

FOR SALE

TWO INDUSTRIAL BUILDINGS TOTALING ~21,000 SF

Available with Vacant Possession or Sale-Leaseback

4048 COUNTY ROAD 43 KEMPTVILLE, ON

4048 County Road 43, Kemptville

OVERVIEW

Cushman & Wakefield Ottawa is pleased to offer for sale a 100% freehold interest in 4048 County Road 43 in Kemptville, Ontario (the "Property"). The Property comprises ~21,000 square feet (SF) across two industrial buildings, consisting of a ~15,000 SF main building and a ~6,000 SF secondary building, situated on ~5.31 acres of land in the Municipality of North Grenville. The Property is being offered with vacant possession or a potential sale-leaseback arrangement, providing flexibility for both owner-occupiers seeking to establish or expand their operations and investors seeking an income-producing opportunity.

Strategically located along County Road 43, just east of the Highway 416 interchange, the Property benefits from excellent visibility and convenient access to Ottawa to the north and Highway 401 to the south. The location provides connectivity to the National Capital Region, Eastern Ontario and major transportation corridors, supporting industrial operations. The Property is zoned C3-25 – Highway Commercial and offers substantial yard space for outdoor parking, storage and operational requirements, with potential for future expansion subject to municipal approvals.

INVESTMENT HIGHLIGHTS

- **Vacant Possession or Sale-Leaseback** – Flexible offering providing an opportunity for owner-occupiers to establish operations or investors to acquire the Property with potential rental income through a negotiated sale-leaseback arrangement.
- **Functional Industrial Improvements** – ~21,000 SF across two buildings, offering flexibility for a range of industrial uses.
- **Significant Excess Land** – The ~5.31-acre site offers ample space for parking, outdoor operational requirements and potential future expansion, subject to applicable zoning provisions.
- **Flexible Zoning** – C3-25 Highway Commercial zoning permits a variety of commercial and industrial-related uses, accommodating a broad range of potential owner-occupiers.
- **Strategic Location** – Prominent positioning along Highway 43 with convenient access to Highway 416, providing connectivity to Ottawa, the Highway 401 corridor and surrounding Eastern Ontario markets.



~21,000 SF
Total Industrial Buildings Area



C3-25 Highway Commercial
Zoning



~40 Minute Drive
Downtown Ottawa

PROPERTY HIGHLIGHTS

MUNICIPAL ADDRESS	4048 County Road 43, Kemptville, Ontario
SITE AREA	~5.31 Acres
ZONING	C3-25 Highway Commercial
MUNICIPALITY	Municipality of North Grenville
TOTAL BUILDING AREA	~21,000 SF
MAIN BUILDING	~15,000 SF
SECONDARY BUILDING	~6,000 SF
OCCUPANCY	Vacant or Lease-Back

The Property comprises two industrial buildings totalling approximately 21,000 SF, situated on a 5.31-acre site along County Road 43. Offered with vacant possession or a potential sale-leaseback arrangement, the Property provides flexibility for owner-occupiers seeking to establish or consolidate operations, as well as investors seeking an income-producing opportunity. The two-building configuration can accommodate varying operational requirements, while the substantial yard area supports outdoor parking, storage and potential future expansion, subject to municipal approvals.

The Property is zoned C3-25 – Highway Commercial Exception under the Municipality of North Grenville's Zoning By-law, permitting a broad range of commercial and industrial-related uses, including warehousing, contractor's yards, trades establishments, transportation depots, equipment sales and repair, and wholesale operations. Combined with its proximity to Highway 416, substantial yard area and two-building configuration, the Property is well positioned to accommodate a variety of contractors, service-commercial businesses and warehouse operators, subject to applicable zoning provisions.





LOCATION OVERVIEW

Kemptville is a growing community within the Municipality of North Grenville, located ~40 minutes south of downtown Ottawa. The community serves as an established commercial and employment centre for the surrounding area, providing access to a local workforce, retail amenities, restaurants, financial institutions and other services that support businesses and their employees.

The Property is strategically located along County Road 43, immediately east of the Highway 416 interchange, providing convenient highway access and connectivity to the broader Eastern Ontario region. Highway 416 connects north to Ottawa and Highway 417, and south to Highway 401, providing efficient access to major transportation and distribution corridors. Downtown Ottawa is a ~40-minute drive, while the Highway 401 interchange is ~25–30 minutes south.

The Property also benefits from its proximity to Kemptville's principal retail and commercial corridor, with nearby amenities including Walmart, Canadian Tire, Staples, grocery stores, banks, restaurants and other services. This combination of highway accessibility, local amenities and substantial site area positions the Property as an attractive alternative to Ottawa's more established industrial markets for businesses seeking convenient regional connectivity and space for their operations.

Demographics

Population	17,964
Population Growth	9.2% (2016 - 2021)
Labour Force	9,440
Average Unemployment	5-6%
Median Age	46



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Brokerage, Independently Owned and Operated

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