

**CALL CENTRE /
RETAIL BUILDING
SPACE**

FOR LEASE



AVAILABLE IMMEDIATELY

36,721 sf Commercial Building Space for lease in multi-unit off/retail building. Capable of up to 430 Call Centre positions.

LOCATION

- Located in the City of Belleville
- 1.5 hours east of Toronto
- +/- 3 minutes to HWY 401
- +/- 5 minutes to HWY 62
- Greater Bay of Quinter Population 236,000



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**610 DUNDAS STREET, UNIT 3
CITY OF BELLEVILLE**

Total Building Size: +/- 50,000 sq.ft.

Available Space: 35,721 sq.ft.

Zoning: Commercial C3-54 (10245)

Condition of Building: Excellent

Parking: +/- 300 spots

Construction: brick/block

Shipping: 1 Double Man ship door/Docks possible

Internet: TELUS Fibre

Gas: Existing

Water/Sewage: Municipal

Electricity: Municipal (Elexicon)
600V / 800Amp / Generator
(TBV)

COMMENTS:

- Long Frontage on Dundas Street
- Ideal for Call Centre or company who requires office space of this size
- Area re-developing, possibility of new housing across the street
- Belleville Lions Club has been a tenant for +/- 21 years (Bingo).
- Daycare/family service another tenant
- Additional desintation tenants may be added
- Space includes reception area, cafeteria, washrooms, lockers for staff, large open area with desks and partitions, boardrooms and offices for senior staff.
- Owner is open to building onto existing building, increasing footprint from 35,271 sq. ft. to 50,000 sf. ft.

LEASE RATE:

\$19.00 psf net
TMI \$4.50 psf

PROPERTY CONTACT

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COMMUNITY CONTACT

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