



A CONTROLEX PROPERTY,
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Charles Mirsky
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Light Industrial / Showroom Space For Lease

505 Industrial Avenue, Ottawa



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Prime Retail Space for Lease

Excellent opportunity to lease showroom space at the Train Yards, one of Ottawa's most dynamic shopping destinations. The units offer a high ceiling, grade loading doors, premium signage opportunities, and customer parking.

Two of the available units are contiguous and can be combined for up to 7,487 sf.

Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads.

The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.



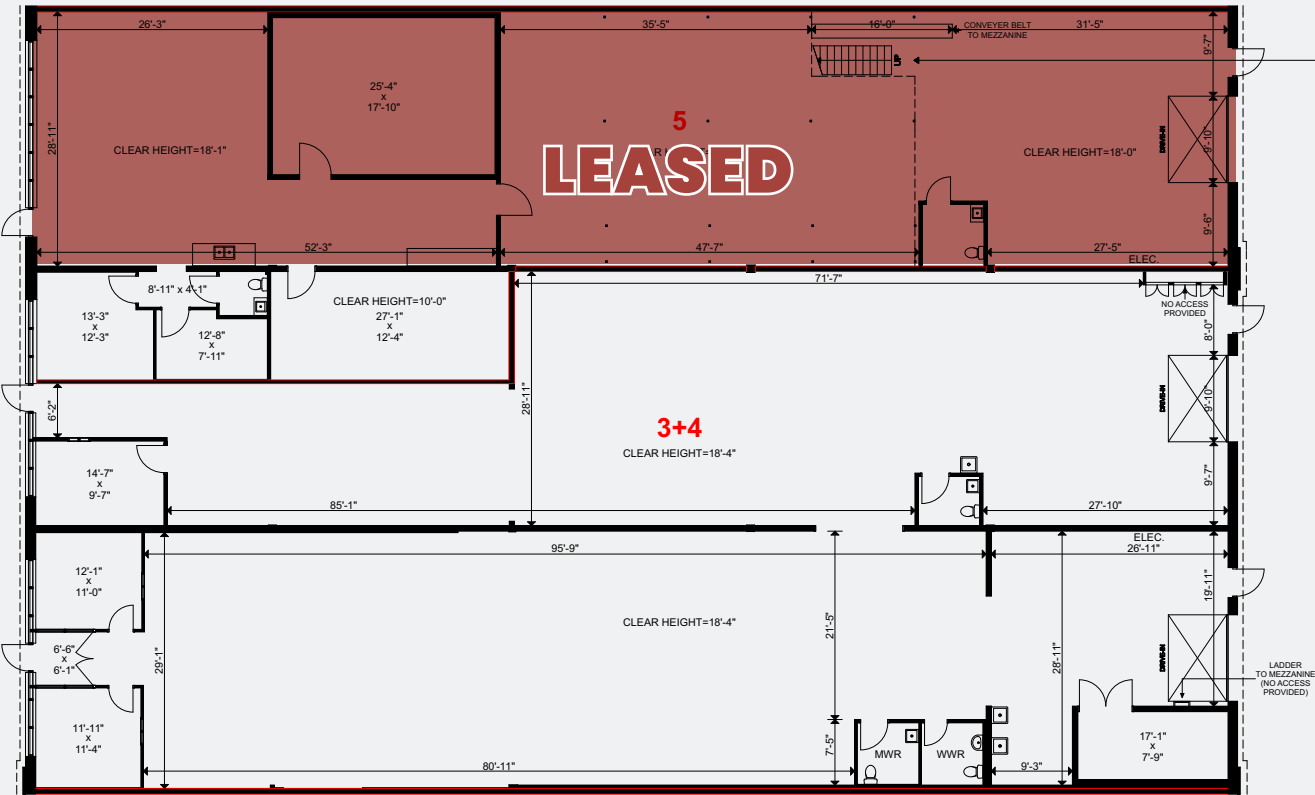
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Thriving Retail Hub

The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constant steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

Unit Floor Plan + Features



Units 3-4
7,487 sf

Price: \$18.00/SF
OPC: \$14.03/SF

Available Immediately

Unit	Size	Combine Units
Unit 3	4,100 sf	Up to 7,487 sf contiguous
Unit 4	3,387 sf	

Unit Features

- Zoning: GM[2160]-h
- Ceiling: 18'4" clear
- Loading: O.H. Door
- Power: 600V, 3 Phase

These versatile light industrial units can be leased seperately or combined, offering flexible configurations to accommodate a wide range of business uses.

Well suited for showrooms and contractor operations, the spaces feature generous ceiling heights, grade-level loading doors, prominent signage opportunities, and customer parking.



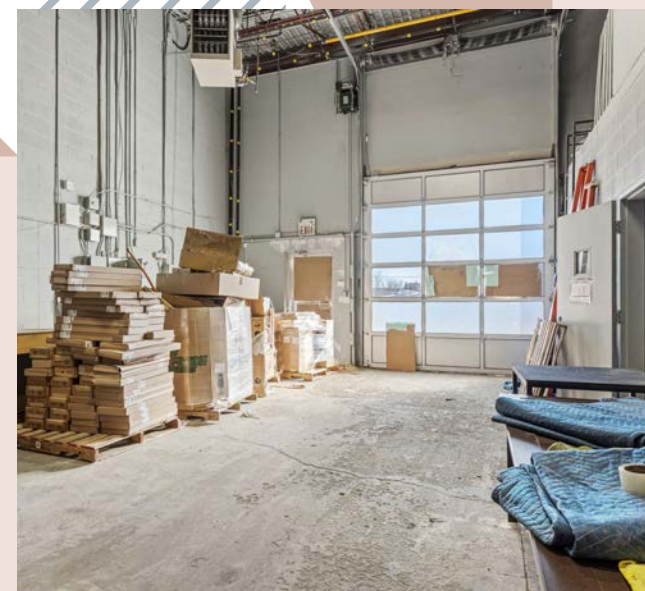
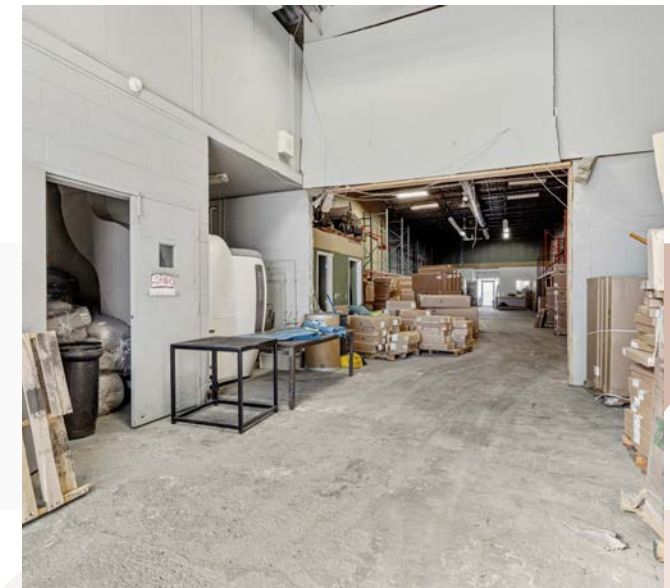
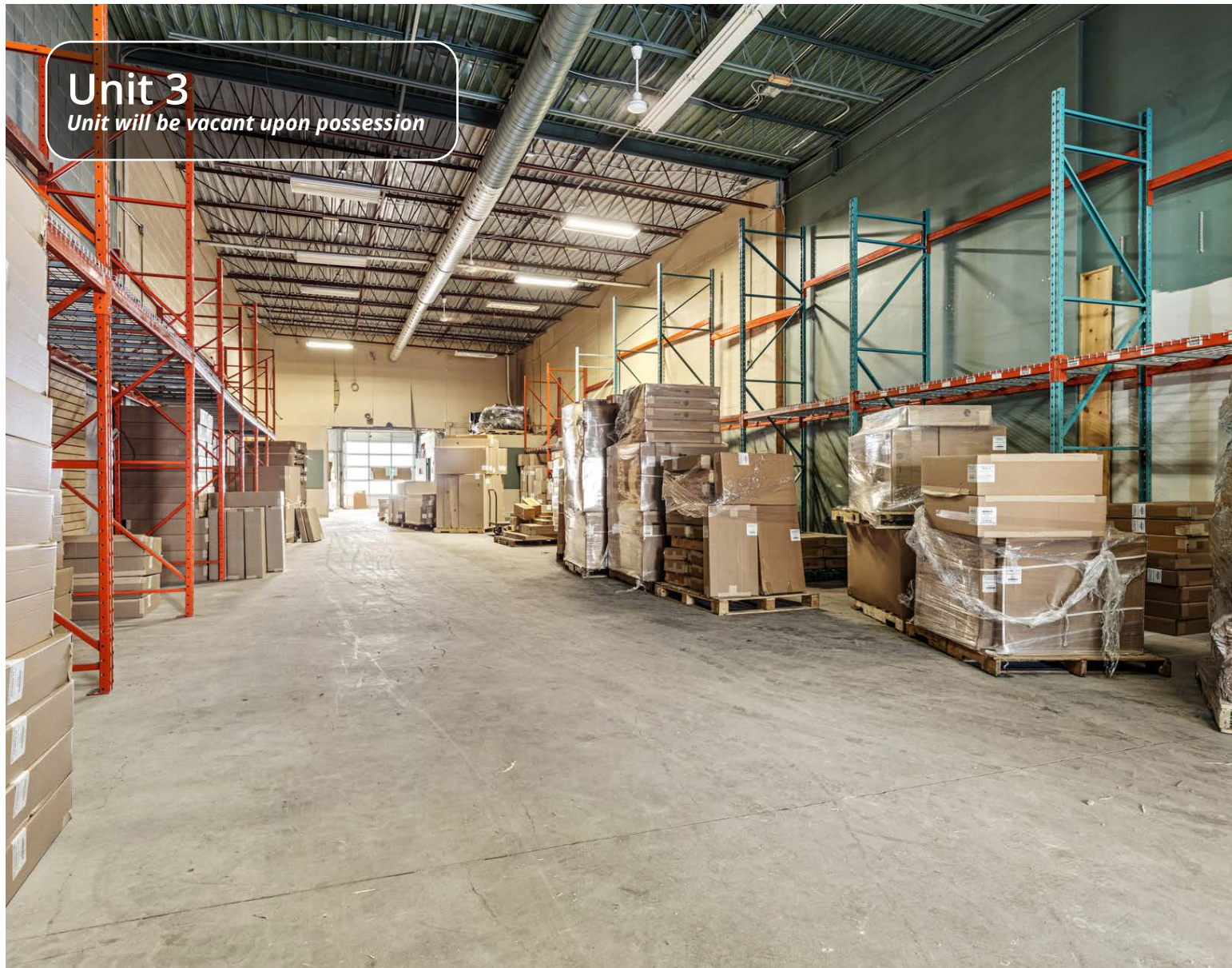
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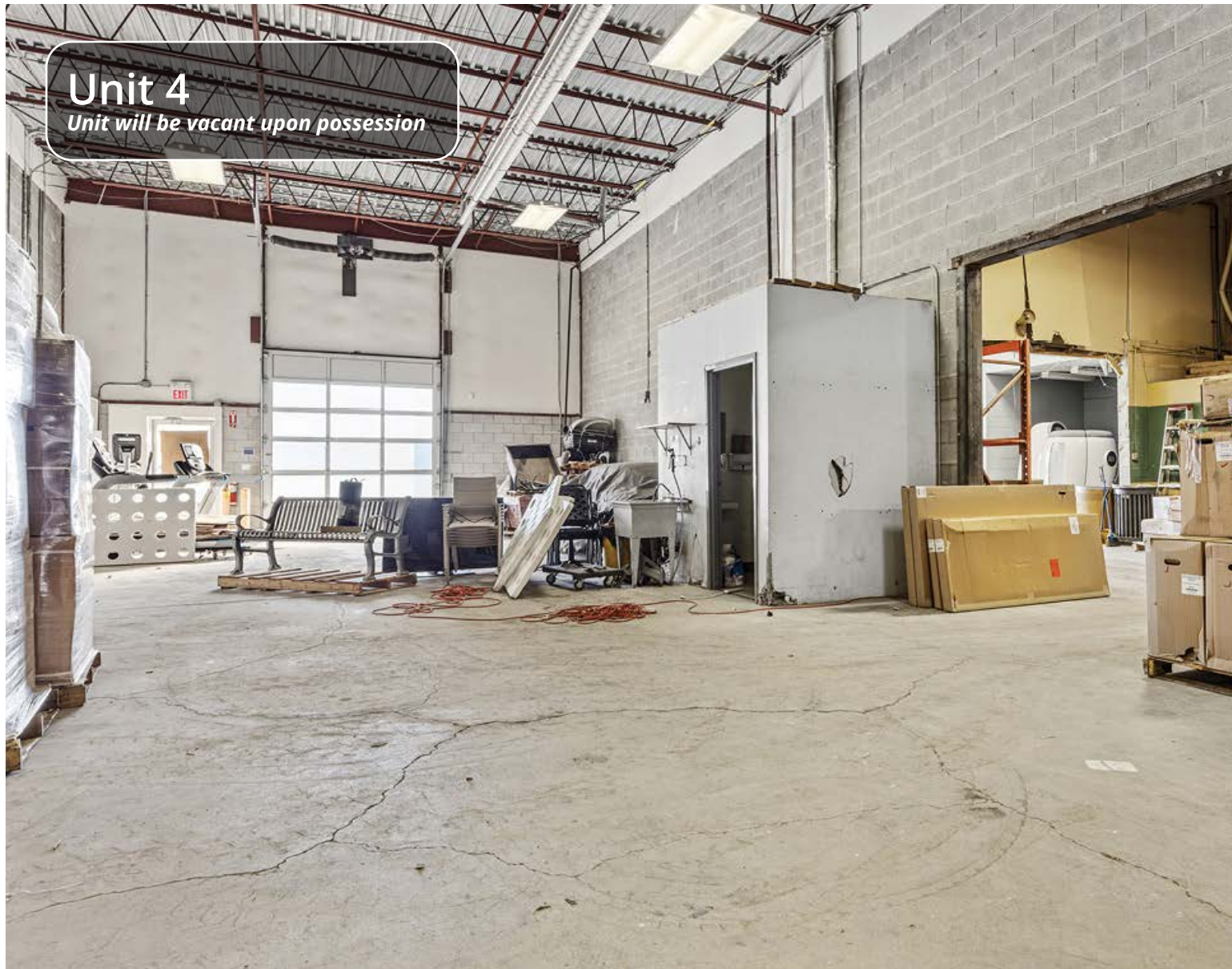
Interior Photos

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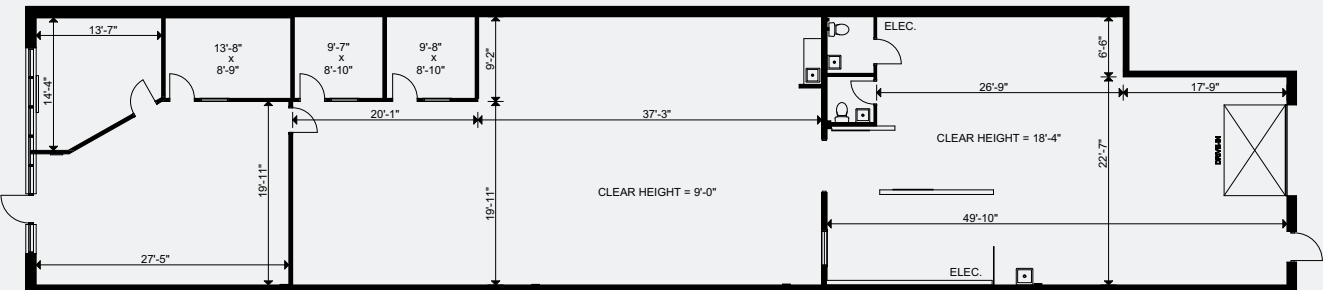


Unit Floor Plan + Features

Unit 7
4,077 sf

Price: \$18.00/SF
OPC: \$14.03/SF

Available Immediately



Unit Features

- Zoning: GM[2160]-h
- Ceiling: 18'4" clear
- Loading: O.H. Door
- Power: 600V, 3 Phase
- Two washrooms

Well suited for showrooms and contractor operations, Unit 7 features generous ceiling heights, grade-level loading doors, prominent signage opportunities, and customer parking.



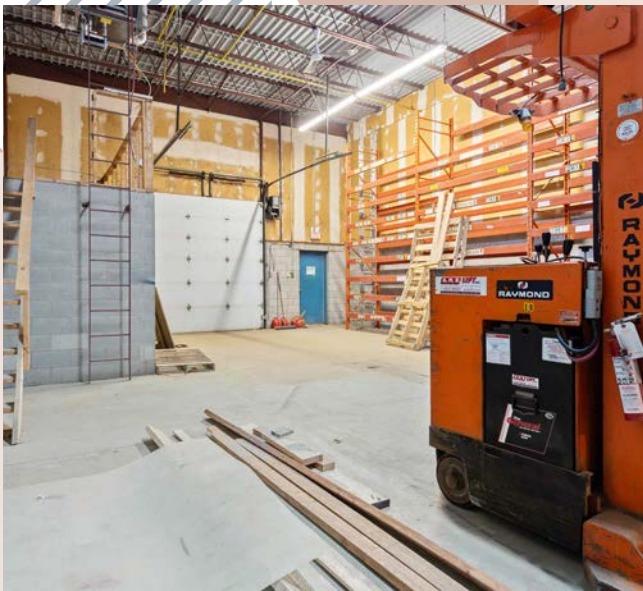
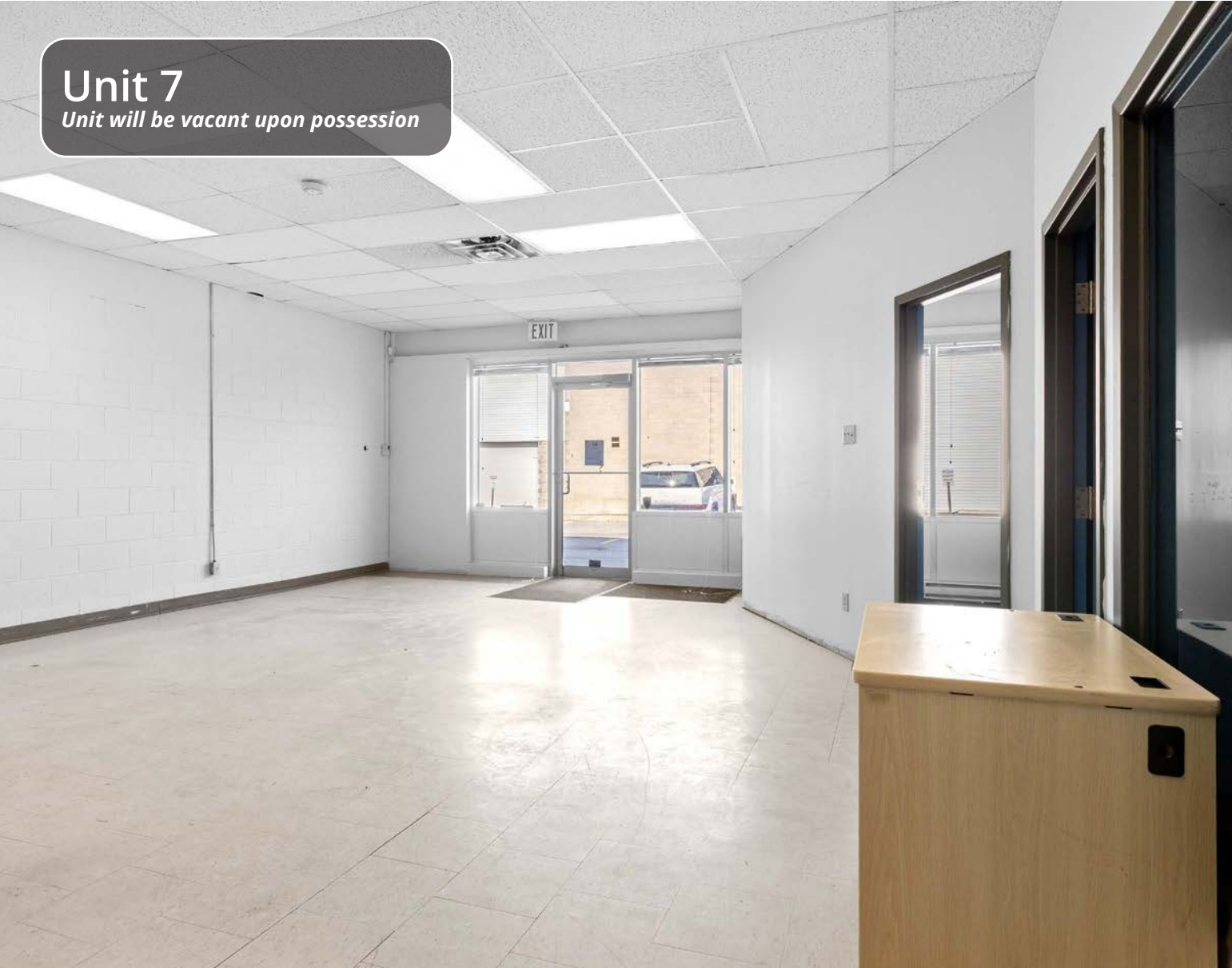
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The Train Yards



Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways

Property Map



Demographic Data

Age Distribution

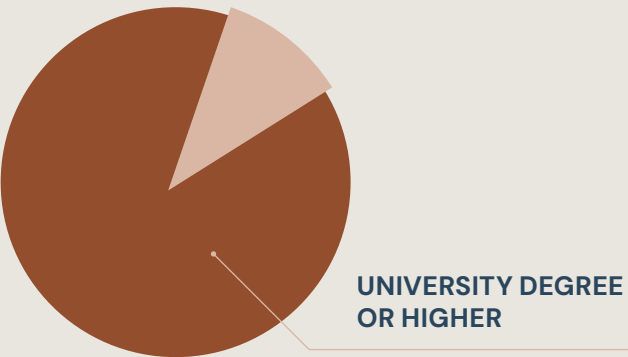
With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

MEDIAN AGE IS
38.6



Educational Attainment

A significant portion of the population holds university degrees or higher, particularly within the 5 km radius.



Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

\$88K
TO \$94K

Labor Force Participation

Around 60–64% of those:

AGE 15+

Are employed, mainly in sales, services, business, finance, and social sciences.

Household Characteristics

One- or two-person households dominate, making up 70–75%, with household growth expected to reach:

24–25%
BY 2023



Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

20–21%
GROWTH BY 2033



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