



# Bulk Distribution Space

— For Sublease —



**206,850 sq. ft. Well-Maintained Unit for Sublease -  
Located at 500 College Street East, City of Belleville**

**Excellent Clear Height & Proximity to Highway 401**



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



**BAY OF QUINTE**  
ECONOMIC DEVELOPMENT

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

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## Property Overview

**Available Size:** 206,850 sq. ft.  
**Office Area:** 4,500 sq. ft.  
**Zoning:** IN1 - 1 (General Industrial)  
**Clear Height:** 40'

**Heat Type:** Gas Forced Air Closed  
**Water:** Municipal  
**Sewer:** Municipal  
**Sprinklers:** Yes  
**Power:** 800 Amps/600Volts

**Shipping Doors:** 6 Truck Level doors with levelers  
1 Drive-In door

### Comments:

- Office area consists of approximately 5 offices, employee cafeteria, change rooms
- Ample trailer parking
- Racking for approx. 4,500 pallets can be included

## Sublease Information

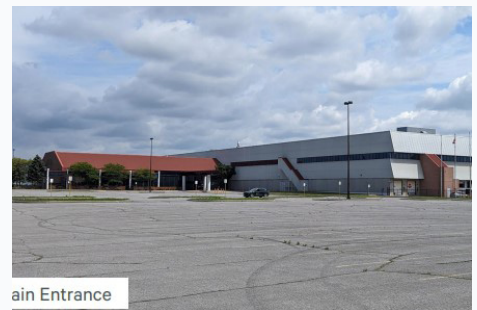
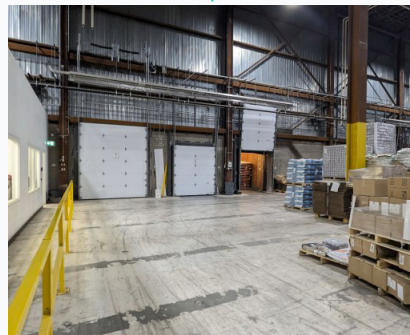
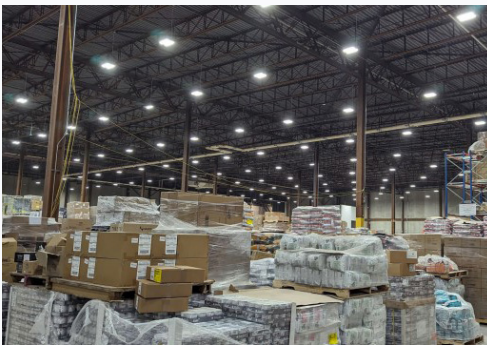
**Asking Rate:** \$8.00 Per Sq. Ft.  
**T.&O. (2024).** \$3.00 Per Sq. Ft.  
**Possession:** December 1 2024, or January 1 2025  
Sublease expires December 31 2031

## Community Contact

**Chris King, Chief Executive Officer**  
Quinte Economic Development Commission  
**Tel:** 613-961-7990  
**Email:** [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)

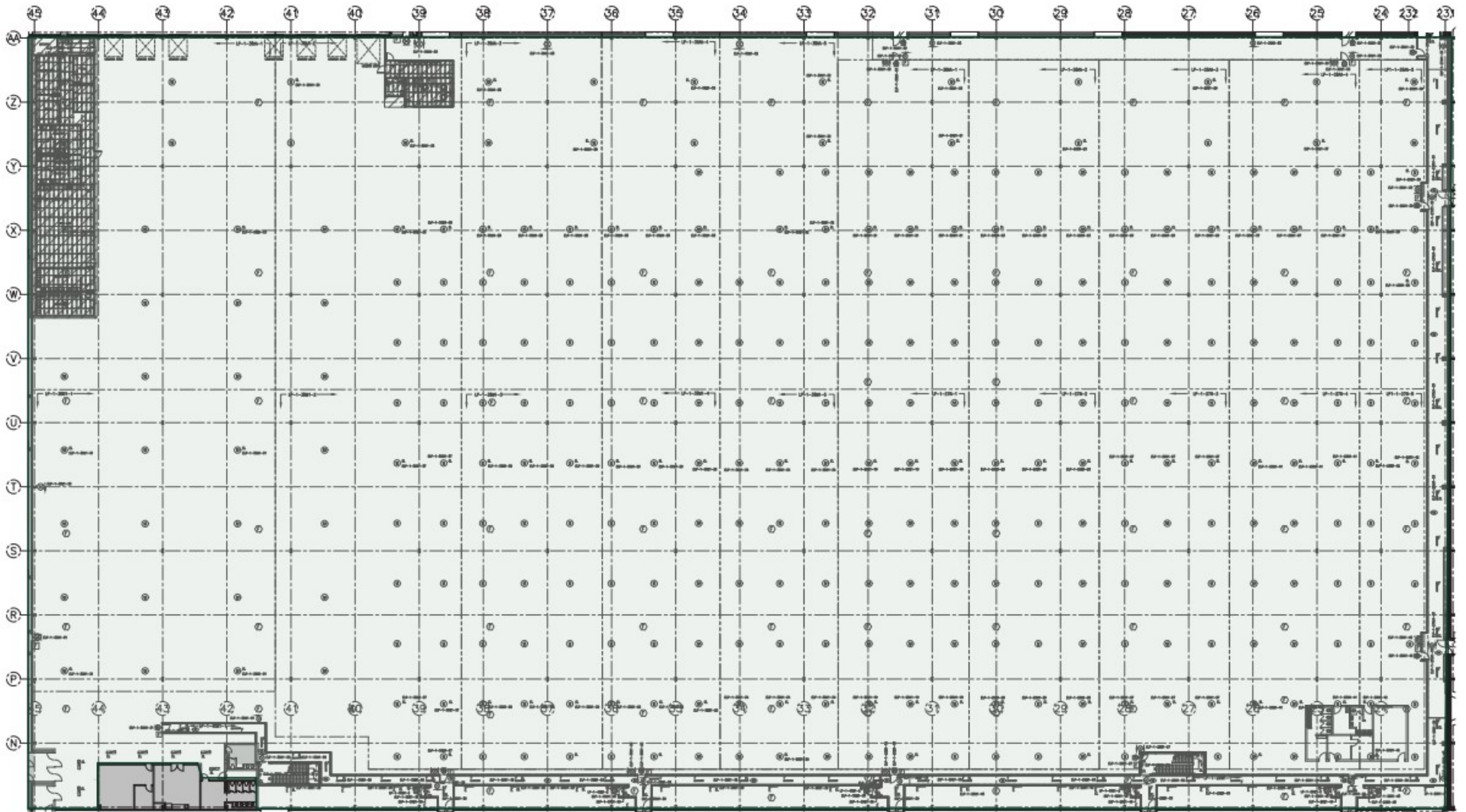
## Property Contact

**Gary Croke, Principal**  
Rogers & Trainor Commercial Realty Inc.  
**Tel:** 613-384-1997 x14  
**Email:** [gcroke@rtcr.com](mailto:gcroke@rtcr.com)



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45' BAY  
NEW WORK  
E101  
1200



Total Available Area - 206,850 SQ. FT.