



Manufacturing & Warehousing Facility

— For Lease —

8 Douglas Road, City of Quinte West

+/- 131,000 SF on +/- 12.312 Acres
Highway 401 Signage/Exposure



← 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 Bay of Quinte Region includes a wide range of multi-national distribution and manufacturing companies, including FedEx, 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

Building Details

Total Area: +/- 131,000 sq. ft. (+/- 19% Office)

Lot Size: +/- 12.312 Acres

Location: Highway 401 & Glen Miller Road

Zoning: LM (Light Industrial)

Shipping: 5 Truck Level Doors, 1 Drive-in Door

Clear Height: 14'6" to 20'. Vary throughout the space

Occupancy: Vacant/Immediately

Parking: Ample on-site

HVAC: Hot water, the whole building has A/C save and except for the south warehouse

Utilities

Utility Sewer: Municipal

Water: Municipal

Electricity: Hydro One,
1600 Amp, 347/600 V. 3 Phase, 4 wire
(to be verified)

Asset Highlights

- Freestanding Industrial facility
- Highway 401 exposure, 2 minutes from Highway 401
- Nearby amenities include McDonalds, Tim Hortons, Starbucks, Subway, Shoeless Joes, Leons, Esso and More.

Zoning - LM (Light Industrial)

The following uses are permitted in an LM zone, subject to provisions, restrictions and or conditions further detailed in the zoning By-Law.

Accessory Retail Use

Call Centre

Industrial Use, Light

Warehouse

Wholesale Shop

Lease Information

Base Rent: \$9.50 psf

Additional Rent: \$2.45 (est. 2024)

Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

Tel: (613) 961-7990

Email: chris@quintedevelopment.com

Property Contact

Peter Kostogiannis, Broker of Record

Rockwell Commercial Realty

Tel: (613) 542-2724 x24

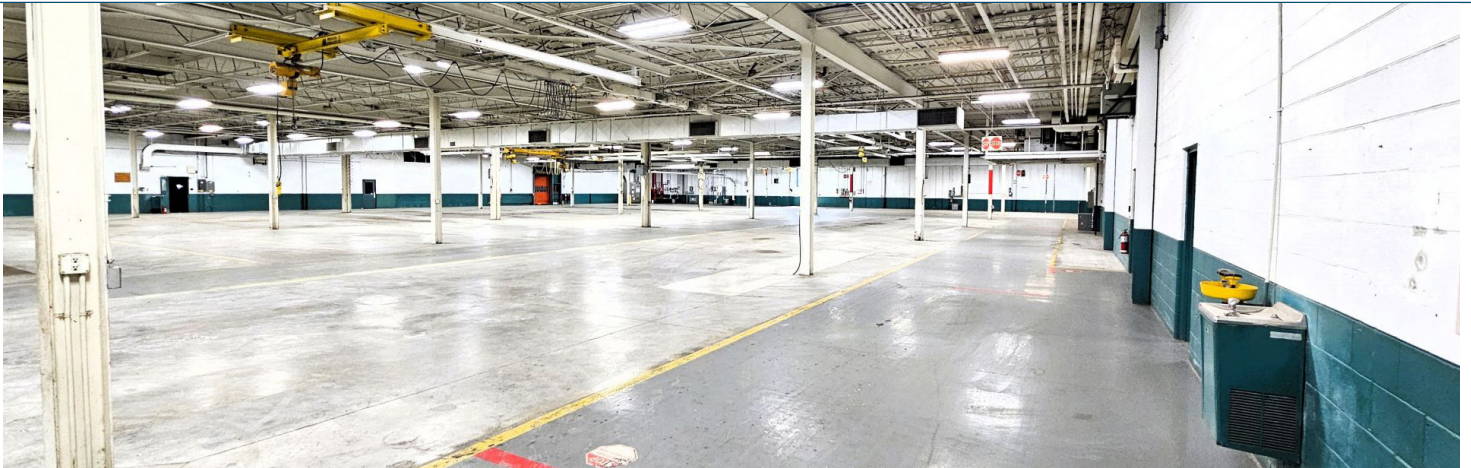
Email: peter.kostogiannis@rockwellcre.com





Manufacturing & Warehousing Facility / For Lease 8 Douglas Road, City of Quinte West

3



BAY OF QUINTE
ECONOMIC DEVELOPMENT

Discover the Bay of Quinte advantage
at [QuinteDevelopment.com](https://www.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.