94 ACRE BROWNFIELD REDEVELOPMENT OPPORTUNITY

300 Marmora St.
City of Quinte West

Zoned GM - General Industrial

← 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)

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 perfor- mance 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

This 94-acre site is located less than 4 km from Highway 401 and is on the banks of the Trent River. The site was previously used as a pulp and paper mill, all production and manufacturing buildings have been demolished and lagoons have been decommissioned and back-filled. Storm water holding tanks and maintenance shops remain operational. The site offers a direct rail spur to the CP main rail line. Zoned GM, permitted uses include warehousing, general industrial use, bulk fuel depot, and transportation terminals. The size and shape of the site will allow for a phased redevelopment with a range of options for site configuration. The property represents a rare opportunity to acquire a site of this scale in a location with proximity to major markets.

Total Area: *Currently 94 Acres

*Approx. 60 acres of the site is usable and remaining 34 acres is an active, non-hazardous dump site with available capacity for onsite disposal of materials used in production or site remediation.

Zoning: General Industrial (GM)
Highway Access: Less than 4km from Highway 401

Rail Spur: The site offers a direct rail spur to the CP main rail line

Permitted Uses Include:

- General Industrial use
- Bulk fuel depot
- Transportation terminals

Sale Price:

$4,500,000

Community Contact

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