



New Build to Suit Industrial Building

**108 Huff Avenue,
City of Quinte West**

**141,000 ft² Industrial building to
be constructed**



← 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)



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

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Property Overview

The Trenton Logistics Center is a new build opportunity will be an excellent location for industries looking to relocate or grow in the hub of Eastern Ontario! The total site size is approximately 10.5 acres and the pre-engineered building (steel way) will have a 141,200 sqft footprint. Building specifics are: 136,200 sqft of warehouse space with 30'+ clear ceiling under roof frame and 5,000 sqft of unfinished office space. Being only 6 minutes from the Hwy 401 Glen Miller Road exit, this site provides efficient access to vital transportation routes from Toronto, Ottawa, Montreal, and major markets in the United States. The Landlord is prepared to work with a Tenant regarding their final building specifications. As low as 30,000 sqft could be available for lease. Please note posted asking rate is for year 1 rate only. Annual escalations will apply (to be negotiated).

Building Details:

Site Name: Trenton Logistics Centre

Size: 141,000 ft² on 10.5 acres

Location: South of Highway 401, off of North Murray St.

Zoning: Industrial

Frontage: 200 ft **Depth:** 635 ft

Utilities:

Utility Sewer: Municipal

Water: Municipal

Electricity: Hydro One

Gas: Enbridge



Lease Information:

\$10.75 per sq. ft.

Lease rates subject to change based on Tenant's final specifications

Community Contact

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