



Freestanding Industrial Space

— For Lease —



7 Riverside Drive, City of Quinte West

45,808 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.



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at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com

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Property Overview

Building Details

Site Area: 3.93 Acres

Total Building Size: 54,995 sf

Available Space: 45,808 SF

Loading Doors: 3 Truck level

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

Highlights

- Freestanding Industrial facility
- 6,000 SF cooler storage @ 26' 10" clear
- Space to be given as is
- 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





Property Overview

Lease Information

Please Inquire

Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

Tel: (613) 961-7990

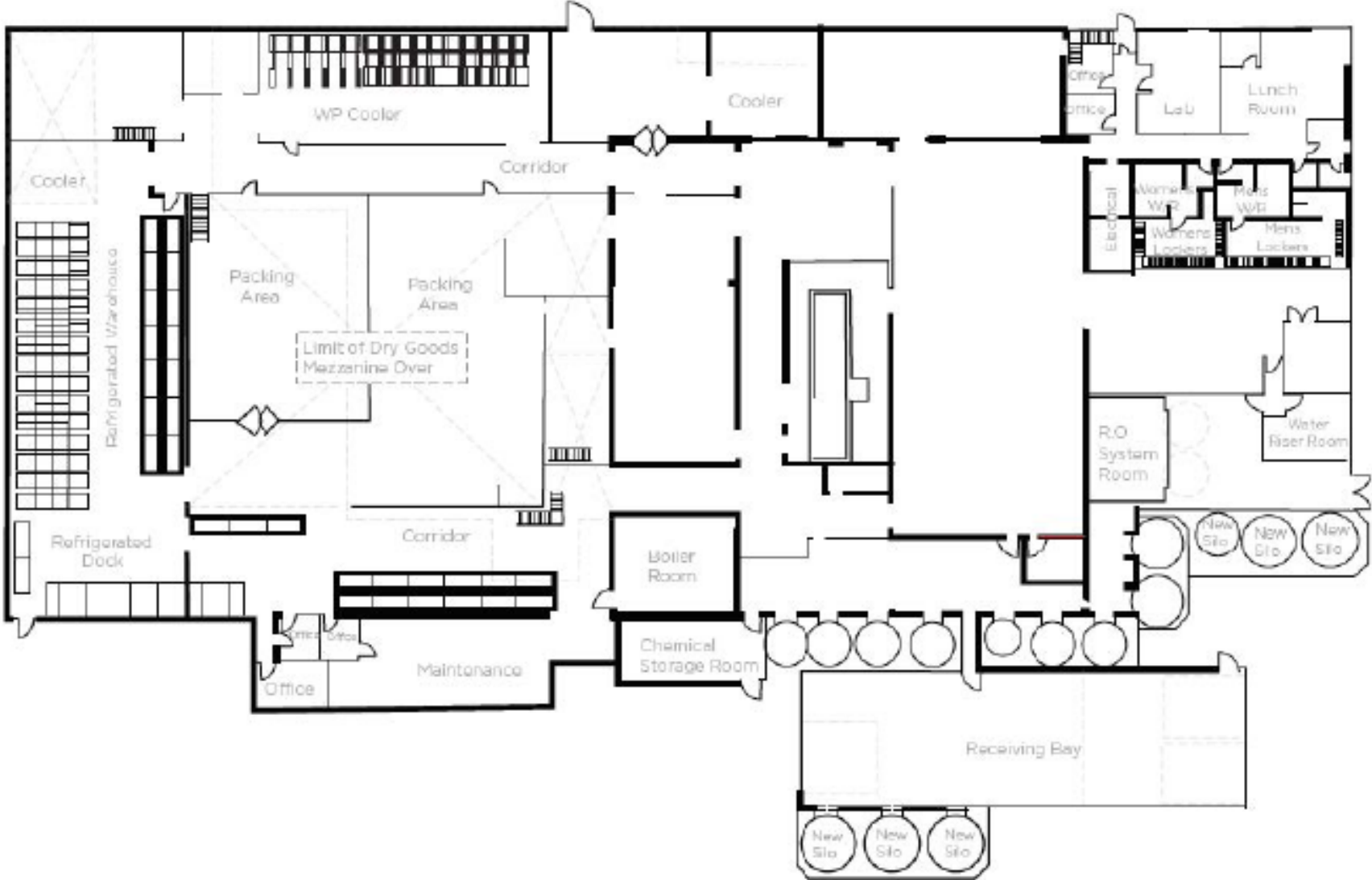
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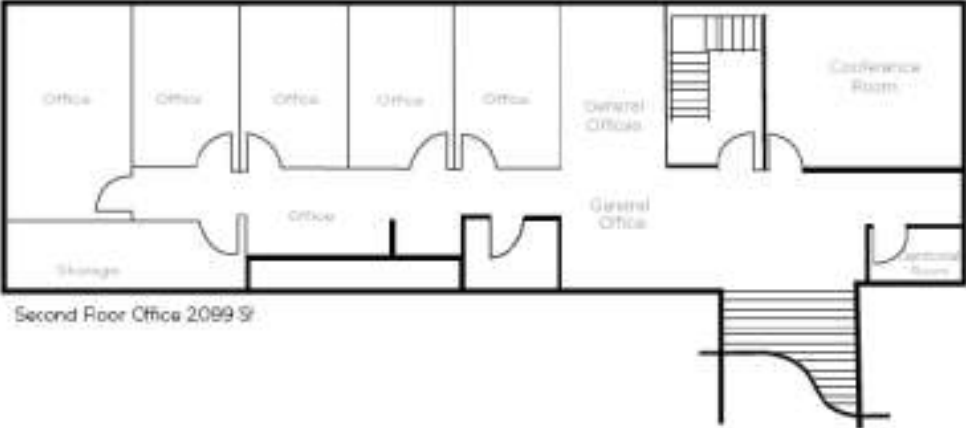
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MAIN LEVEL



SECOND FLOOR OFFICES



Second Floor Office 2099 St

DRY GOODS

