



Gateway
Industrial
Park

The Journey Starts Here.

Coming in 2024!
Now Pre-Leasing

444 Citigate Drive, Ottawa

Scott Craven

Director, Industrial Leasing | Sales Representative
Colonnade BridgePort Realty Inc., Brokerage
Dir. 343.633.5160 | Cell. 613.558.6568
scraven@colonnadebridgeport.ca





Start Here. Go Everywhere.

Location, location, location! Gateway Industrial Park has it and more!

Featuring 50 sprawling acres and +/- 900,000 sq.ft. of Class "A", state-of-the-art warehouse, logistics and distribution space, Ottawa's newest industrial park boasts frontage on Highway 416, is just five-minutes from Highway 417, and only 40-minutes from Highway 401.

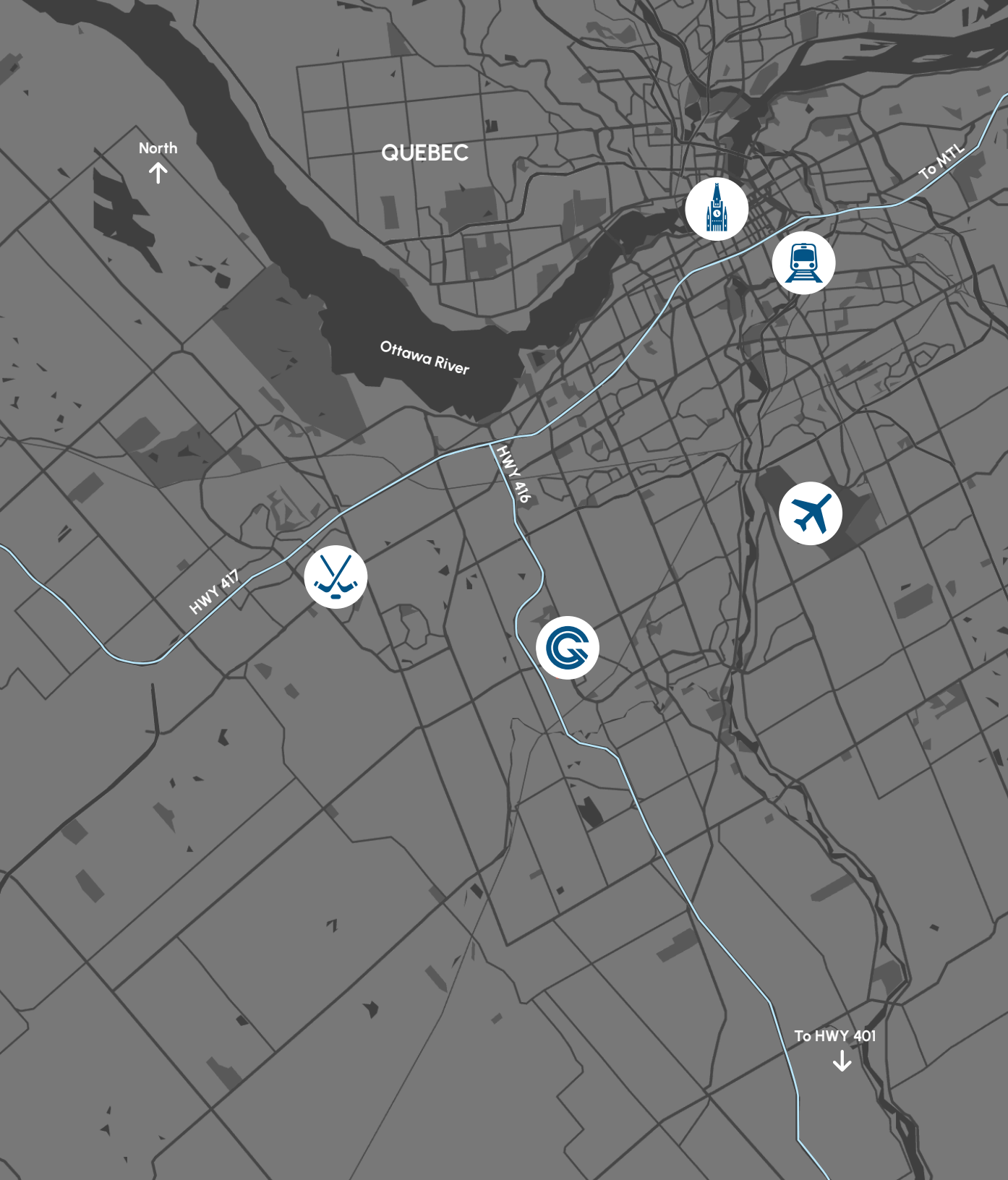
With superb access to major highways providing connection to key points throughout Ontario, Quebec, and the United States, this next generation development is bringing much needed industrial space to the Ottawa region – an emerging gateway to several major markets.





The Site.

Located at 444 Citigate Drive in the community of Barrhaven in south Ottawa, Gateway Industrial Park offers prime industrial space at competitive rates. Just off of Highway 416 at the Fallowfield Road and Strandherd Drive interchange, the park neighbours restaurants, shops, and services; including the LCBO, Costco, and Amazon's newest 2.8 million sq.ft. fulfillment center.



The City.

One of Ottawa's fastest growing communities, Barrhaven has a population of over 122,000, and is expected to grow to 135,000 residents by 2027.

The City of Ottawa features:

- Population: + 1M
- Established hub for R&D and technology
- Superb access to talent (from four post secondary educational institutions)
- Global network of support industries
- A desirable quality of life
- One of Canada's most business-friendly environments

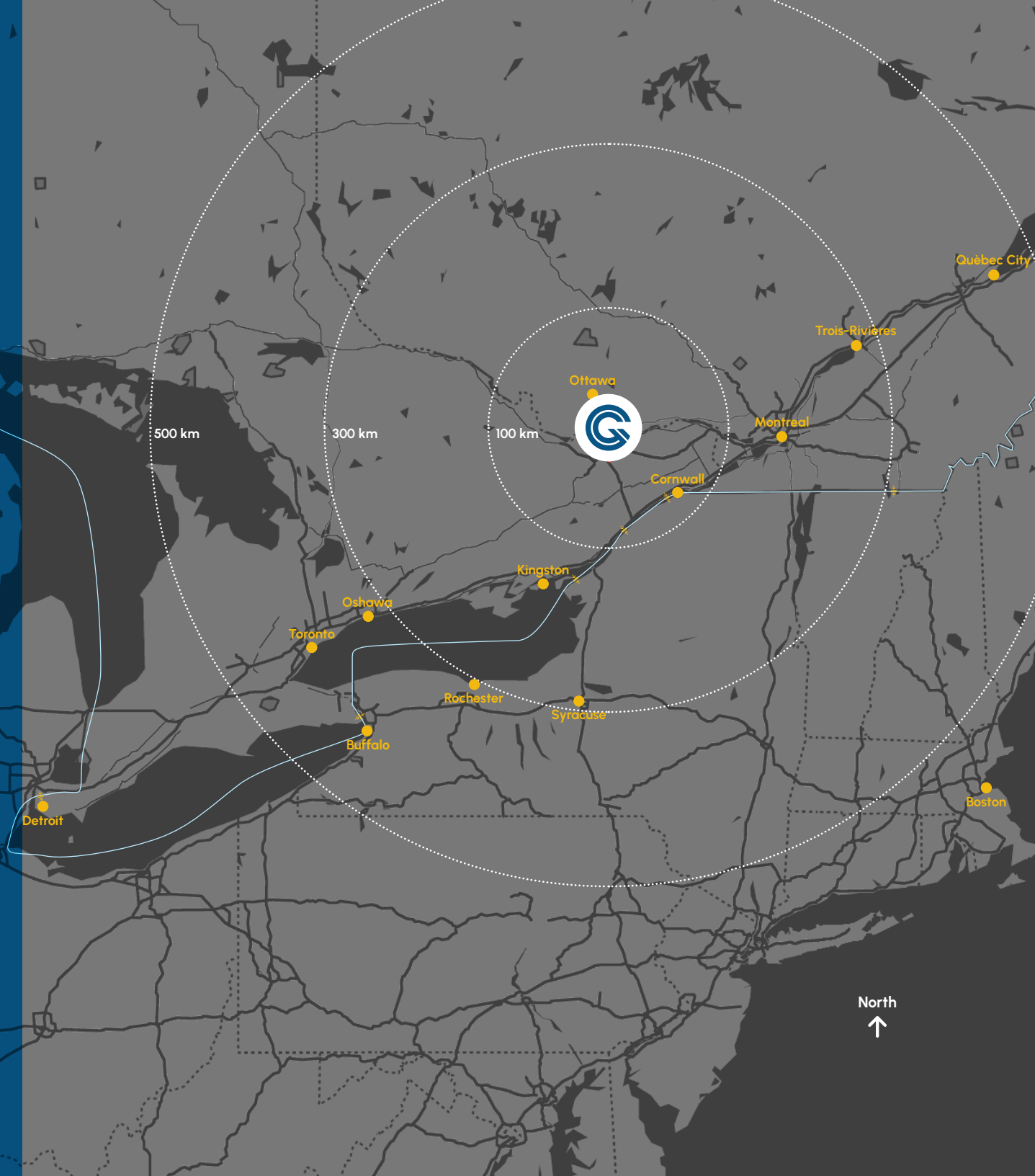
Source: <https://ottawa.ca/en/business/whybring-your-business-ottawa#>

-  Parliament of Canada
-  VIA Rail Train Station
-  Ottawa International Airport
-  Canadian Tire Centre

The Region.

Gateway Industrial Park is the ideal location for access to major markets including key points in Ontario, Quebec, and the United States.

- Proximity to Ontario's 400-series highways including the 401's Windsor-Quebec corridor
- Easy access to seven Canada-US border crossings
- Intermodal transport access via rail, air, and the St. Lawrence Seaway
- Access to 18M people within a 400 km radius (compared to Toronto at 14M and Montreal at 10M)





Development and Building Specifications

Zoning: Industrial Park

Buildings: 4

Size: +/- 900,000 sq.ft.

ESG Targets: Carbon Neutral, LEED Gold

Clear Height: 32'+

Building Depth: 310'

Sprinklers: ESFR

Building Envelope: Precast/IMP with an R20 insulation factor

Flooring: 6" smooth concrete slab, with a dead load capacity of 250 lbs/sq.ft.

Column Grid: 50' x 56'

Dock-Level Doors: 1/5,000 sq.ft., 8' wide x 9' high with 3,500 lb rated air bag dock leveler

Grade-Level Doors: 1/50,000 sq.ft., 14' wide x 14' high

Lighting: LED-warehouse level

Electrical: 2 watts/sq.ft., disconnect only, panel by tenant

Heating: 1 heater unit per O/H door



At Colonnade BridgePort we have built a solid reputation as a full-service real estate development, management, and investment company trusted by clients throughout Ontario.

We have earned our reputation as one of the most active and trusted design build partners in the Ottawa market, through the development of millions of square feet of office, industrial and retail facilities over our history.



CanFirst Capital Management is an industry leader in industrial real estate across Canada. Founded in 2002,

CanFirst owns over 4 million square feet in major Canadian markets. With a focus on quality space for our tenants, and with a special attention to how our buildings impact the environment, CanFirst has continued to deliver exceptional hands-on service to its tenants and partners for over 20 years.



To inquire about lease rates and incentive packages,
please contact:

Scott Craven

Director, Industrial Leasing | Sales Representative

Dir. 343.633.5160 | Cell. 613.558.6568

scraven@colonnadebridgeport.ca

Colonnade BridgePort Realty Inc., Brokerage

16 Concourse Gate, Suite 200 | Ottawa | Ontario | K2E 7S8

www.colonnadebridgeport.ca P. 613.225.8118



© Copyright 2023 Colonnade BridgePort - All Rights Reserved.

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such can not be warranted nor form any part of any future contract.