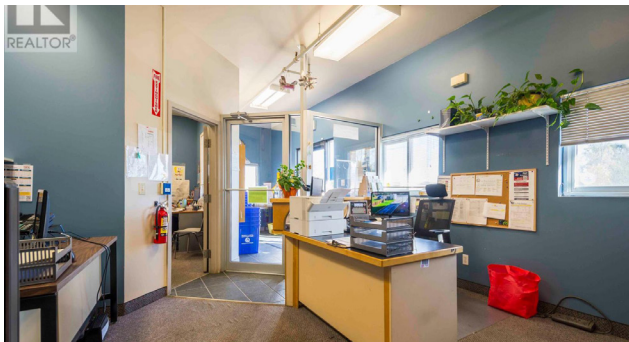


**INDUSTRIAL
BUILDING**

FOR SALE



23,757 sf. ft. industrial building for sale. Excellent proximity to Highway 401.



LOCATION

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



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270 WEST STREET, CITY OF QUINTE WEST INDUSTRIAL BUILDING FOR SALE

PROPERTY INFORMATION

Total Building Size: 23,757 sq. ft.

Industrial Space: 21,118 sq. ft.

Office Space: 2,639 sq. ft.

Zoned: M2

Current Use: Recycling Facility. Would suite a variety of similar manufacturing or laboratory uses.

Building Construction:

The building is a prefabricated steel frame structure on a poured concrete foundation. The exterior is clad in steel and the roof is steel.

Industrial Area Ceiling Height: 26 ft

Truck Doors: 2 truck-height doors (12x8 & 10x8)

Bay Doors: 1, (14x12)

HWY Access: HWY 401

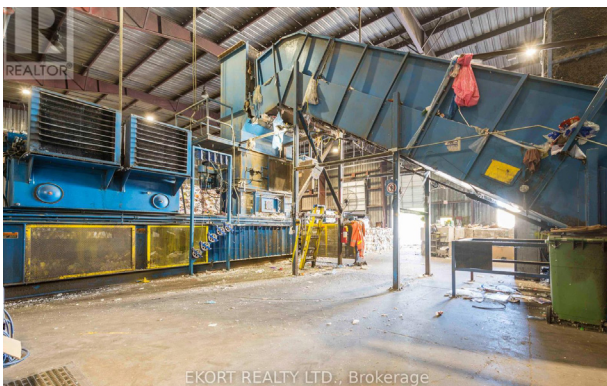
Distance to HWY: Within 5 km

Gas: Enbridge Gas

Water: Quinte West (Municipal)

Sewage: Quinte West (Municipal)

Electricity: Hydro One
400 Amp, 600 volt, 3phase
with a transformer



COMMENTS

Offices and Amenities

The office pod is situated along the east side of the building, fronting onto West Street. It consists of a reception area, two private offices, a board room, two staff washrooms and a kitchenette.

In addition, there is a separate shop office that includes office space, a lunchroom, and mens and womens locker rooms and washrooms

The office pod is heated by a gas fired furnace with central air conditioning.

Industrial Area Specifics

The industrial portion has a clear height of 26 feet. It is demised into two areas, including the dumping area and the sorting area. The dumping area has a lower floor than the sorting area. It is equipped with conveyor belts that leads to the sorting floor. There are two curtain doors to the west side of the building, both of which are approximately 22 feet in height. The sorting area has three dock-high loading doors with levellers, as well as a grade level door.

The industrial area is unheated with no ceiling or wall finishes.

ASKING PRICE

\$2,349,000

PROPERTY CONTACT

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COMMUNITY CONTACT

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