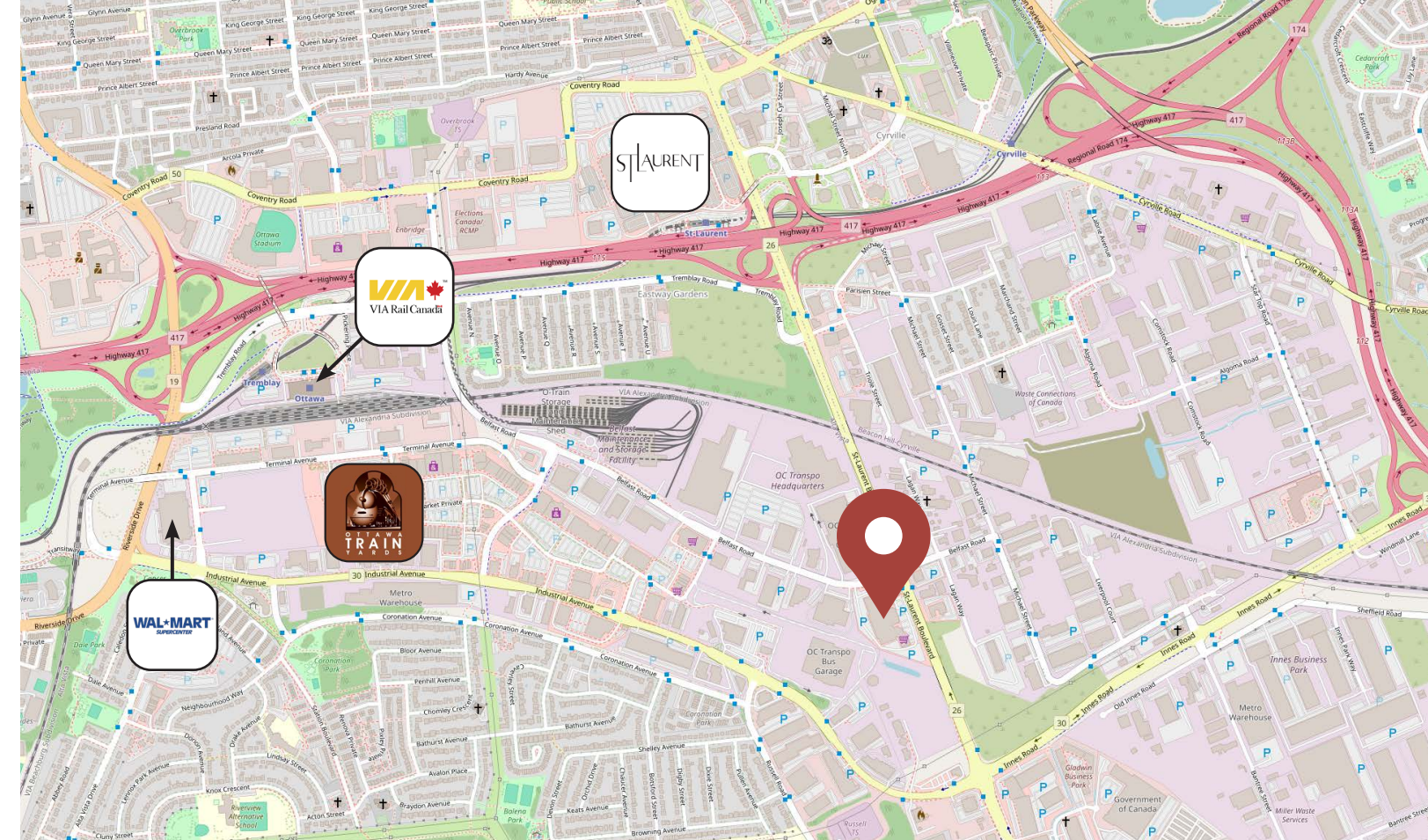
District Realty  
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**1000 Belfast Rd., Unit B160**

Ottawa

**Price**  
**\$15.00/sf**  
**OPC**  
**\$6.10/sf**



## Key Features

**Unit B160** 3,964 sf

**Zoning** IL

**1 Dock Loading Door**

**On-Site Parking**

**Ceiling** 19'

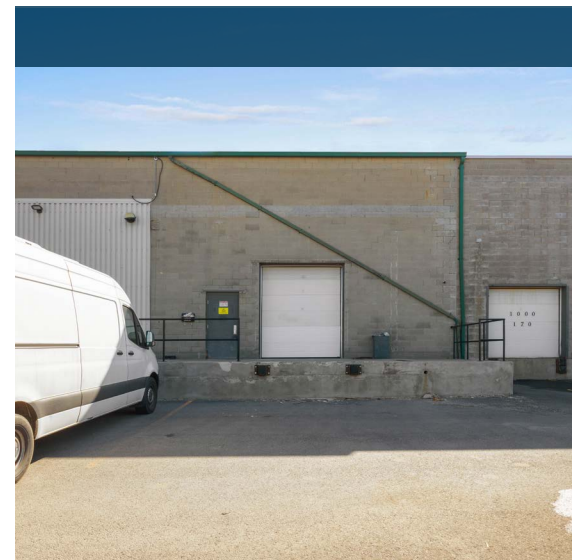
**Close to St. Laurent LRT Station**

**Bus stop on-site**

Warehouse space available in Ottawa east, perfectly suited for distribution and logistics operations. The unit features high ceilings and a dock loading door, offering excellent connectivity and accessibility for efficient movement of goods across the city and beyond.

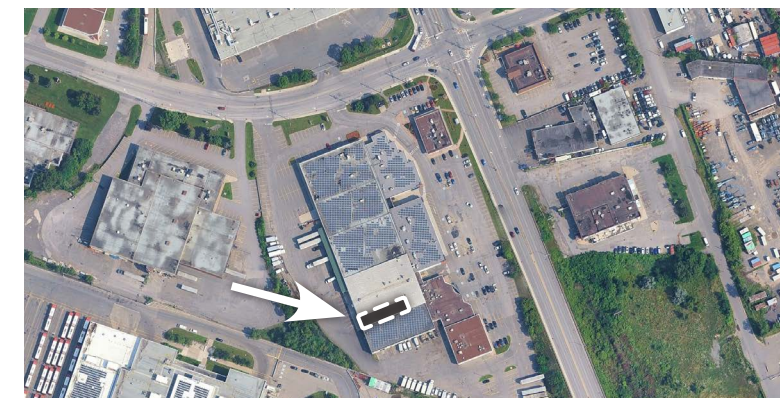
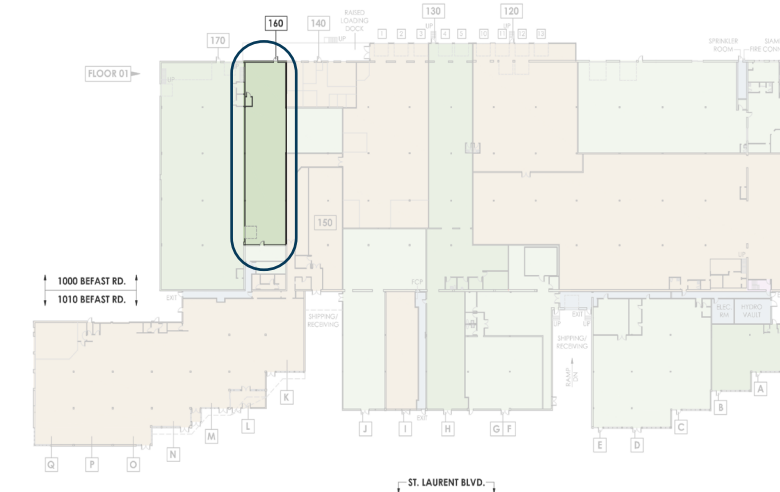
Strategically located near major transportation routes, including Highway 417 and St. Laurent Boulevard, ensures seamless access to Ottawa's core, surrounding industrial areas, and key regional markets.

The site's proximity to retail hubs such as the Train Yards and the St. Laurent Mall, service providers, and transit options further enhances operational efficiency, making it an ideal choice for businesses seeking a central, functional base for storage, shipping, and distribution.



## Highlights

- Ideal for distribution and logistics operations
- Prime location near major transportation routes, including Highway 417 and St. Laurent Boulevard
- Central position in Ottawa East, providing quick access to industrial zones, commercial districts, and delivery networks
- Close proximity to key amenities, including St. Laurent Shopping Centre and Train Yards Supercentre, supporting staff convenience and operational needs
- Good access to public transit and services, enhancing workforce accessibility and business efficiency



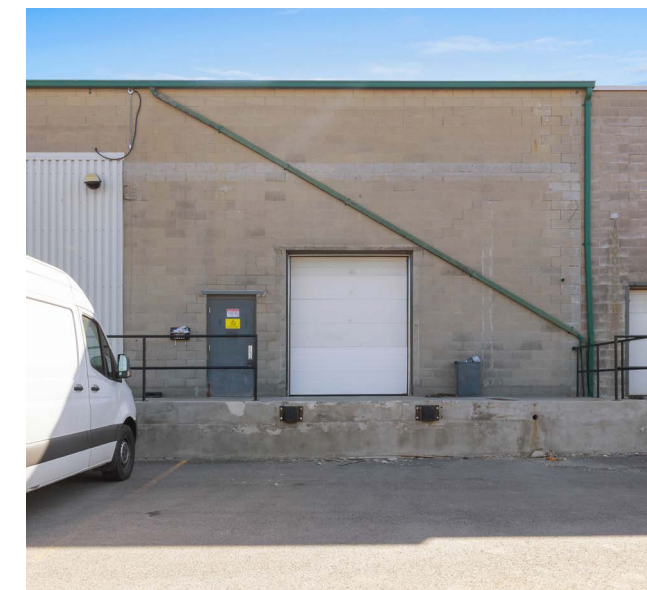
**CONTACT**

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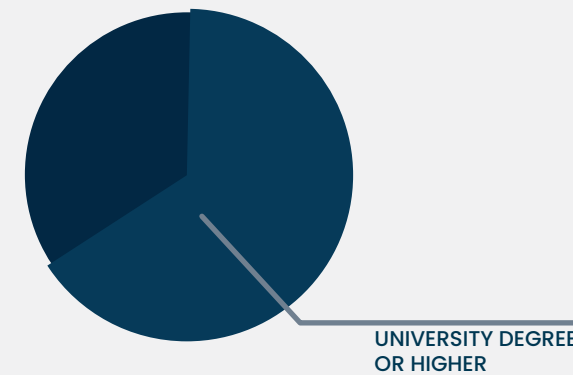
# Demographic Data

The 5 km trade area surrounding 1000 Belfast Road is characterized by a large and diverse population base with a strong concentration of working-age residents. The area benefits from an established labour force and a broad mix of employment sectors, supporting a deep talent pool for industrial operations, warehousing, distribution, and logistics users.

Positioned within one of Ottawa's most accessible industrial corridors, the property offers connectivity to major transportation routes and a surrounding workforce that supports operational, transportation, and supply chain activities. The area's continued population and household growth further reinforce its long-term appeal for occupiers seeking efficient distribution, storage, and logistics solutions within the National Capital Region.

## Educational Attainment

Over 65% residents hold a University Degree or higher within a 5 km radius.



## Income Levels

With 32% earning under \$40,000, the range of average household incomes is:

**\$62K**  
TO \$93,162K

## Labor Force Participation

**62%**

within a 5 km radius, a highly active working demographic with most employed in government, social sciences, education, business & finance, and sales & services.

## Household Characteristics

One or two-person households dominate making up 71.7%, with household growth expected to reach

**24.5%**  
**BY 2033** 

Over 24,209 new households are expected by 2033 - sustained demand that supports long term leasing stability.

## Population Growth

The population within a 5 km radius is projected to reach 256,568 by 2033.

**20.27%**  
**GROWTH**  
**BY 2033**

## Age Distribution

The neighbourhood is overwhelmingly working age, with over 82% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

**MEDIAN AGE IS**

**38** 

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