



Refrigerated Warehouse Facility

— For Sale —

QUALITY TENANT IN PLACE UNTIL 2025



User / Investor Opportunity 160 Jamieson Bone Road, City of Belleville

144,840 sf on ~11.25 Acres with ~4 Acres of Excess Land



← 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 Procter & Gamble, Kellogg's, Magna International, JBS Foods and Cascades.



BAY OF QUINTE
ECONOMIC DEVELOPMENT

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

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Property Overview

Building and Land

Total Building Area: 144,840 sf
Warehouse Area: 138,680 sf (refrigerated)
Office Area: 6,160 sf
Zoning: M2 - General Industrial
Site Area: 11.25 acres
Clear Height: 25 ft
Shipping: 20 Truck level doors
Bay size: 25 ' x 40 '

Utilities

Water: Municipal
Utility Sewer: Municipal
Electricity: Elexicon / Verdian
Power: 3000 A @ 600V

Additional Features

- Quality Tenant in place until 2025
- Two storey office space includes open workspace, private offices, boardroom, lunchroom, lockers
- LED lighting, battery charging stations
- Well-equipped docks: levelers, trailer restraints, control systems
- Fully sprinklered
- Ample truck turning radius and employee parking
- Security fencing and alarm system
- Racking available

Asking Price

\$28,475,000.00
Taxes 2023: \$213,863.43

Community Contact

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Property Contact

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Property Gallery

