



# New Light Industrial Units

— For Lease —



## 296 University Avenue, City of Belleville Light Industrial Units B & C for Lease

Excellent location with easy access to Highway 401 exit 544, located within just 1.5 kilometers and 3 minutes by vehicle.

**Unit B: 3,879 +/- sf    Unit C: 3,681 +/- sf    Total: 7,560 +/- sf**



### ← Location Highlights

1.5 hour east of Toronto

Excellent proximity to Highway 401

More than 47 million people live within 500 kilometres (310 miles) of the Bay of Quinte and more than half of North America's industrial markets are within a day's truck run.

Population 236,000 (Greater Bay of Quinte Region)

The area includes a wide range of multi-national distribution and manufacturing companies, including FedEx, Procter & Gamble, Kellogg's, Magna International, JBS Foods and Cascades.



**BAY OF QUINTE**  
ECONOMIC DEVELOPMENT

Discover the Bay of Quinte advantage  
at [QuinteDevelopment.com](http://QuinteDevelopment.com) or email  
Chris at [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)

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## Property Overview

### Building and Land

Unit B: 3,879 +/- sf

Unit C: 3,681 +/- sf

Total: 7,560 +/- sf

Zoned: M1-2 (Restricted Industrial)

Ceiling: 20 ft

Drive in Door (Unit C): 10' x 12' ft

Dock Level Door (Unit B): 8' x 9' ft

Parking: 42 surfaced

### Utilities

Water: Municipal

Utility Sewer: Municipal

Electricity: Elexicon

### Permitted Uses

- light manufacturing, assembling, processing and for fabricating of goods and materials;
  - warehousing and storage of goods, but not including salvage yards;
  - wholesale business;
- 2002-165
- research and development facility;
  - training facility and/or commercial school;
  - business, professional and/or administrative office;
  - printing and/or publishing establishment;
  - commercial and/or industrial rental/service

- commercial and/or industrial rental/service business;
  - industrial and office equipment sales, rental, supply and service; and
  - business and industrial incubator;
- 2019-62
- public use.

### Highlights

- In-floor heating.
- Exterior concrete pad in dock area heated.
- Air conditioning throughout premises.
- Close proximity to Belleville's main retail hub with many amenities including: The Quinte Mall, Canadian Tire, Shoppers Drug Mart, Starbucks, Shell, LCBO, No Frills and more.





## Property Overview

### Lease Information

Base Rent: \$13.00 psf

Additional Rent (estimated 2023): \$5.00 psf

Utilities: Paid by tenant

### Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

Tel: (613) 961-7990

Email: [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)

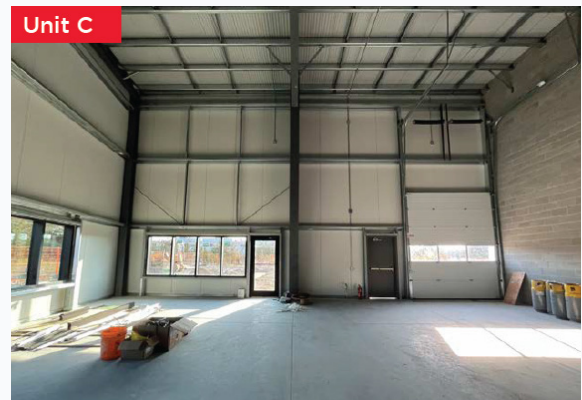
### Property Contact

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# Site Plan

