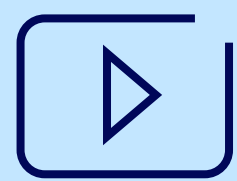


DEVELOPMENT LAND **FOR SALE**

260

March Road
Ottawa, ON

Explore
the Offering



Colliers





Offering Overview

260 March Road presents an exceptional opportunity to develop **26.4 acres of prime greenfield land** at the gateway to Kanata North, Ottawa's leading technology hub.

Boasting over 1,000 feet of frontage on March Road and 500 feet on Teron Road, **this high-visibility site is located in a high-traffic area.**

Zoned IG6 (General Industrial Subzone 6), the property allows for various potential uses, including **light industrial, office, high-tech facilities, and limited commercial development.**

Property Overview

Property Location	Property fronts along March and Teron Road in Kanata, ON
Site Area	26.43 Acres
PIN Number	045160068
Legal Description	PART OF LOT 5, CON. 4, BEING PARTS 4, 5, 12, 13, 14, 15 AND 16 ON 4R14584, KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON OVER PART 5 ON 4R14584 AS IN LT962450.SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 1 AND 7 ON 4R14584 OVER PARTS 4, 5, 12, 13, 14, 15 AND 16 ON 4R14584 AS IN LT1205904. SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 1 AND 7 ON 4R14584 OVER PARTS 5, 12 AND 15 ON 4R14584 AS IN LT1205904. TOGETHER WITH AN EASEMENT OVER PARTS 1 AND 7 ON 4R14584 IN FAVOUR OF PARTS 4, 5, 12, 13, 14 15 AND 16ON 4R14584, AS IN LT1205904.
Zoning	IG6 – General Industrial Zone

Zoning

IG6 – General Industrial Zone

The purpose of the IG – General Industrial Zone is to:

1. Permit a wide range of low to moderate impact, light industrial uses in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
2. Allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
3. Prohibit retail uses in areas designated as Employment Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product; and
4. Provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.

Permitted Uses

[(subject to the provisions of subsections 199(3) to (5)]

- animal care establishment (By-law 2015-190)
- animal hospital
- automobile body shop
- broadcasting studio
- Cannabis Production Facility, contained within a building that is not a greenhouse. (By-law 2019-222)
- catering establishment
- crematorium
- drive-through facility
- emergency service
- garden nursery
- heavy equipment and vehicle sales, rental and servicing
- kennel
- leaf and yard waste composting facility
- light industrial uses
- medical facility
- office
- park
- parking garage
- parking lot
- personal brewing facility (By-law 2019-41)
- place of assembly
- printing plant
- production studio
- research and development centre
- service and repair shop
- storage yard
- technology industry
- training centre
- truck transport terminal
- warehouse waste processing and transfer facility (non-putrescible)
 - (a) [(subject to the provisions of subsection 199(3) to (5)]
 - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m², and (OMB Order #PL080959, issued September 18, 2009)
 - (c) each use not exceeding 300 square metres of gross floor area;
- animal care establishment
- automobile dealership
- automobile rental establishment
- automobile service station
- bank
- bank machine bar (By-law 2018-171)
- car wash
- convenience store
- gas bar
- instructional facility
- personal service business
- post office
- recreational and athletic facility
- restaurant (By-law 2019-338)
- a bar
 - (i) must be ancillary to a permitted brewery, winery or distillery; and,
 - (ii) may not have a gross area exceeding the lesser of:
 - i. 300 m2, or
 - ii. 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

Market Overview

The industrial market in Ottawa remains highly competitive, with the Q3 2024 vacancy rate dropping to a record-low 1.7%. This tight market saw positive net absorption of 74,625 square feet, reflecting strong demand across all industrial property types. Small-bay spaces are particularly competitive, while interest in large-bay units (20,000–30,000 square feet) is growing. The average net asking rental rate climbed to \$16.46 per square foot, a 3.2% increase year-over-year.

The Kanata submarket is a hub of industrial activity driven by its tech and innovation sectors. New industrial developments, such as Rosefellow's 478,745-square-foot project completed in Q4 2024, are positioning Kanata as a prime location for industrial tenants. The submarket's connectivity and proximity to key tech players make it an attractive choice for expanding businesses.

In the office sector, Kanata outperformed all Ottawa submarkets throughout 2024, maintaining its position as the most active in leasing. Q4 2024 alone saw 17 new leases totaling 117,765 square feet, including a 32,371-square-foot lease at 350 Legget Drive and a 7,177-square-foot lease at 555 Legget Drive. As a result, Kanata's vacancy rate dropped by 110 basis points to 10.1%, with 75,583 square feet of net absorption.

The subject property is well-located in Ottawa due to its strategic positioning in the thriving Kanata submarket. It offers excellent access to key transportation routes, proximity to Ottawa's tech ecosystem, and ongoing strong demand for good quality industrial and office space.





Location Overview

Strategically positioned along March Road, the main thoroughfare connecting Kanata North to Highway 417, 260 March Road benefits from excellent access and visibility. The site's close proximity to major employers such as Nokia, Ericsson, Nanometrics, and Ciena, and its adjacency to the Kanata North Technology Park, which anchors one of Canada's largest concentrations of tech companies, instills confidence in its potential for business growth.

The area is experiencing rapid growth, driven by Ottawa's New Official Plan and the designation of the Kanata North Economic Zone. Several multi-family residential developments are also planned along March Road, including

The Vibe Apartments by Brigil and Minto's Willowbend Apartments, which reflect the growing demand for housing in the area. These developments, combined with plans for enhanced transit infrastructure along March Road, will further increase accessibility and support mixed-use and commercial projects, exciting potential for investment returns.

Local amenities, including shopping centers, restaurants, fitness facilities, and parks, contribute to the site's attractiveness for future tenants and residents. With its strategic location and strong growth prospects, 260 March Road offers a rare development opportunity in a high-demand area set for long-term success.

Around the Area

Demographics 10km radius

 **263,922**
Total Population

 **243,785**
Total Daytime Population

 **98,609**
Total Households

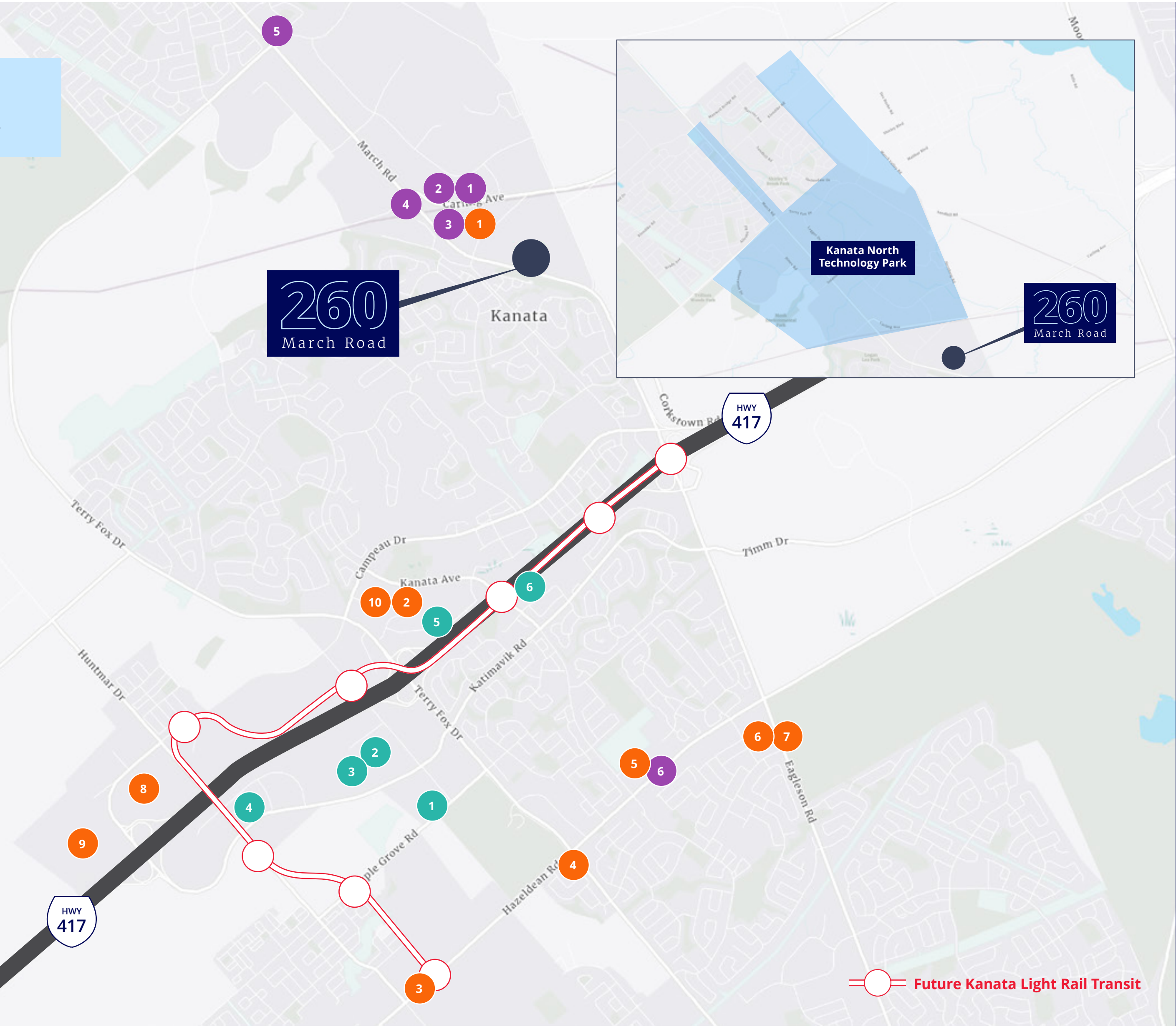
 **\$150,762**
Average Household Income

 **92.1%**
Labour Employment Rate

Source: Colliers Hydra, 2024

Drive times

Highway 417	10 min
Highway 416	15 min
Downtown Ottawa	22 min
Ottawa International Airport	30 min



Shopping & Grocery

- 1 Metro
- 2 Kanata Centrum Shopping Centre
- 3 Food Basics
- 4 Sobeys Kanata
- 5 Farm Boy
- 6 Hazeldean Mall
- 7 T&T Supermarket Kanata Store
- 8 Tanger Outlets Ottawa
- 9 Bass Pro Shops
- 10 Walmart Supercentre

Restaurants & Cafes

- 1 Kanata Noodle House 2
- 2 Hockey Sushi
- 3 Lone Star Texas Grill
- 4 Tim Hortons
- 5 Burger King
- 6 Taco Bell

Recreation

- 1 Bell Sensplex
- 2 MOVATI Athletic
- 3 Xtreme Trampoline Park
- 4 Canadian Tire Centre
- 5 Landmark Cinemas
- 6 Kanata Leisure Centre

Get in touch

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