



New Light Industrial Units

— For Lease —

**296 University Avenue,
City of Belleville**

**Excellent location with easy access to Highway 401
exit 544, located within 1.5 kilometers**

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, WK Kellogg Co, Magna International, JBS Foods and Amazon.



BAY OF QUINTE
ECONOMIC DEVELOPMENT

Discover the Bay of Quinte advantage
at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com

The information above has been obtained from sources believed reliable. While we do not doubt accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All figures used are in Canadian dollars.



Property Overview

Building and Land

Unit B: 3,879 +/- sf

Unit C: 3,681 +/- sf

Total: 7,560 +/- sf

Zoned: IN2 - Service 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

Racking: Racking can be installed by Tenant if required

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, Shell, LCBO, No Frills and more.





Property Overview

Lease Information

Rent is \$12.50 psf net plus TMI, plus HST, plus gas, water & sewer. TMI (common costs) estimated for 2025 at \$4.00 psf (and includes Realty Taxes).

Tenant pays their share of hydro as billed by Landlord.

Community Contact

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Quinte Economic Development Commission

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Property Contact

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