

**57-75 CANNIFTON RD.
UNIT 3
CITY OF BELLEVILLE**

**INDUSTRIAL
BUILDING
SPACE
FOR LEASE**



Space for Lease in Industrial Multi-Unit Building. Zoned M1.



LOCATION

- Located in the City of Belleville
- 1.5 hours east of Toronto
- Close proximity to HWY 401
- Greater Bay of Quinte Population 223,000
- City of Belleville located on the Bay of Quinte



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INDUSTRIAL BUILDING SPACE FOR LEASE

Unit Size: +/- 2,437 sf

Available: TBD / Immediate

Building Type: Multi-Tenant Industrial

Zoning: M1

Acres: 2.13

Clear Height: 14' (TBV)

Shipping: 1 Drive In Door

Crane: Rails Rate @ 2 1/2 ton
/ No beam or hoist

Heating: Gas, Forced air closed

Power:
Pad mount transformers owned by
Veridian
(Separate metering for each unit)
(Electrician to verify internals/transformers)

Parking: Shared

Gas: Existing
Water: Municipal
Sewage: Municipal

LEASE RATE

\$15 psf net
TMI \$5.00 psf

PROPERTY CONTACT

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COMMUNITY CONTACT

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Crain rail with 2 1/2 ton capacity



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