

2101 & 2105 Bantree Street
Ottawa, ON

FOR LEASE

State-of-the-art Industrial Development

Modern Design,
Maximum Efficiency.

 **Manulife** Investment Management



Welcome to 2101 & 2105 Bantree Street

Situated in the heart of Ottawa's primary industrial hub, providing unparalleled access to major transportation routes and a wealth of nearby amenities.



Building 1
100% Leased

Building 2
50% Leased

Project *Highlights*



Unlock the potential of your business at 2101 & 2105

Bantree Street. Located in the heart of Ottawa's primary industrial node with easy access to major transport routes, the property features two modern, high-bay warehouse buildings, constructed to LEED Silver standards. Measuring 101,630 SF each, the buildings boast high quality features, including ample dock and grade loading, flexible bay sizes and 36' clear ceilings.



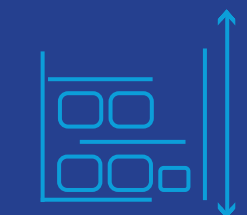
Brand new
development



Heavy Industrial
Zoning



Two buildings
101,630 SF each



36' clear
ceilings



Built to LEED
Silver Standards

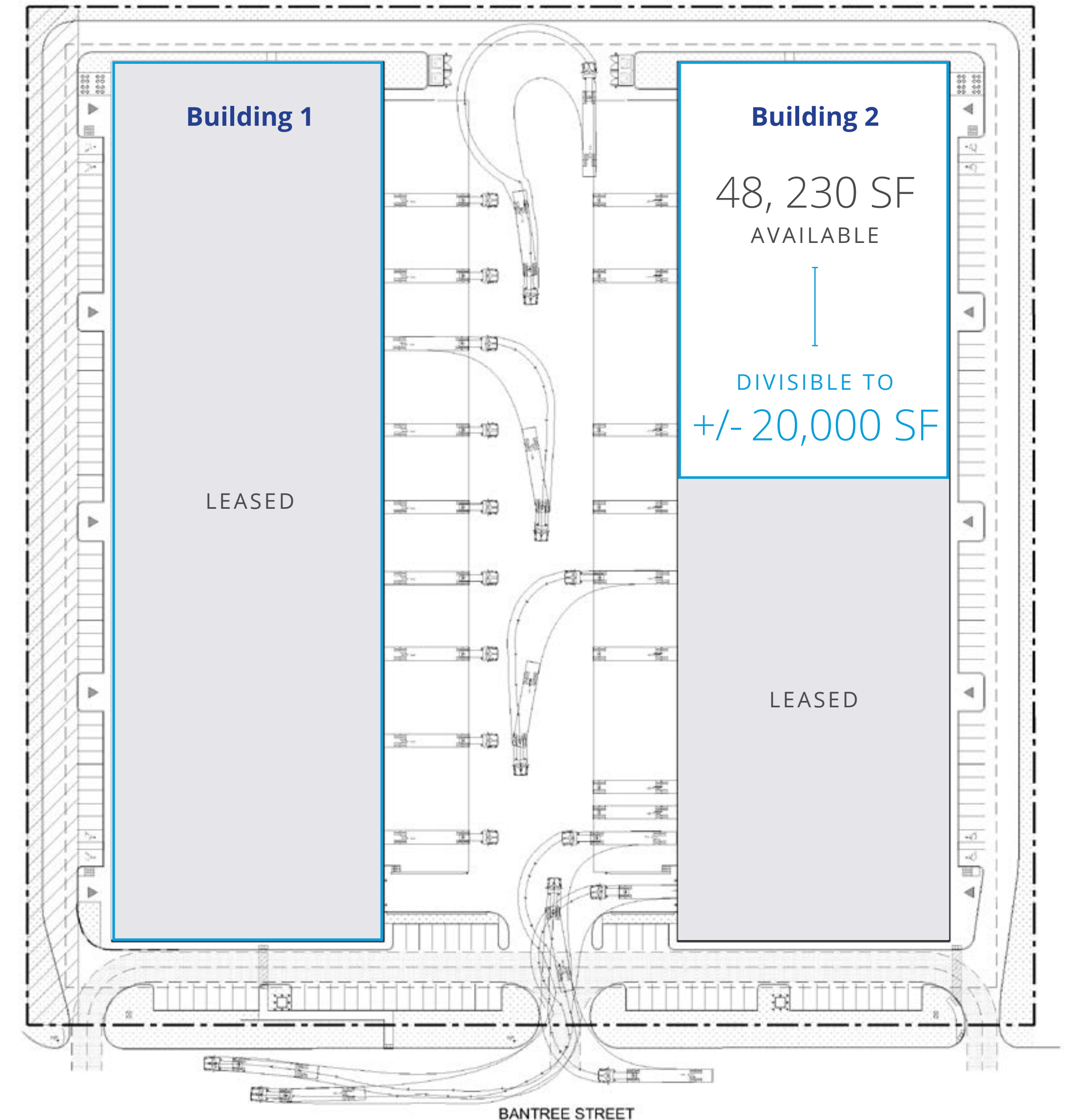


Ready for
Tenant Fixturing

Space to Grow *Your Business*

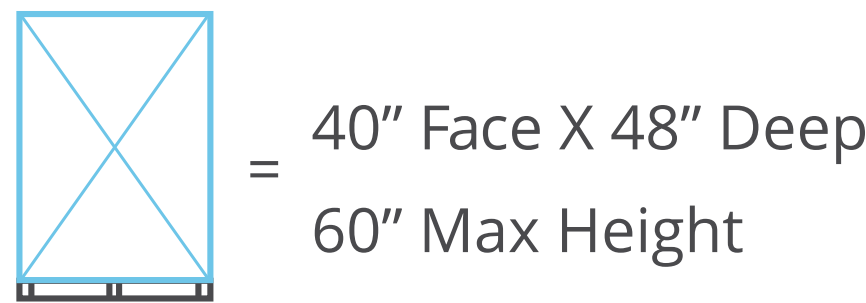
Specifications

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

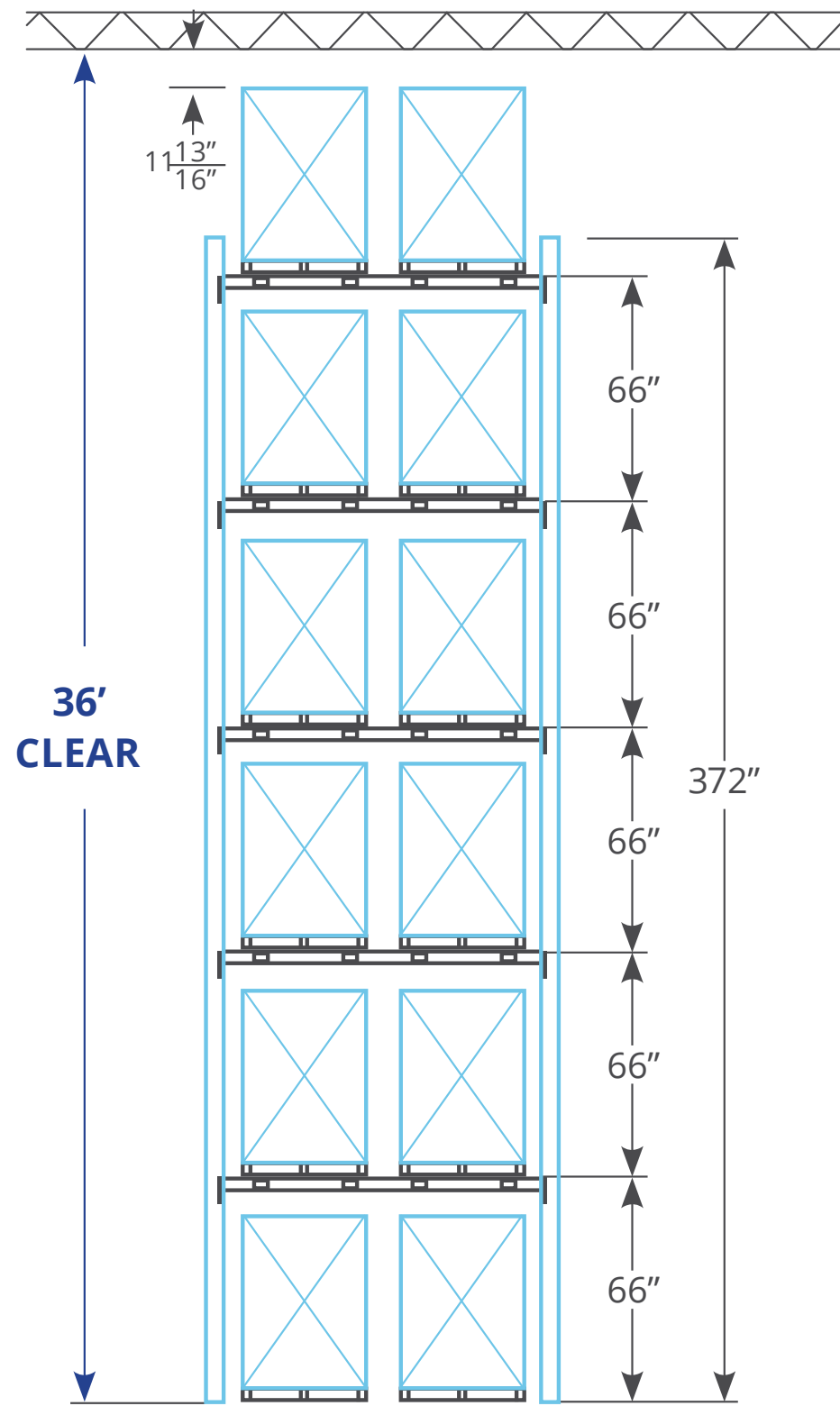


Pallet Capacity By Clear Height

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

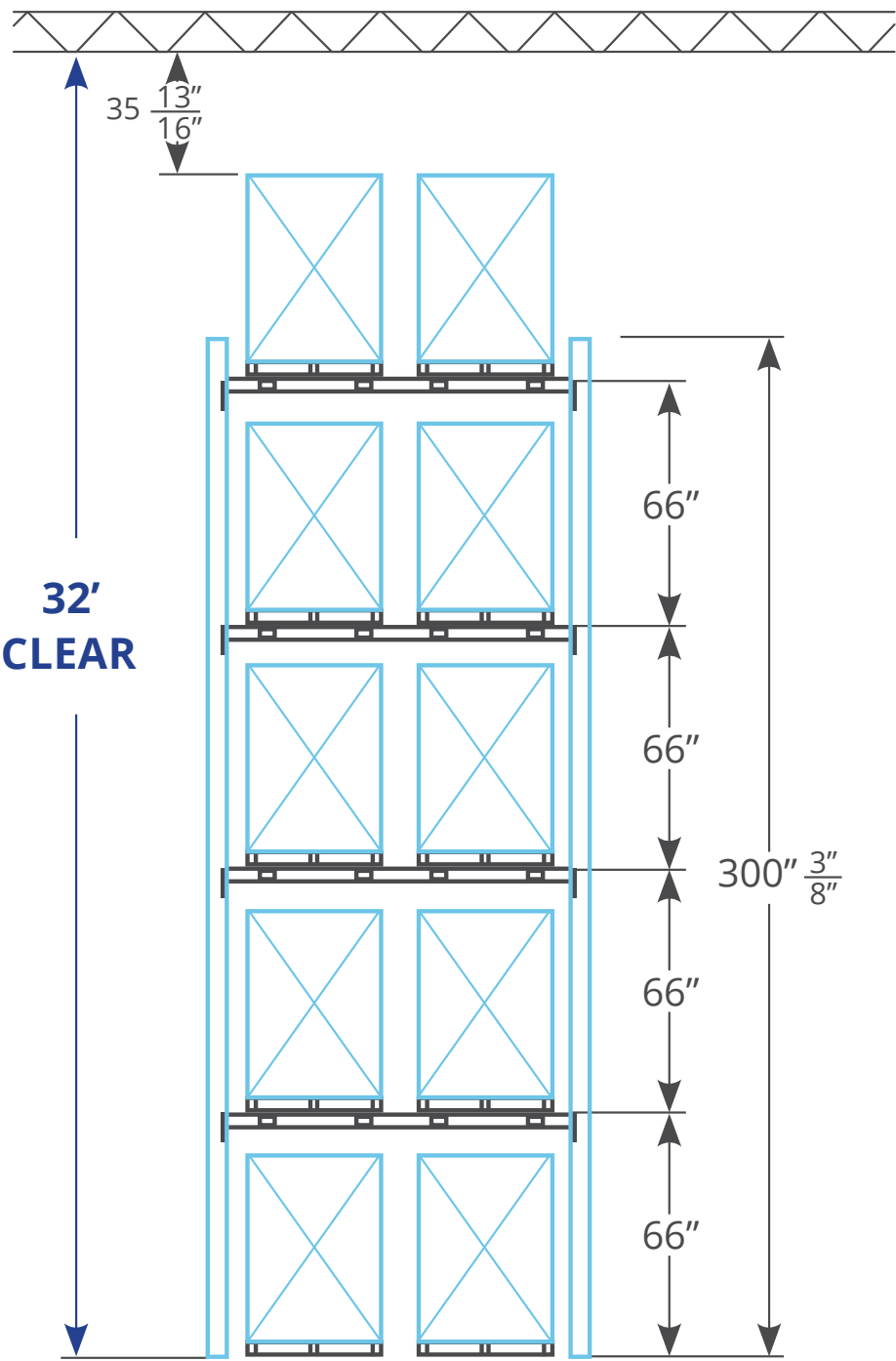


— 2101 & 2105 Bantree Street —

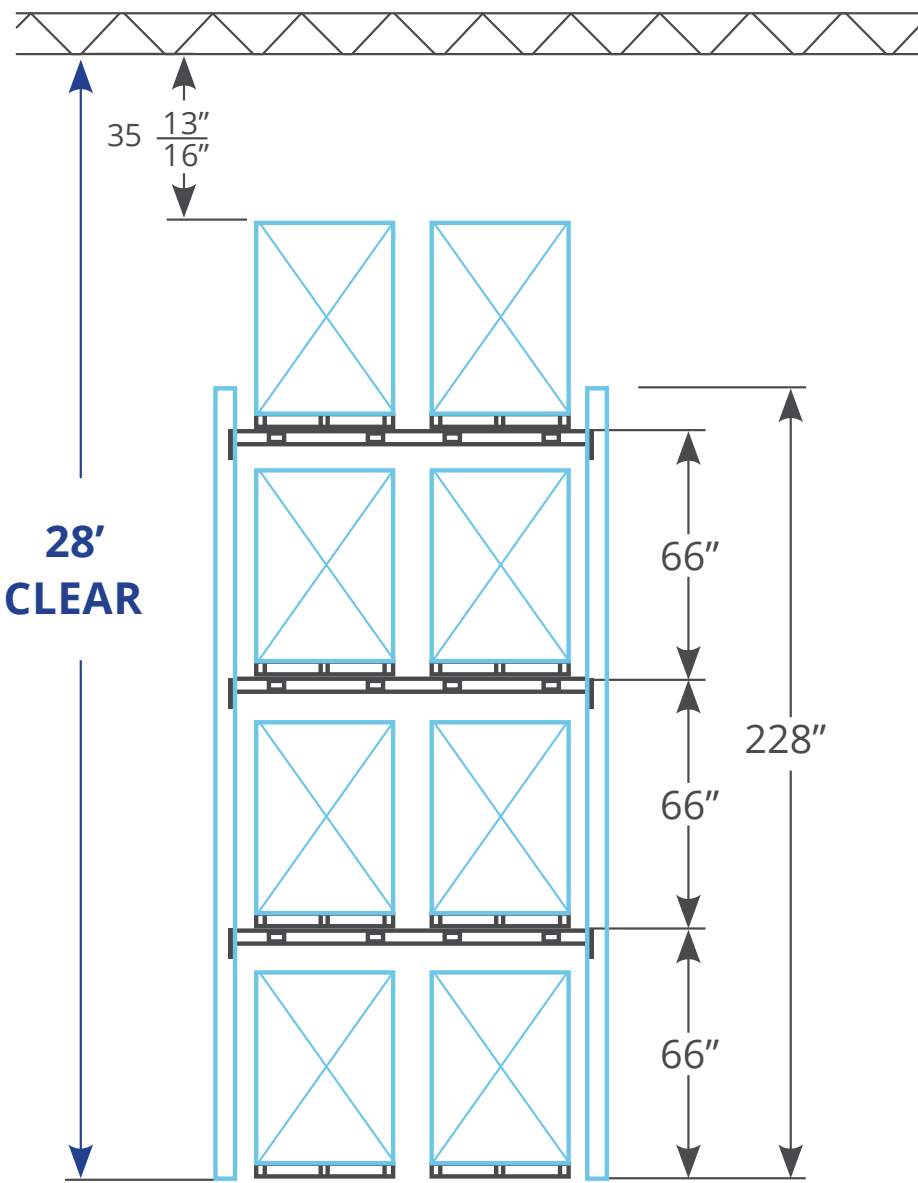


PALLET PER RACKING BAY = 12

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

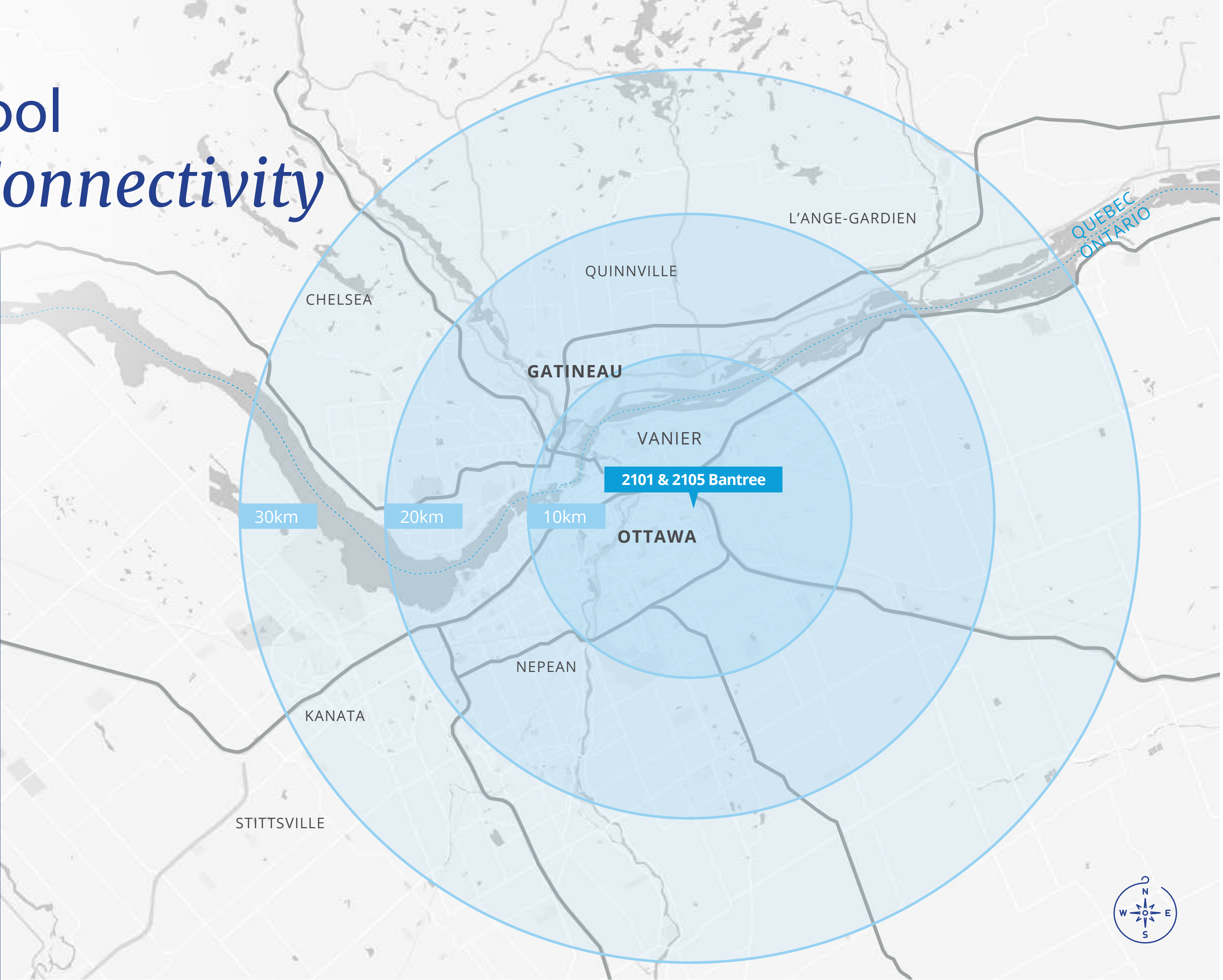
 Total Population	481,640
 Total Daytime Population	674,414
 Average Household Income	\$109,575
 Total Households	212,841
 Labour Participation Rate	65.0%
 Labour Employment Rate	92.9%

20 KM RADIUS

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

30 KM RADIUS

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



Thriving Business Community

The surrounding area boasts an abundance of amenities, including shopping centers, restaurants, and hotels, making it a convenient location for employees and clients alike.

10-Min Drive Access

Corporate Neighbours

- Canada Post Distribution
- Coca-Cola Refreshments
- Amazon Warehouse
- Farm Boy Distribution Centre
- Fedex Operations Centre
- Purolator
- Parsons Corporation
- Gentek Building Products
- Westmount Moving
- Metro Distribution Centre
- Benson Autoparts
- Boyd Moving & Storage
- FedEx Canada
- Sunbelt Rentals
- Cintas Canada
- Keystone Automotive

Restaurants & Cafes

- Broadway Bar & Grill
- Harvey's
- Tim Horton's
- Wendy's

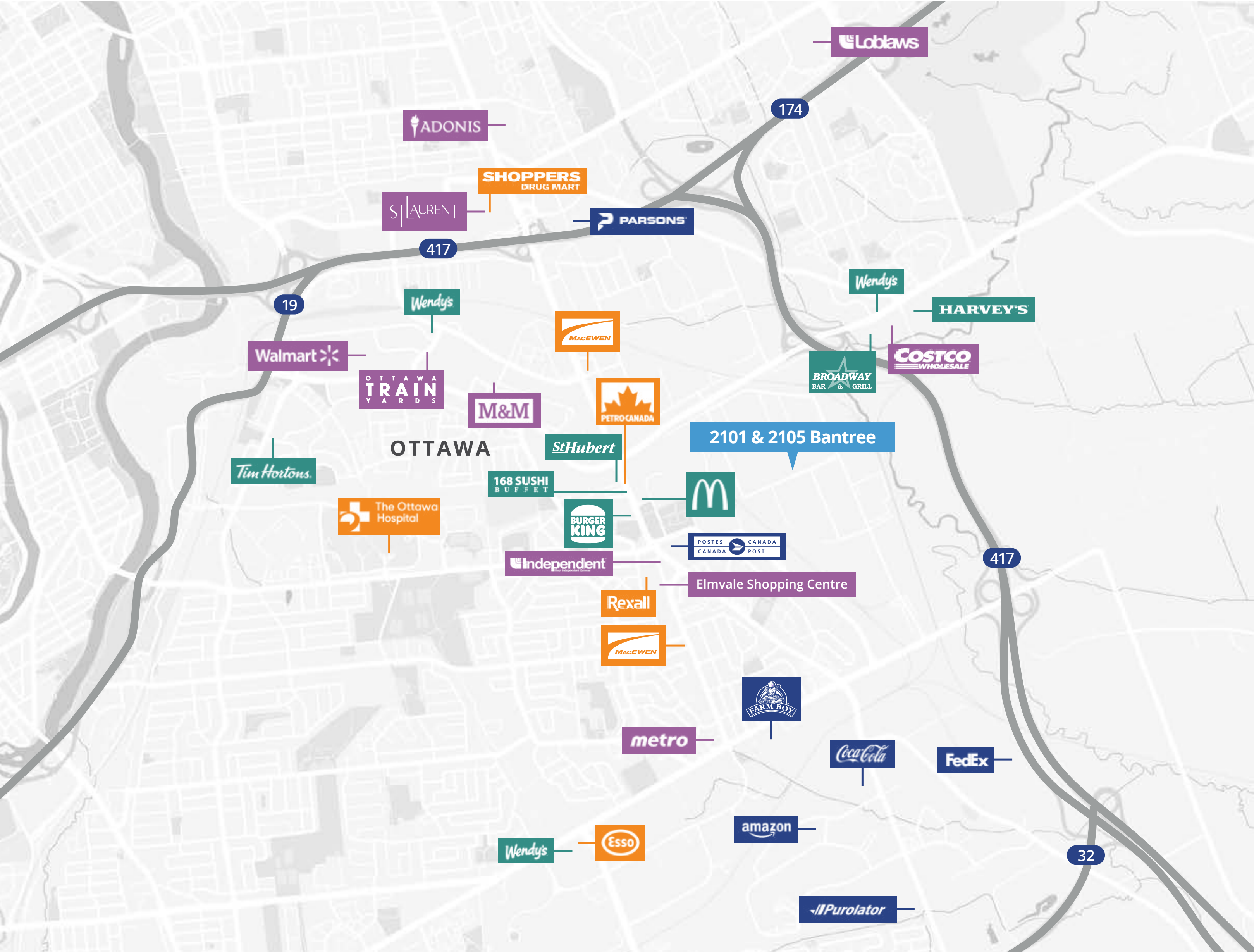
Shopping & Grocery

- Elmvale Shopping Centre
- Costco Business Centre
- Ottawa Train Yards
- St. Laurent Shopping Centre
- Independent
- M&M Food Market
- Walmart Supercentre
- Loblaws
- Adonis
- Metro

Services and Conveniences

- The Ottawa Hospital
- Petro-Canada
- Esso
- MacEwen
- Rexall
- Shoppers Drug Mart

- McDonald's
- Rôtisserie St-Hubert
- 168 Sushi
- Burger King



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.



For Lease

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