

2101 & 2105 Bantree Street  
Ottawa, ON

FOR LEASE

# Newly Built Warehouse Space For Lease

Modern Design,  
Maximum Efficiency.

 **Manulife** Investment Management

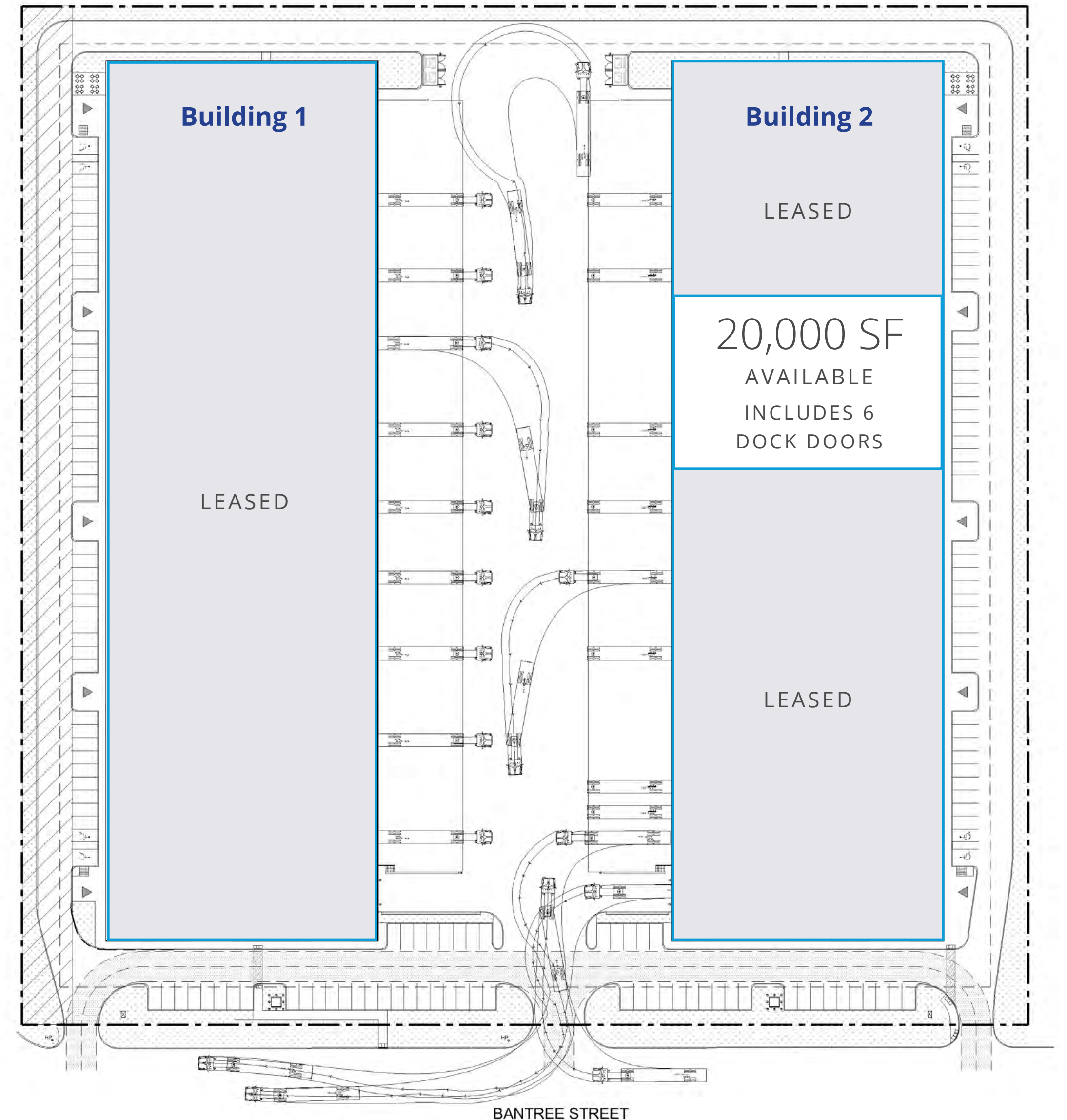
*20,000 SF with 6 truck-level  
doors remaining*



# Space to Grow Your Business

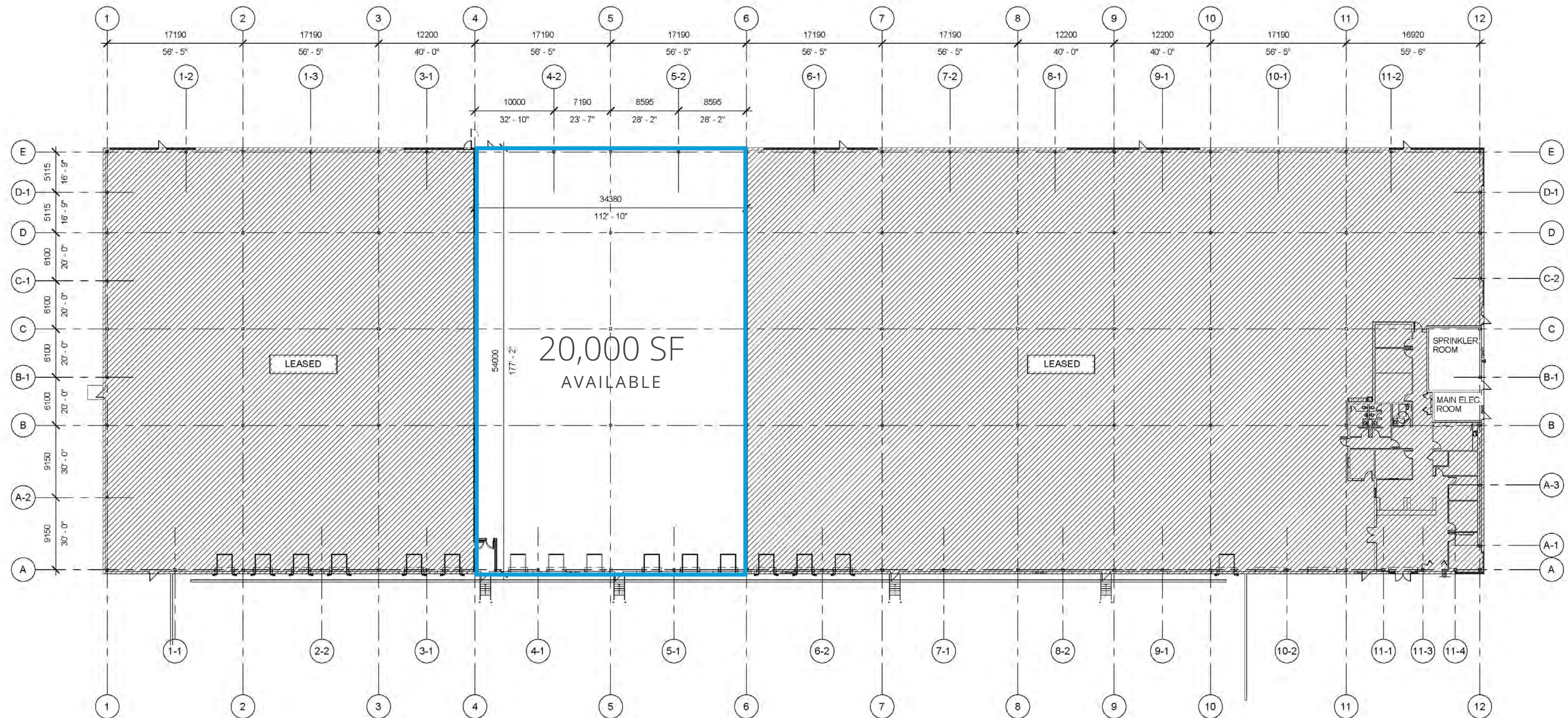
## Specifications

<b>Total Building Area</b>	101,630 SF per building
<b>Zoning</b>	Heavy Industrial (IH)
<b>Clear Height</b>	36'
<b>Overhead Doors</b>	1 per 4,065 SF (per base-building design)
<b>Drive in Doors</b>	1 per building (per base-building design)
<b>Bay Sizes</b>	56'-5" X 40' and 40' X 40' with 60' marshaling bay depth for maximum flexibility
<b>Parking</b>	140 spaces total, including 8 accessible and 8 EV charging stations
<b>Concrete Slab</b>	8" thick reinforced concrete slab
<b>Dock Leveler</b>	Hydraulic (40,000 lb. capacity)
<b>Apron</b>	55' deep with 8" thick concrete
<b>Fire Protection</b>	Early Suppression Fast Response (ESFR) sprinkler system
<b>Lighting</b>	LED high bay industrial fixtures with sensors
<b>Electrical</b>	3-phase, 1200A 600V main service



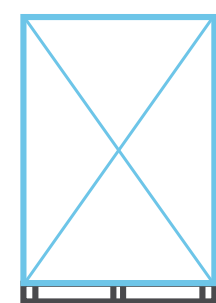
# Building 2 Floor Plan

20,000 SF with 6 truck level doors remaining



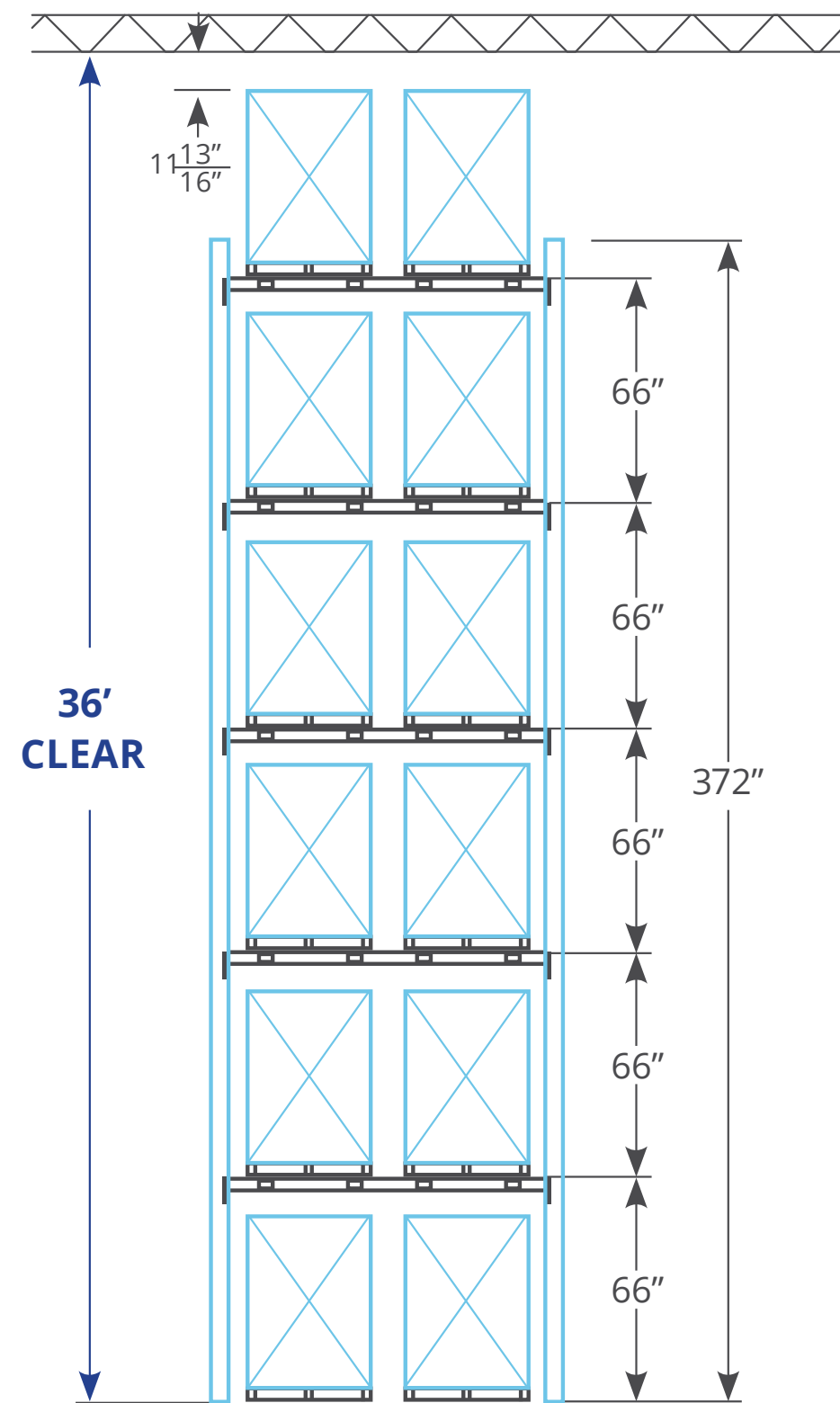
# Pallet Capacity By Clear Height

Warehousing users will recognize the value of 2101 & 2105 Bantree Street's superior clear height



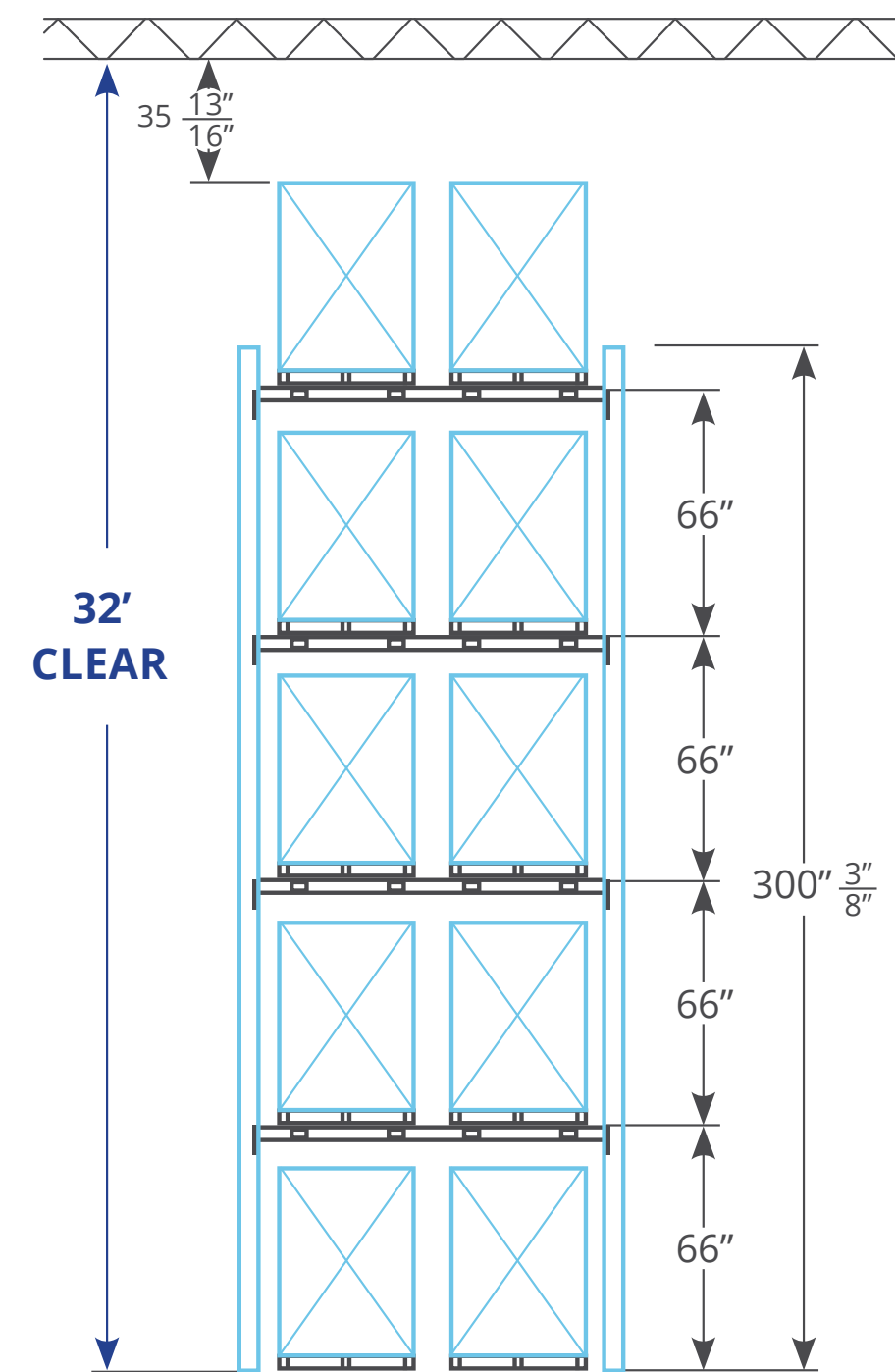
= 40" Face X 48" Deep  
60" Max Height

— 2101 & 2105 Bantree Street —

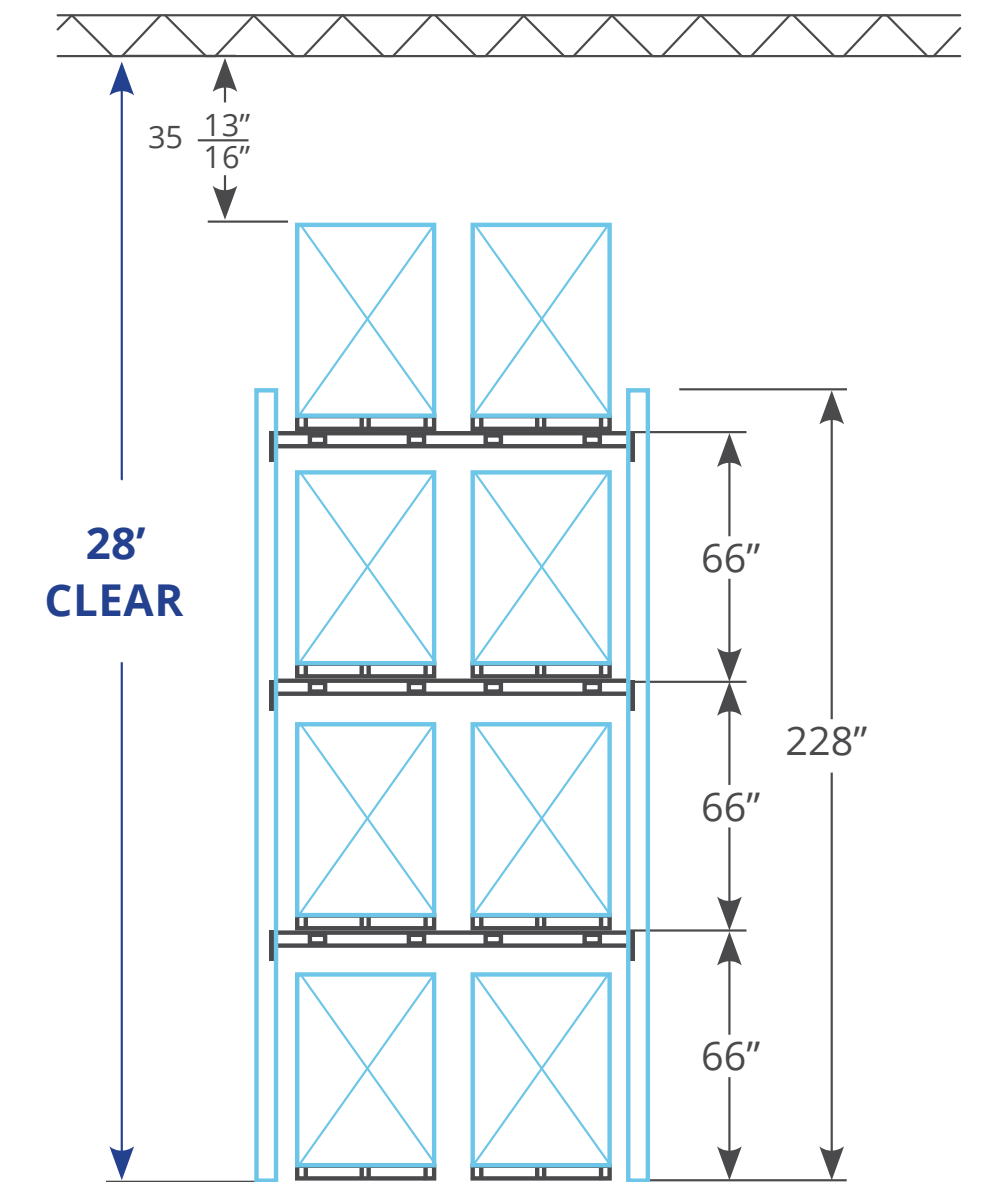


PALLET PER RACKING BAY = 12

— Competing Developments —



PALLET PER RACKING BAY = 10



PALLET PER RACKING BAY = 8

# Exceptional Location in Primary Industrial Node

The 2101 & 2105 Bantree Street buildings are located at the centre of Ottawa's primary industrial node, with easy access to major transport routes including Highways 417 and 174 to Montreal, as well as easy access to the Ottawa Macdonald-Cartier International Airport.



### Local Drive Times

**Downtown Ottawa**  
9.3 km | 12 mins

**Nepean**  
16 km | 23 mins

**Kanata**  
30 km | 20 mins

**Ottawa International Airport**  
12.7 km | 17 mins

### Regional Drive Times

**Canada-USA Border (Johnstown Port of Entry)**  
90 km | 1 hr

**Montreal, QC**  
190 km | 2 hrs







**Quebec City, QC**  
443 km | 4.5 hrs

**Toronto, ON**  
412 km | 4.5 hrs









# Excellent Labour Pool & Local Market Connectivity







## 10KM RADIUS

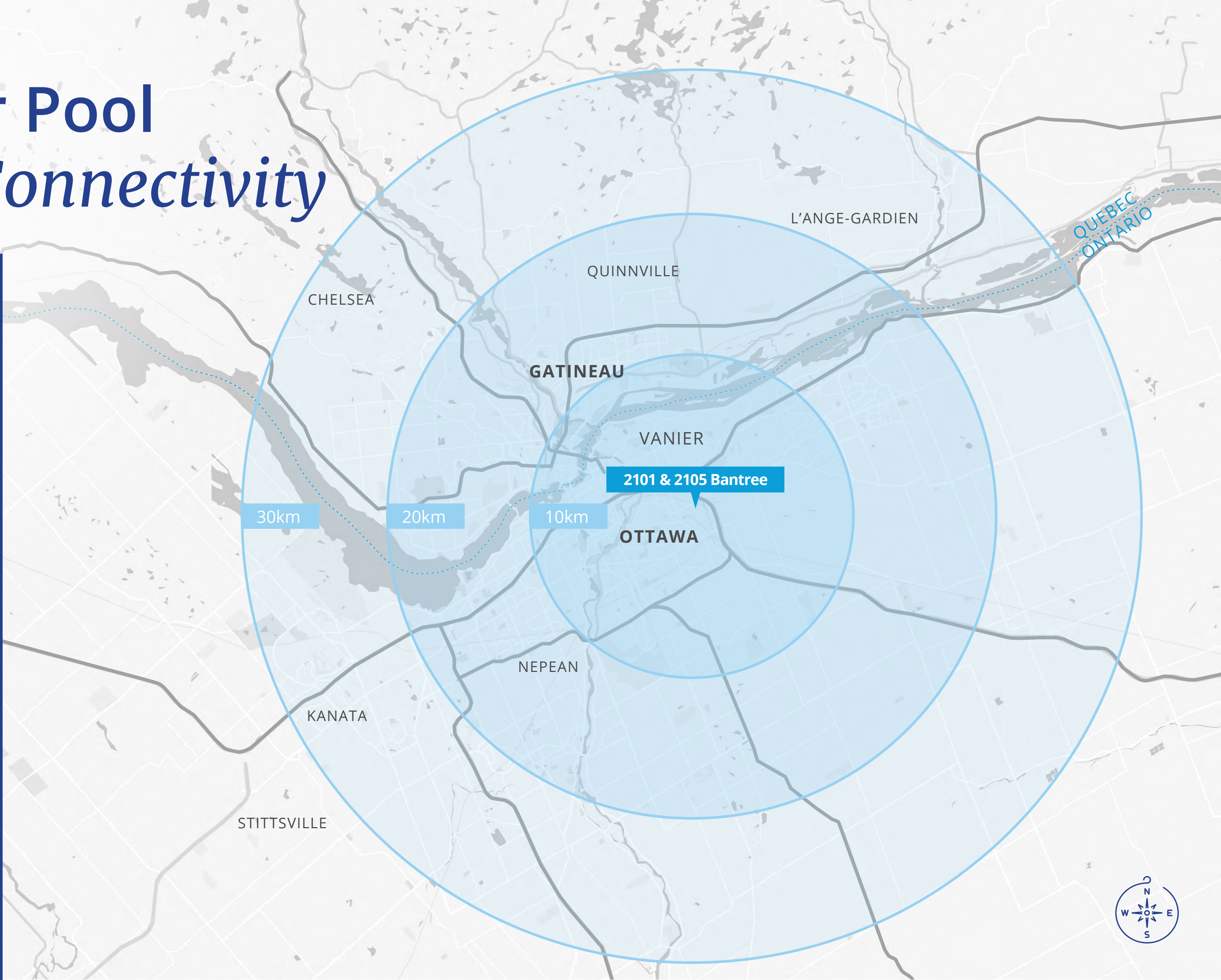
 Total Population	<b>481,640</b>
 Total Daytime Population	<b>674,414</b>
 Average Household Income	<b>\$109,575</b>
 Total Households	<b>212,841</b>
 Labour Participation Rate	<b>65.0%</b>
 Labour Employment Rate	<b>92.9%</b>

## 20 KM RADIUS

 Total Population	<b>1,123,930</b>
 Total Daytime Population	<b>1,198,785</b>
 Average Household Income	<b>\$119,971</b>
 Total Households	<b>460,422</b>
 Labour Participation Rate	<b>66.8%</b>
 Labour Employment Rate	<b>94.1%</b>

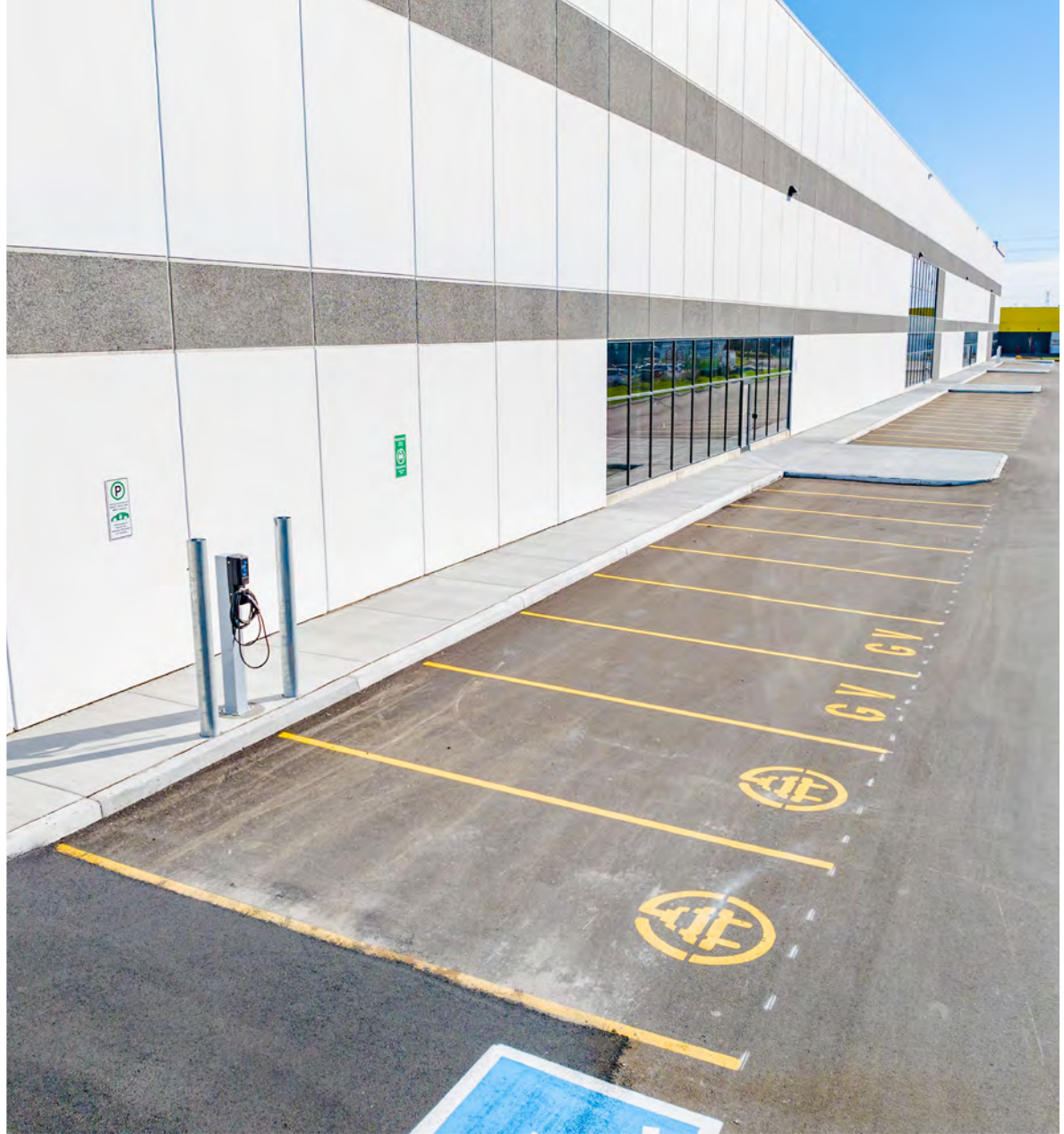
## 30 KM RADIUS

 Total Population	<b>1,385,007</b>
 Total Daytime Population	<b>1,421,016</b>
 Average Household Income	<b>\$123,956</b>
 Total Households	<b>553,655</b>
 Labour Participation Rate	<b>67.3%</b>
 Labour Employment Rate	<b>94.3%</b>



# Your new space

The buildings are constructed to LEED Silver Standards, ensuring they are environmentally sustainable and energy-efficient.



# Asset Management. *Trusted, and reputable.*

 **Manulife** Investment Management

## Real Estate

Manulife Investment Management develops and manages commercial real estate on behalf of clients around the globe as part of its comprehensive private markets' capabilities.

As of March 2023, it managed over 73 million square feet of office, industrial, retail, and multifamily space strategically located in markets across Canada, the United States, and Asia Pacific. The group leverages its global platform and local expertise to provide market-leading solutions and deliver results for its investment clients.

## Our Sustainability Vision

The integration of sustainability within Manulife Investment Management's Real Estate portfolio starts with our vision. Our vision is to drive leadership in sustainable real estate across our global organization.

In collaboration with our tenants and community partners, we provide healthy and efficient workplaces for our customers while enhancing our long-term returns.



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