

## 250 SIDNEY STREET CITY OF BELLEVILLE

# WAREHOUSE / MANUFACTURING / OFFICE SPACE

**FOR LEASE** 





Upgraded space for Lease in multi-tenant facility. Permitted uses include office, warehouse and manufacturing. Great location with close proximity to HWY 401. Lots of extras.



#### **LOCATION**

- · Located in the City of Belleville
- 1.5 hours east of Toronto
- Close proximity to HWY 401
- Greater Bay of Quinter Population 223,000
- · City of Belleville located on the Bay of Quinte



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# MANUFACTURING / WAREHOUSE / OFFICE SPACE FOR LEASE

Available Space: 5,000 sf

Lot Size: +/- 33 Acres

**Property Type:** Industrial

Frontage: 781 ft of frontage on Sidney

Street

Parking: +/- 10 Acres of fully paved lot

Sprinklered: Yes

Air Conditioned: Yes, fully

Former Use: Nortel Facility

Distance to HWY: 5km to HWY 401





#### **Extras:**

- · Electronic Brochure with Photos and Details
- · Soccer and Baseball Field
- Generator / UPS
- Full Fitness Area for Employees
- · Games Rooms for Employees

#### **Comments:**

Other tenants include Avaya, Nesda Technologies, DND and Metroland. Office in incredible condition. Many upgrades over the last few years.

#### **LEASE RATE**

Starting at \$8 psf - GROSS Includes TMI, Water, Hydro and Gas

#### **PROPERTY CONTACT**

Frank Mondelli Toronto Capital **Tel:** 647-938-7595

#### **REAL ESTATE CONTACT**

Joe Shunock, Sales Person Ekort Realty Ltd., Brokerage

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#### **COMMUNITY CONTACT**

Chris King, Ec. D. Chief Executive Officer

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