



Multi-Tenant Industrial Facility

For Sale

66 Harriett Street, City of Belleville

+/- 11,828 sf facility on +/- 1.75 Acres

Low building coverage ratio of 16%



← 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 Procter & Gamble, WK Kellogg Co, Magna International, JBS Foods and Amazon.



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

Excellent location with easy access to Highway 401 exit 543B, located within just 2.7 kilometers and 6 minutes by vehicle. Close proximity to Belleville's main retail hub with many amenities including: The Quinte Mall, Canadian Tire, Shoppers Drug Mart, Starbucks, Shell, LCBO, NOFRILLS and more.

Building and Land

Building Total Size: +/- 11,828 sf

Unit 1 (Car Quest): +/- 8,238 sf

Unit 2 (Vacant): +/- 3,590 sf

Lot Size: +/- 1.75 acres (*building occupies only 16%*)

Zoning: Service Industrial Zone (IN2)

Official Plan: Employment Land

Clear Height (Warehouse): +/- 10'11" ft
(varies between units)

Shipping/Receiving:

Unit 1 (Car Quest): Three (3) grade

Unit 2 (Vacant): One (1) grade

Utilities

Electrical: 200-amp, three-phase, 575v system
(to be verified)

Site Services: Municipal

Sale Price

\$1,975,000

Property Taxes 2024: \$12,966.16

Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

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Property Contact

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Property Gallery



UNIT 2



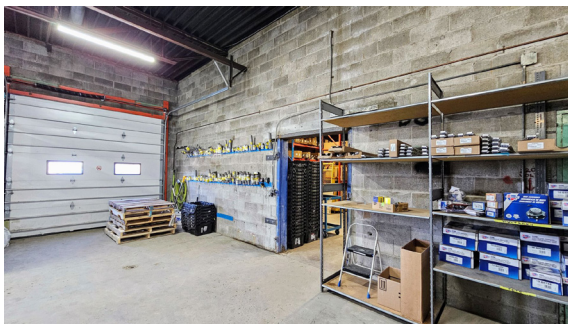
UNIT 2



UNIT 1



UNIT 1



BAY OF QUINTE
ECONOMIC DEVELOPMENT

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