

Light Industrial Space **FOR LEASE**

3020 Hawthorne Road,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Unit 100C
3020 Hawthorne Road

Price
\$18.00/sf
OPC
\$6.39/sf



Key Features

- Size6,812 sf
- ZoningIL[2561]H(22)
- Ceiling20' clear, 25' to the roof deck
- O.H. Loading Door

• Washroom in Unit

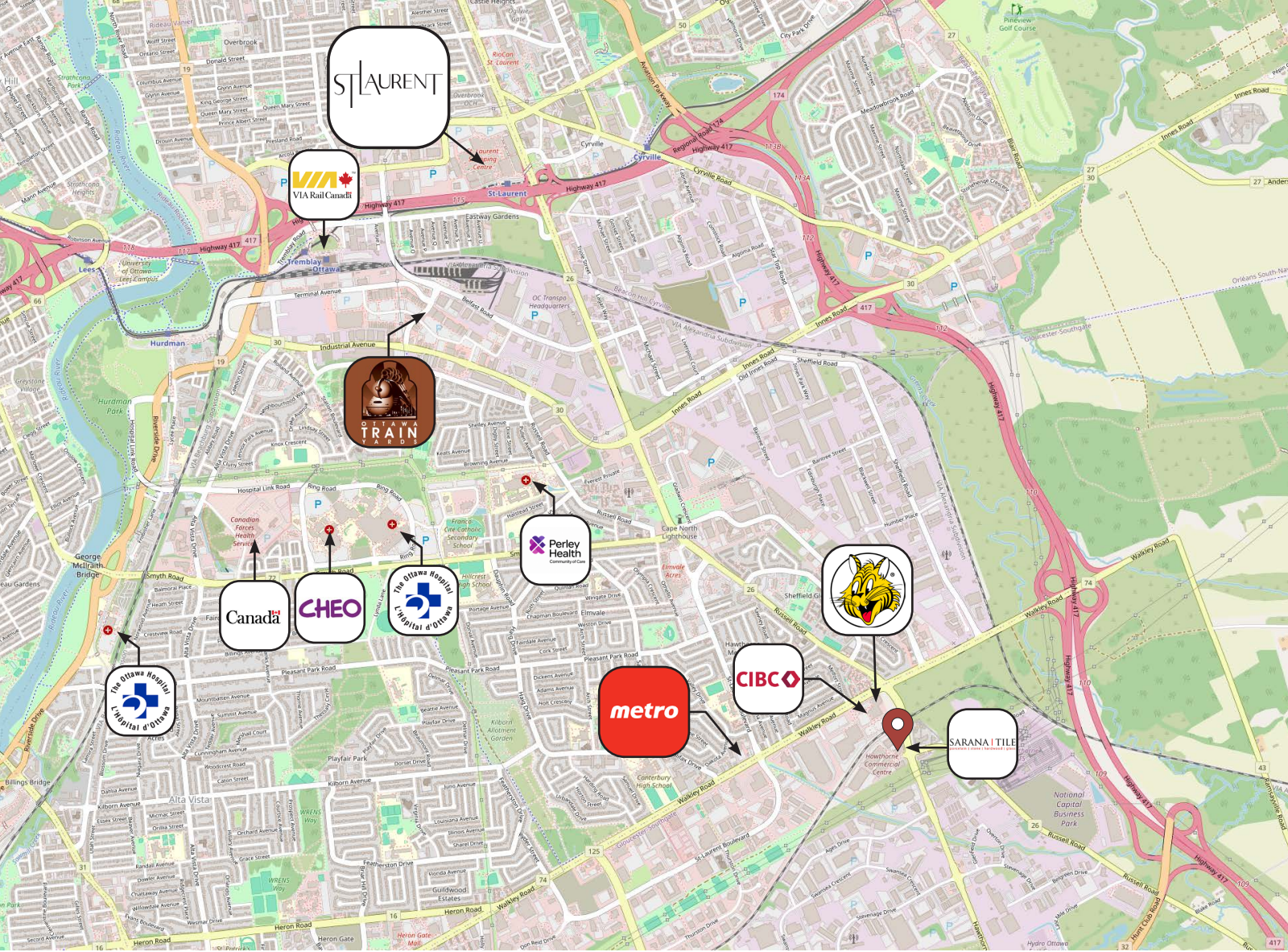
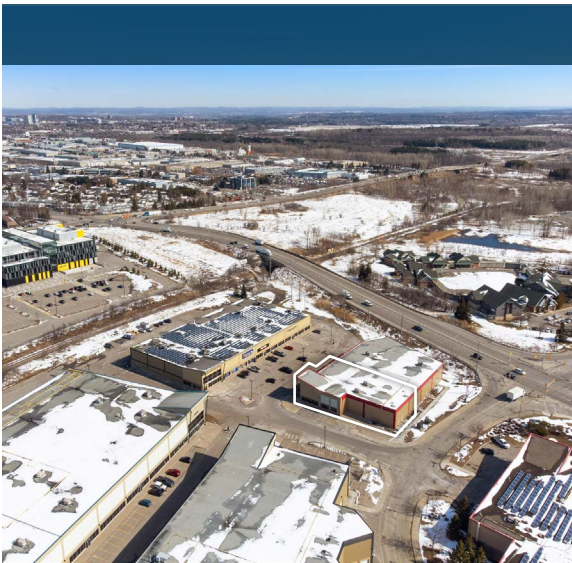
• Building Signage

• On-site Parking

Highlights

This prime light industrial end-cap unit is purpose-built for storage, distribution, logistics, and showroom users seeking both operational efficiency and a polished customer interface. The showroom is bright and expansive, with generous ceiling heights that maximize visibility and natural light. Ideal for product display, client engagement, or brand-forward presentation.

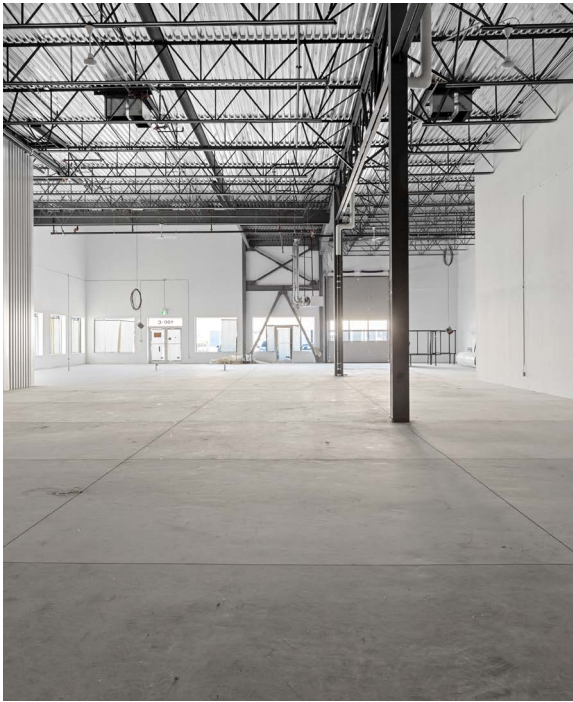
To the rear, open warehouse space supports streamlined receiving, staging, and distribution. A large grade-level loading door ensures efficient shipping and delivery, while dedicated on-site parking provides seamless access for staff and customers alike.



Location Overview

Strategically located in Ottawa East just off Highway 417, this property provides outstanding connectivity for logistics, distribution, and warehouse users, while delivering the visibility essential for showroom and customer-facing operations. Minutes from the high-traffic Walkley Road corridor.

Serving more than 49,000 vehicles daily, the site enables efficient inbound and outbound movement, all within a prominent, easily accessible setting that strengthens operational flow and brand exposure.



CONTACT

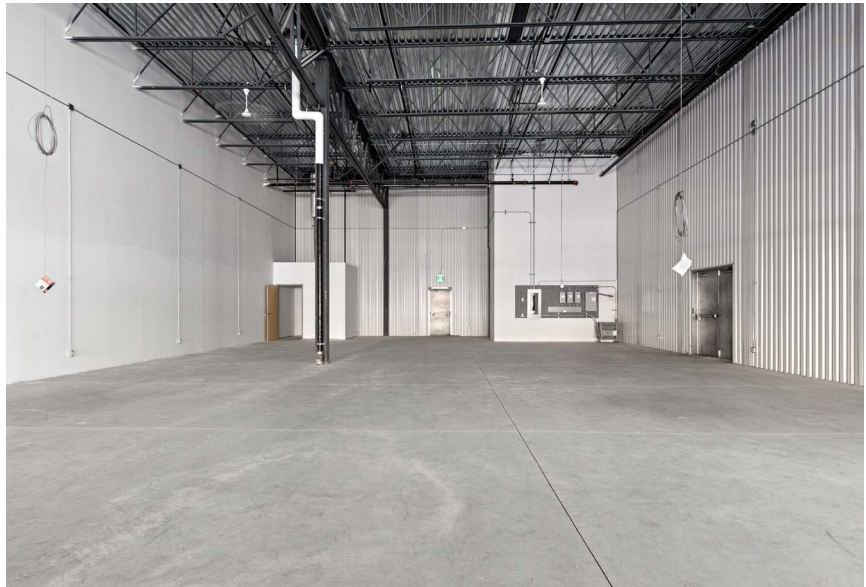
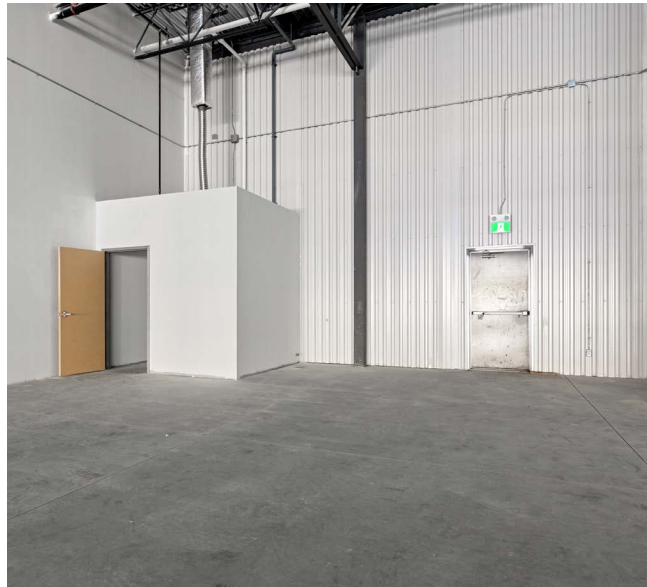
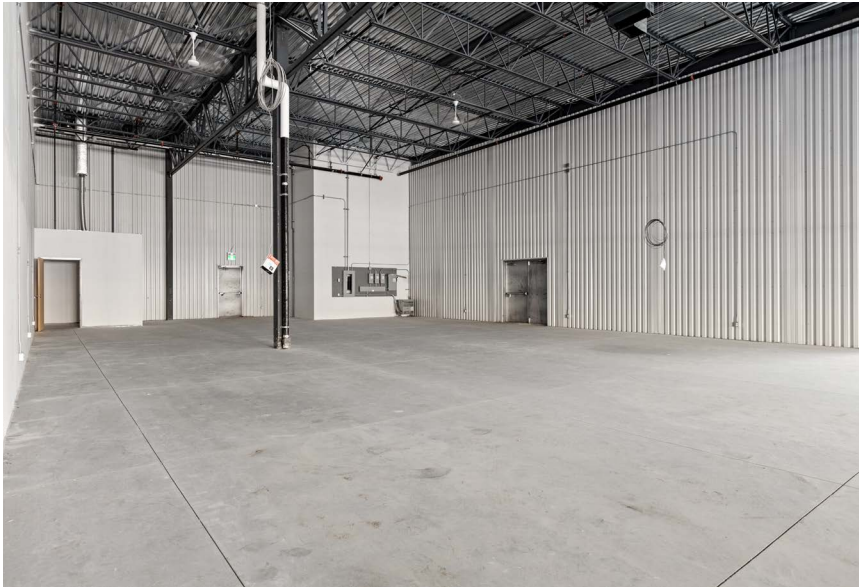
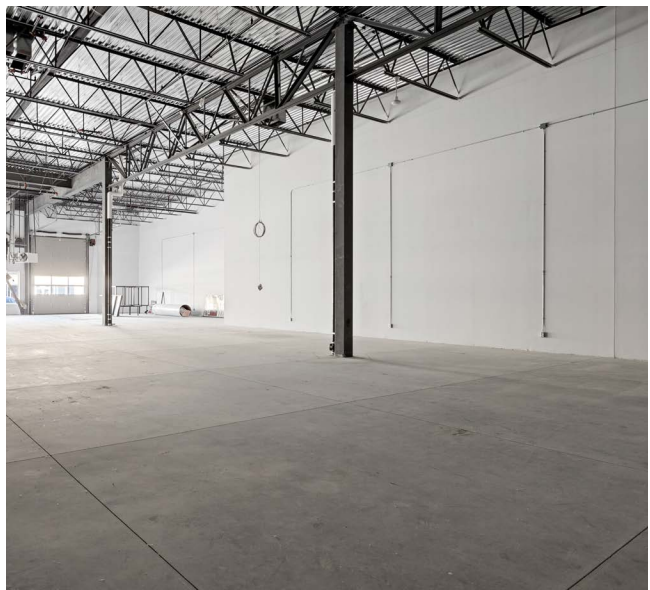
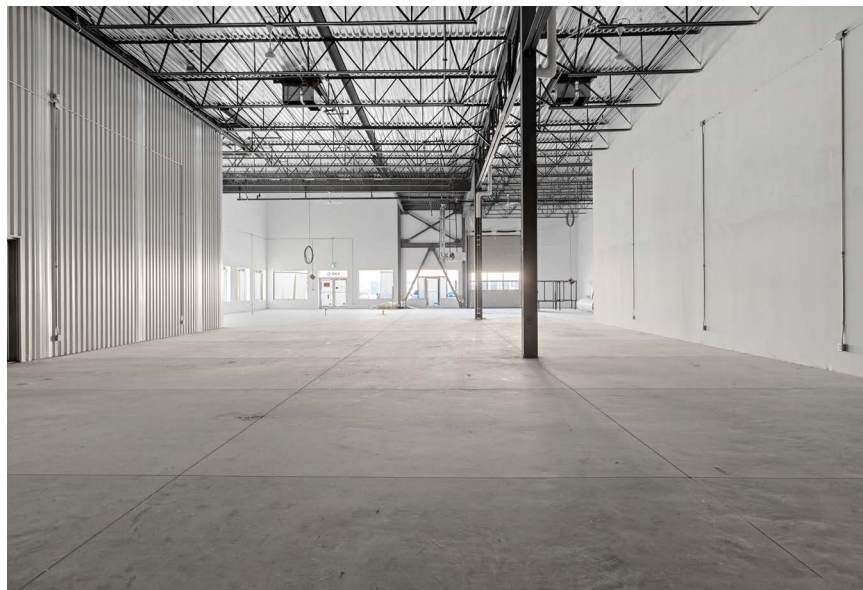
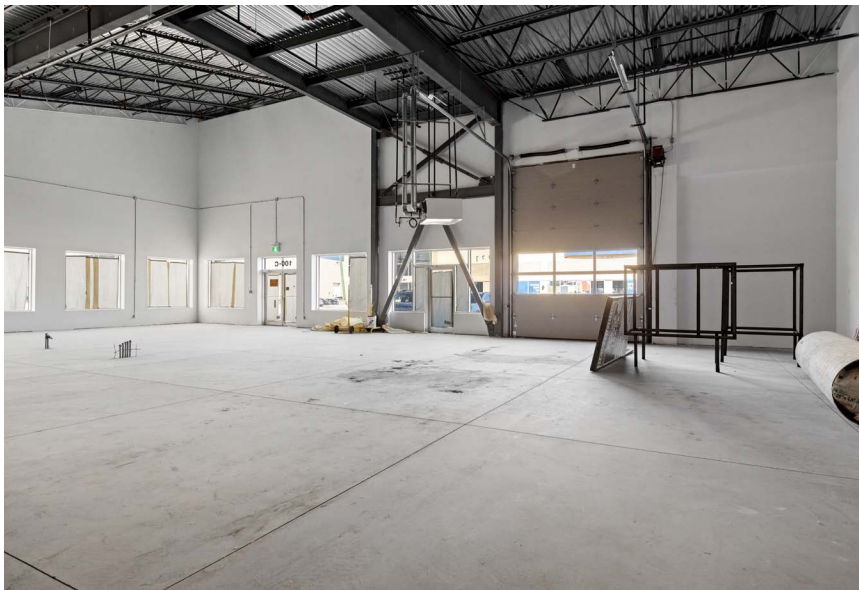
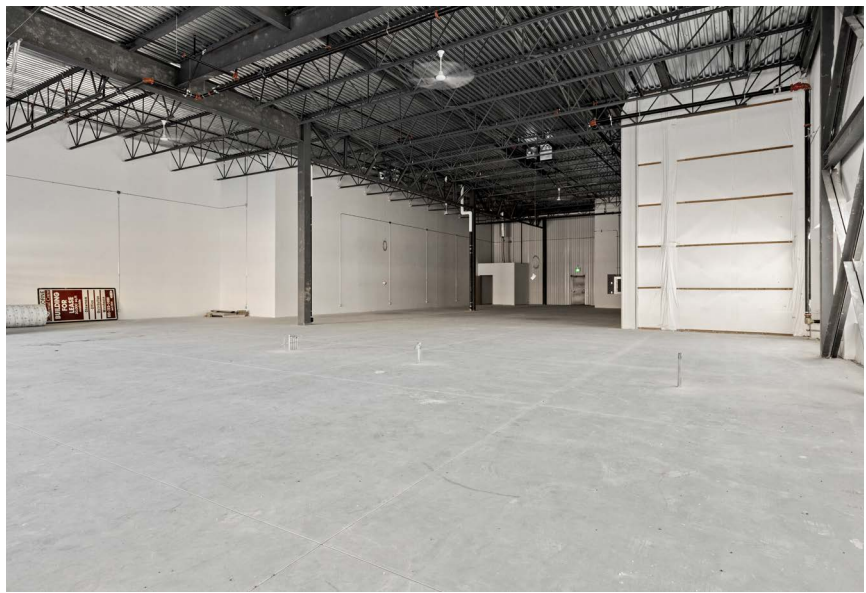
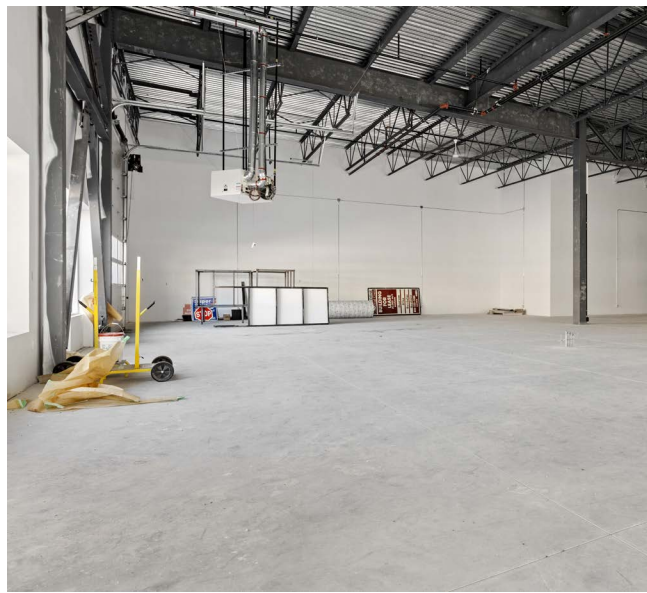
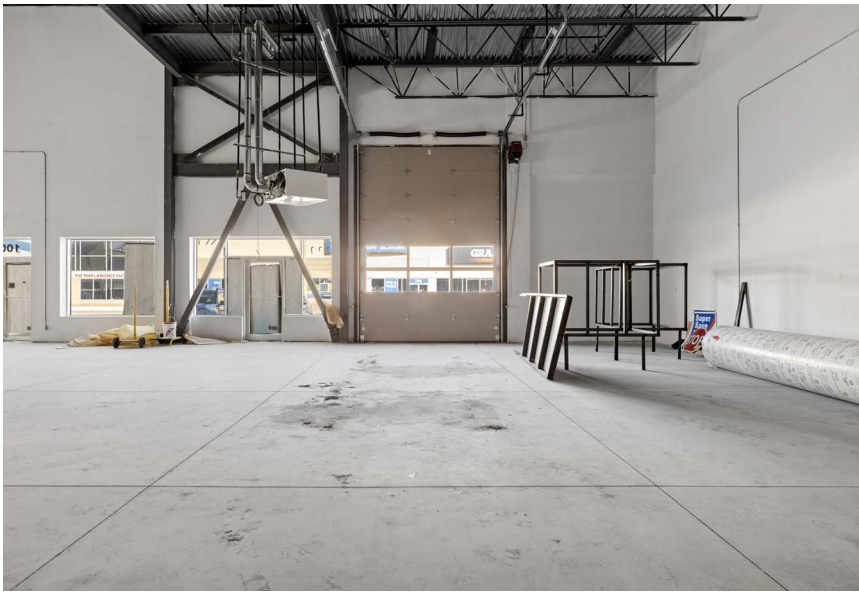
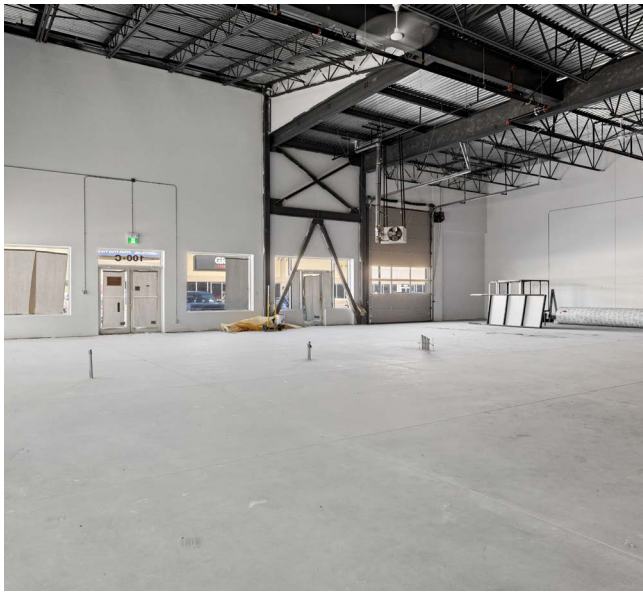
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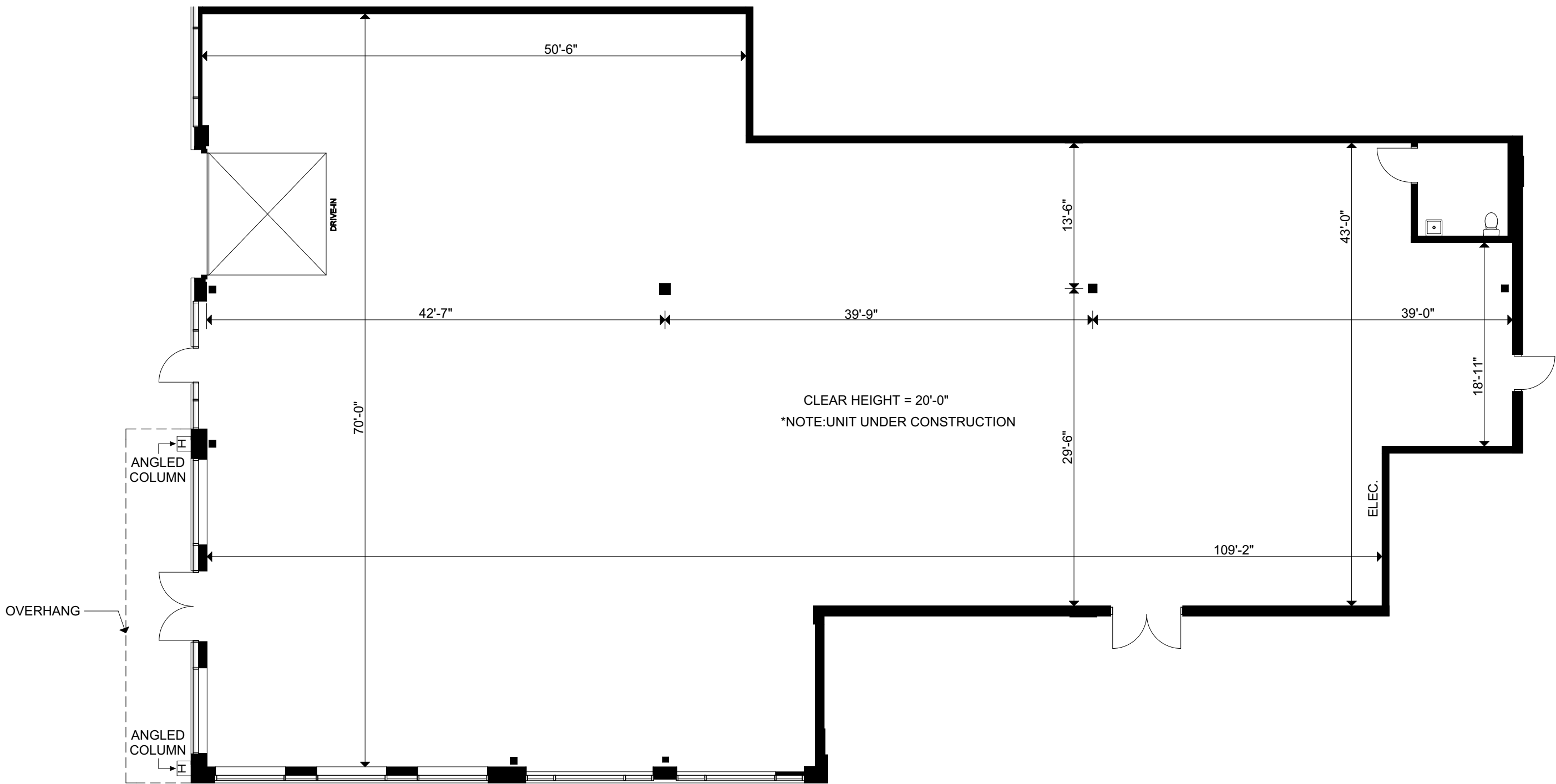
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FLOOR PLAN

Unit 100C • 6,812 SF



Demographic Data

CoStar Demographics (2026)

Age Distribution

The neighbourhood is overwhelmingly working age, with over 83% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

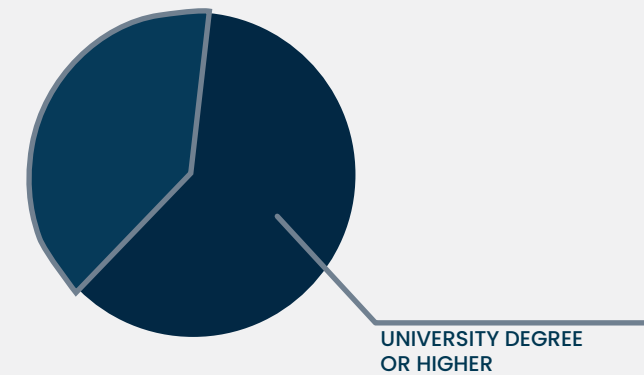
MEDIAN AGE IS

37



Educational Attainment

Over 62% residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 26% earning under \$40,000, the range of average household incomes is:

\$70K
TO \$100,000K

Labor Force Participation

62%

The local employment base is broad and resilient, with strong representation in sales & service, business and administration, management, trades, and transportation, reinforcing the area's appeal to both operational and customer-facing users.

Household Characteristics

One or two-person households dominate making up 60%, with household growth expected to reach

24.13%
BY 2033



Over 50,157 new households are expected by 2033 – sustained demand that supports long term leasing stability and NOI upside.

Population Growth

The population within a 5 km radius is projected to reach over 122,500 by 2033.

19.87%
GROWTH
BY 2033

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