



**CUSHMAN &  
WAKEFIELD**  
Ottawa

**\$2,150,000**



**FOR SALE**

**~12.99 ACRES**

**INDUSTRIAL DEVELOPMENT LAND**

**375**

**TOWNLINE ROAD  
KEMPTVILLE, ON**

\*Property outline is approximate

# 375 TOWNLINE ROAD

## OVERVIEW

Cushman & Wakefield Ottawa has been retained as the exclusive agent by Raymond Chabot Inc. as the court-appointed receiver of 2844671 Ontario Inc. (the “Receiver”), and is pleased to offer for sale a 100% freehold interest in 375 Townline Road in Kemptville, Ontario (the “Property”). The Property comprises ~12.99 acres of industrial development land in the Municipality of North Grenville. Zoned M – Industrial, the Property is ideal for an owner-occupier or investor looking to develop an industrial facility.

Located 1.4km from the Highway 416 on-ramp, the Property is ~40 minutes from downtown Ottawa and 21 minutes from Highway 401, providing easy access to major markets such as Toronto, Montreal and Kingston, as well as surrounding Eastern Ontario communities. Portions of the site have been cleared of trees, offering flexibility for future industrial development.

## INVESTMENT HIGHLIGHTS

- **Strategic Location** — Immediate access to Highway 416 and proximity to Highway 401 provide efficient connections to Ottawa, Toronto, Montreal, Kingston and surrounding Eastern Ontario communities.
- **Industrial Development Opportunity** — ~12.99 acres with M-Industrial zoning provides scale and flexibility for a range of industrial uses.
- **Owner-Occupier Opportunity** — An owner-occupier can develop a facility tailored to its operations, own the underlying real estate and gain greater control over long-term occupancy costs and future expansion.
- **Investor and Developer Opportunity** — An investor or industrial developer can acquire a sizeable zoned parcel and create value by advancing an industrial development for future lease or sale.
- **Cleared Site Area** — Portions of the Property have been cleared of trees, providing greater visibility into its potential development area.



**~12.99 Acres**  
Site Area



**M-Industrial**  
Zoning



**~40 Minute Drive**  
Downtown  
Ottawa



# PROPERTY HIGHLIGHTS

|                   |                                   |
|-------------------|-----------------------------------|
| MUNICIPAL ADDRESS | 375 Townline Road, Kemptville, ON |
| SITE AREA         | ~12.99 Acres                      |
| ZONING            | M-Industrial                      |
| MUNICIPALITY      | Municipality of North Grenville   |

The Property comprises ~12.99 acres of M-Industrial zoned land within the Municipality of North Grenville. Its size and industrial zoning provide flexibility for a purchaser to plan a development that responds to its intended use, operational requirements and long-term objectives. An owner-occupier could develop and own a facility for its business, creating greater control over occupancy costs, future expansion and the underlying real estate. An investor or developer could acquire the land and advance an industrial project for future lease or sale. Portions of the site have been cleared of trees, helping to streamline initial site preparation and reduce potential development costs.



# AMENITY MAP



## LOCATION OVERVIEW

Kemptville is a growing community within the Municipality of North Grenville, located ~40 minutes south of downtown Ottawa. North Grenville had a population of 17,964 in 2021, representing growth of 9.2% since 2016. This continued growth is expanding the local workforce, customer base and demand for employment lands, commercial services and industrial space.

As the municipality's primary commercial and employment centre, Kemptville offers an established mix of businesses, retail amenities, professional services and community infrastructure. The broader Leeds and Grenville region also benefits from a strong manufacturing sector supported by established transportation, logistics and warehousing industries, creating a solid foundation for continued industrial growth.

The Property is located immediately east of Highway 416, ~40 minutes from downtown Ottawa and 21 minutes from Highway 401. This location provides efficient access to Ottawa, Kingston and surrounding Eastern Ontario communities, with connections to major markets such as Toronto and Montreal. For owner-occupiers, this accessibility supports employee recruitment, daily operations and regional distribution. For investors and developers, Kemptville's growing population, expanding business base and strategic highway access broaden the potential tenant and purchaser pool for a future industrial development.





\*Property outline is approximate

## CONTACT

**NATHAN SMITH**  
Executive Vice President  
Broker  
+1 613 780 1577  
[nsmith@cwottawa.com](mailto:nsmith@cwottawa.com)

**SCOTT BROOKER**  
Vice President  
Sales Representative  
+1 613 780 1582  
[sbrooker@cwottawa.com](mailto:sbrooker@cwottawa.com)

**ADAM FREEDMAN**  
Associate  
Sales Representative  
+1 613 780 1598  
[afreedman@cwottawa.com](mailto:afreedman@cwottawa.com)

©2026 Cushman & Wakefield Ottawa. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD OTTAWA IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.



**CUSHMAN &  
WAKEFIELD**  
Ottawa