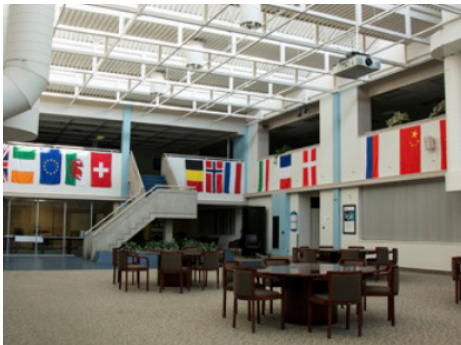


**WAREHOUSE /  
MANUFACTURING /  
OFFICE SPACE  
  
FOR LEASE**



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

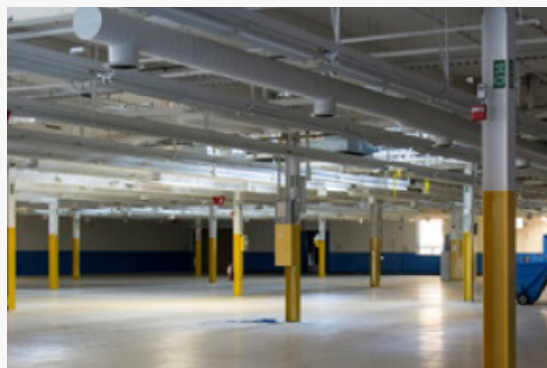
Frank Mondelli  
Toronto Capital  
**Tel:** 647-938-7595

## REAL ESTATE CONTACT

Joe Shunock, Sales Person  
Ekort Realty Ltd., Brokerage  
**Tel:** 613-920-0011  
**Email:** joe.shunock@gmail.com

## COMMUNITY CONTACT

Chris King, Ec. D.  
Chief Executive Officer  
Quinte Economic Development Commission  
**Tel:** 613-961-7990  
**Email:** chris@quintedevelopment.com



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