



# Freestanding Industrial Facility

— For Sale —



## 7 Riverside Drive, City of Quinte West

54,995 SF on 3.93 Acres

Highway 401 Signage/Exposure

M1 Zoning, Restrictive Covenant in Place



### ← 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 Bay of Quinte Region includes a wide range of multi-national distribution and manufacturing companies, including FedEx, Procter & Gamble, WK Kellogg Co, Magna International, JBS Foods and Amazon.



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

Site Area: 3.93 Acres

Building Size: 54,995 sf

Warehouse Area: 49,706 sf, Total Area

6,000 sf Cooler storage, ceiling height 26' 10" clear

7,088 sf Mezzanine

Office Area: 5,289 sf, Total Area

3,190 sf Ground Level / 2,099 sf Second Floor

Loading Doors: 3 Truck level, 6 Drive in

Clear Height: 14' - 26' 10"

Sprinklers: Throughout

Zoning: M1 Zoning, Restrictive Covenant in place\*

\*Restrictive Covenant in place until 2121, prohibiting or restricting the sale and or produce (warehousing) of fluid milk, cheese, the transformation of milk or cream into non-frozen HTST, ice cream, yogurt, milkshakes, beverages, drinks, coffee, butter and beverages containing ingredients derived from plants that include vegetables, fruits, nuts, seeds and or legumes.

### Utilities

Power: 2,000 amp and 600 volt, Hydro One

Utility Sewer: Municipal

Water: Municipal

### Asset Highlights

- Freestanding Industrial facility
- Highway 401 signage/exposure
- Minutes away from Highway 401 providing excellent access throughout the Greater Golden Horseshoe and internationally
- Public transit accessible via County Road 4
- Drive through unloading/loading bay
- Accommodates 53' trailers

### Service Industrial Zone (M1)

The following uses are permitted in an M1 zone, subject to provisions, restrictions and or conditions further detailed in the zoning By-Law and the restrictive covenant in place.

Auction Sales Establishment	Motor Vehicle Parts Supply
Assembly Hall / Banquet Hall	Motor Repair Garage
Building Supply Outlet Business	Printing Establishment
Professional or Administrative Office	Recreational Equipment
Call Centre	Sales, Rental & Repair
Car Wash	Repair or Trade's persons
Commercial Fitness Centre	Shop
Commercial School	Research and Development
Commercial Self-Storage Facility	Retail Store, Accessory
Contractors Yard	Taxi Service Depot/Dispatch
Custom Workshop	Technology Industry
Industrial Use, Light	Trade and Convention Centre
Community Centre	Veterinary Clinic
Motor Vehicle Body Shop	Warehouse





## Property Overview

### Asking Price

For Sale: \$6,999,999.00

Realty Taxes: \$98,266.46 (2021)

### 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

Noah Frankel, Associate

Avison Young Commercial Real Estate Services Brokerage

Tel: (905) 283-2379

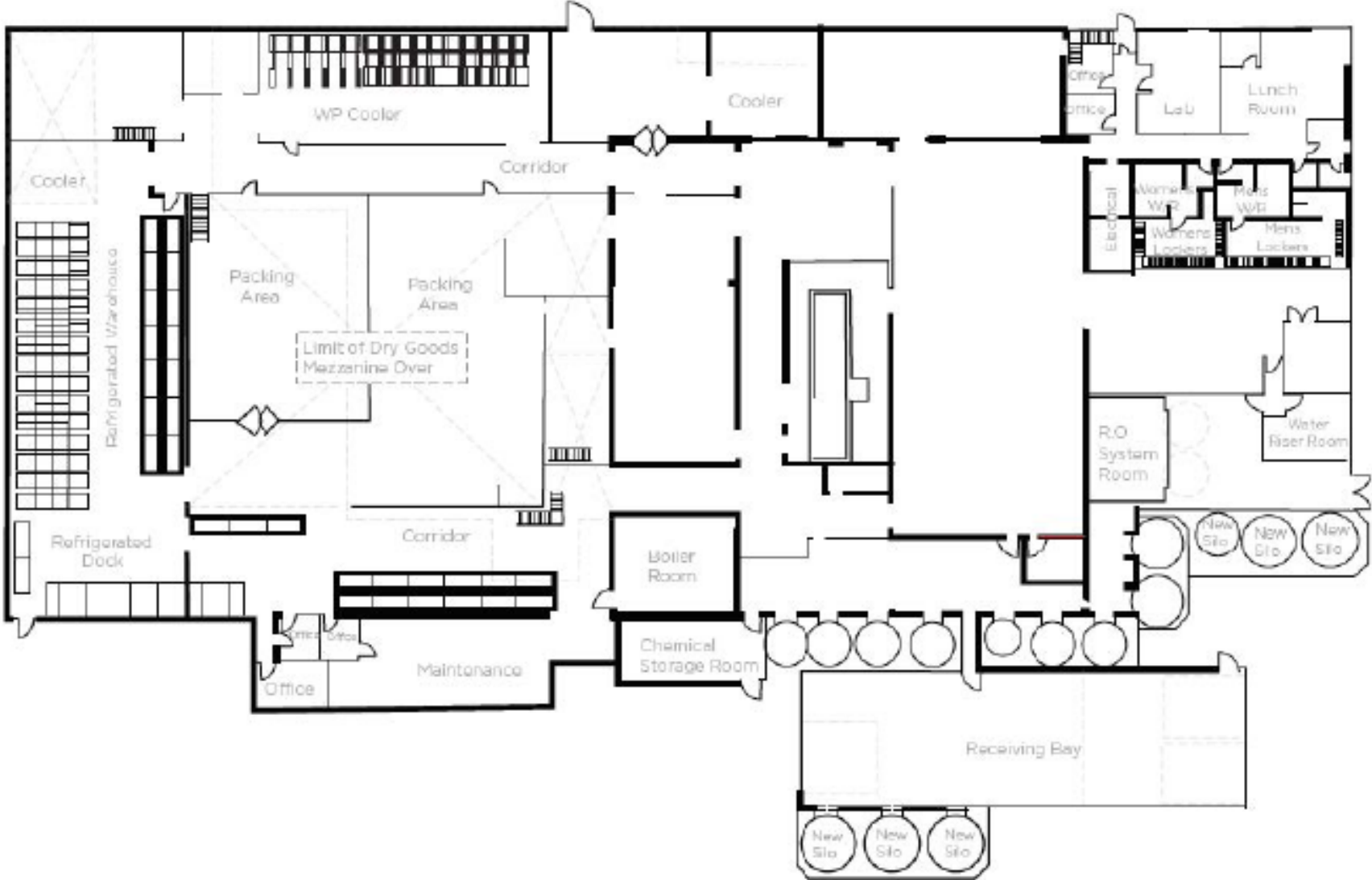
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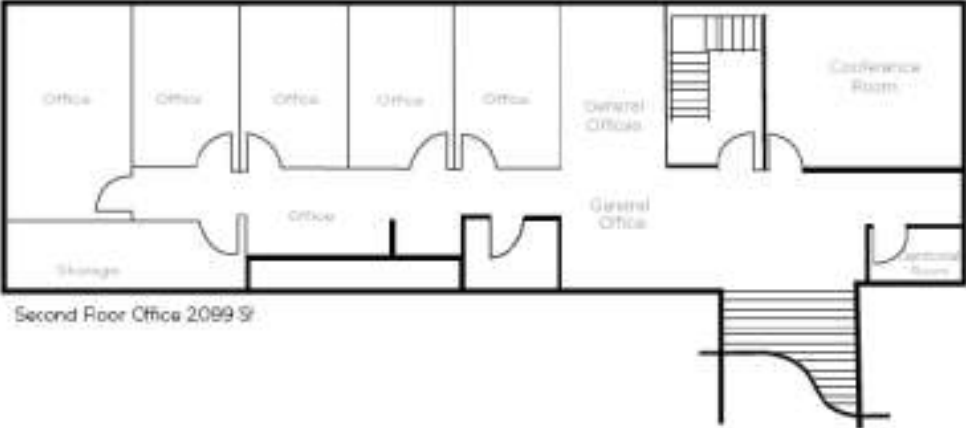
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ECONOMIC DEVELOPMENT

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MAIN LEVEL



# SECOND FLOOR OFFICES



# DRY GOODS

