



Freestanding Retail Buildings(s)

— For Lease —



260 Bell Boulevard, City of Belleville

Currently Vacant

Main Retail Building 25,387 sq. ft., Zoned C3



← 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, JBS Foods and Amazon.



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 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

This versatile, freestanding retail building(s) is ideally positioned in a prime commercial corridor, surrounded by major retailers and easily accessible from Highway 401. This property is located on one of Belleville's highest traffic corners (Bell Blvd and Sidney St), and was formerly home to RONA. Up to 3.9 acres is available for lease (more land available, including 401 frontage). The Landlord is prepared to construct additional square footage if required by a Tenant.

Building and Land

Main Retail Building: 25,387 sf

Dry Storage Building 1: 6,990 sq. ft.

Dry Storage Building 2: 6,295 sq. ft.

Land: Up to 3.9 acres is available for lease
(more land available, including 401 frontage)

Zoned: C3

Lot Frontage: 224 ft, 4in

Land Depth: 658 ft, 1 in

Bay Size: 40ft x 34ft to center of columns

Parking: 100 spaces

Utilities

Water: Municipal

Electricity: Elexicon

Heating/Cooling: Fully airconditioned

Heating Type: Other (Natural Gas)

Permitted Uses

Wide variety of commercial uses.

Lease Information

- \$20/sq ft net
- Asking rate per sqft is based on the main retail building which is 25,387 sqft with a ceiling height of 17.5ft to truss and 19.5 to roof deck.
- Subject to the Tenant's end use and requirements, additional net rent would be applicable to the dry storage buildings measuring 6,990 sqft and 6,295 sqft (rate to be negotiated).
- Annual Property Taxes: \$109,600

Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

Tel: (613) 961-7990

Email: chris@quintedevelopment.com

Property Contact

Jamie Troke, Broker of Record

Ekort Realty Ltd.

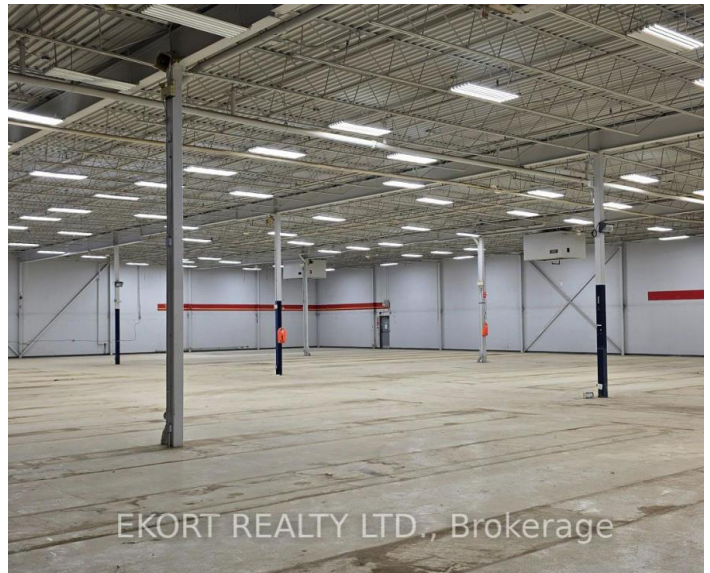
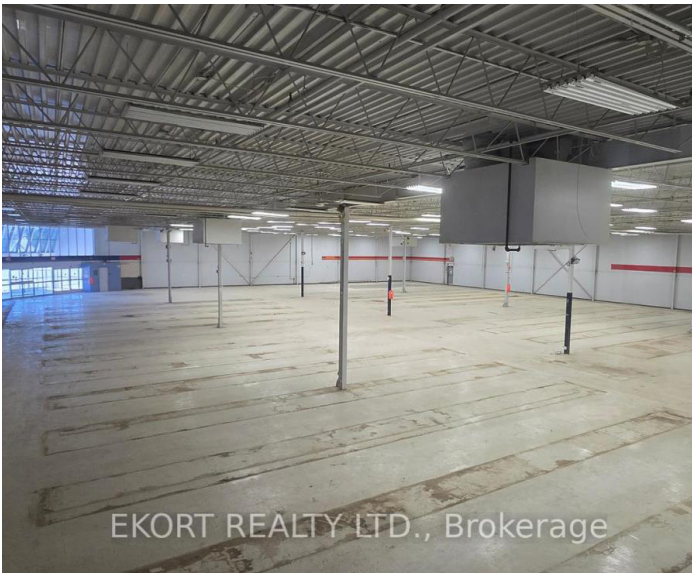
Tel: (613) 967-7208

Email: jamie@ekortrealty.com





Property Gallery



BAY OF QUINTE
ECONOMIC DEVELOPMENT

Discover the Bay of Quinte advantage
at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com