



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.



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 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

Please Inquire

Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

Tel: (613) 961-7990

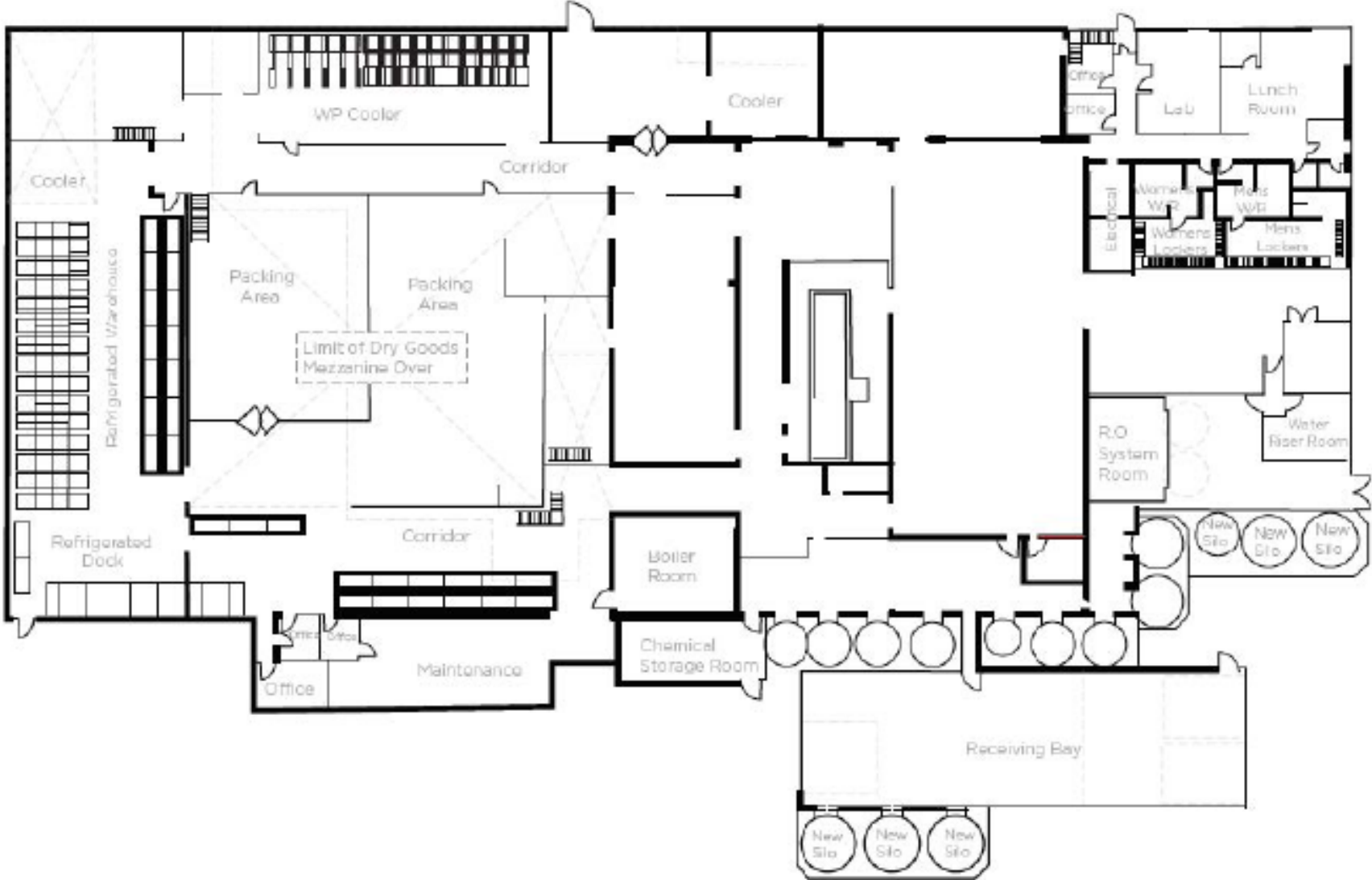
Email: chris@quintedevelopment.com



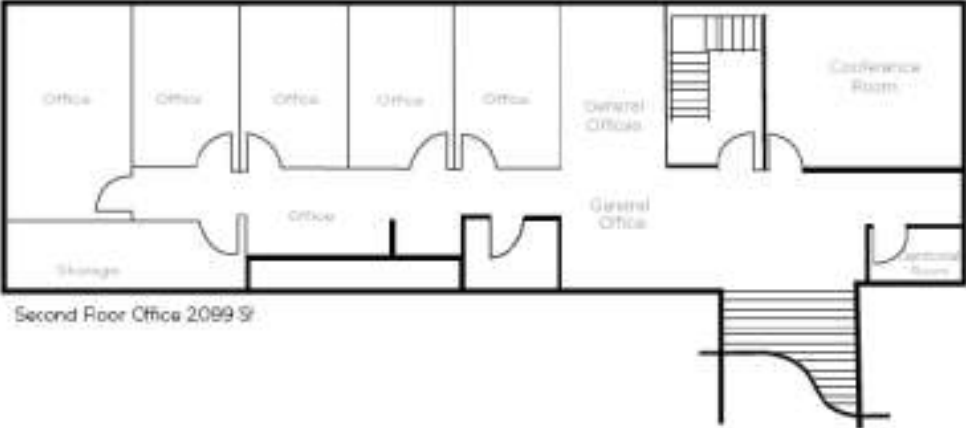
BAY OF QUINTE
ECONOMIC DEVELOPMENT

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

MAIN LEVEL



SECOND FLOOR OFFICES



Second Floor Office 2099 St

DRY GOODS

