

Industrial Facility

39 E Davis Street , City of Quinte West

For Sale



Total Building Area 35,772 sqft on 1.87 Acres

Ideally suited for manufacturing warehousing or distribution uses.

← 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.

39 E Davis Street, City of Quinte West

FOR SALE: Industrial facility for sale in Quinte West (Trenton) offering a total building area of 35,772 sqft on a 1.87-acre site, ideally suited for manufacturing, warehousing, or distribution uses. Located just 3 minutes from Highway 401, providing convenient access to major markets including Toronto (approx. 1hr 45min) and Ottawa (approx. 2hr 45min). Production equipment and racking available for sale separately. A strong opportunity for owner-users or investors seeking well-located industrial space in the Quinte region.

Propery Information

Total Building Area: 35,772 sqft (see below layout)
Land Size: 1.87 Acres
Dimensions: Frontage: 203 ft, 8 in **Depth:** 399 ft, 10 in
Zoning: Light Industrial (LM)
Location: 3 minutes from Highway 401
Loading Docks: 2

Building Layout

WAREHOUSE 1

- 14,616 sqft
- 24 ft, 7 in clear height to roof deck

WAREHOUSE 2

- 3,600 sqft
- 14 ft clear height to truss

ASSEMBLY AREA

- 14,832 sqft
- 10 ft, 4 in clear height to truss offering flexible space for production or storage

ADDITIONAL AREAS

- 1,800 sqft Office Space
- 924 sqft Lunchroom to support staff and administrative functions

Utilities

Water: Municipal
Heating: Radiant heat, Forced air (Natural gas)
Cooling: Partially air conditioned
Hydro Provider: Hydro One
Hydro Services: 347/600V, 3-phase with 600 amps providing ample powerfor a variety of industrial operations

Permitted Uses

- Light Industrial Operations
- Warehousing
- Call Centre
- Accessory Retail
- Wholesale Shop

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.

39 E Davis Street, City of Quinte West

ASKING PRICE

- $3,650,000
- Annual Property Taxes: $39,827.05

Comments

- Appliances included: Water Heater, Water Softener
- Production and racking available For Sale separately

Community Contact

Chris King, Ec.D.
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., Brokerage
Tel: Office 613-969-9901
Cell 613-967-7208
Email: jamie@ekortrealty.com





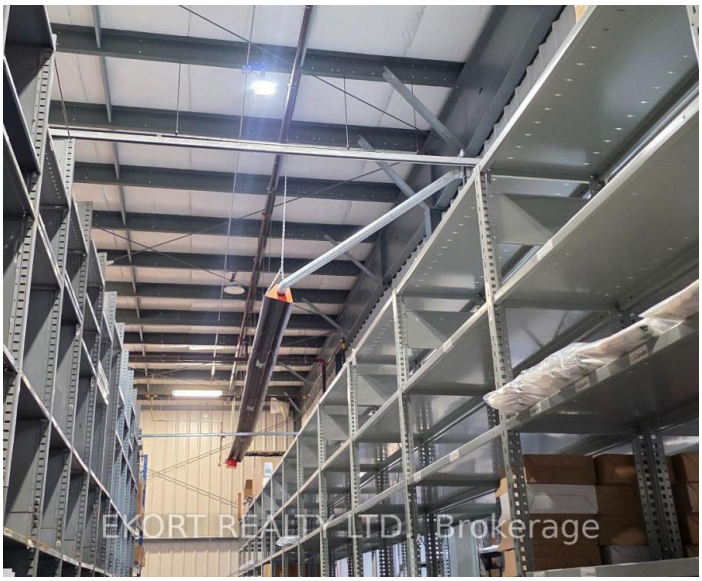


BAY OF QUINTE ECONOMIC DEVELOPMENT

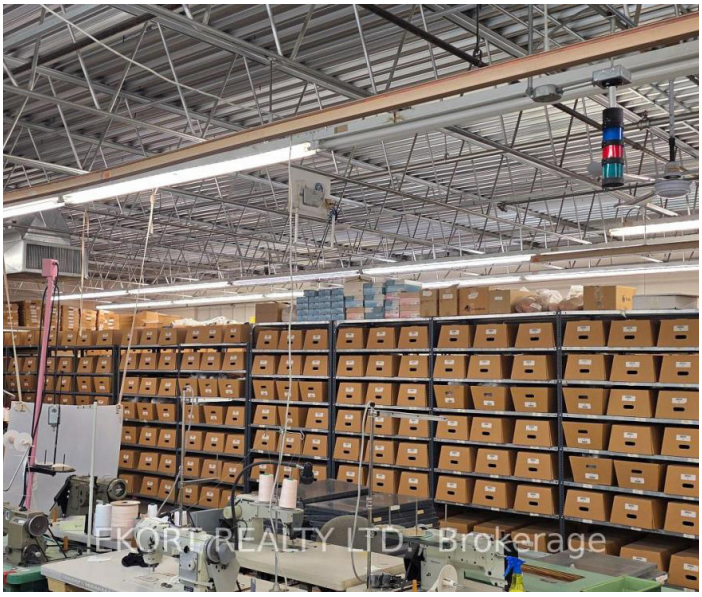
Discover the Bay of Quinte advantage at QuinteDevelopment.com or email Chris at chris@quintedevelopment.com

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 Gallery









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.