



EKORT REALTY LTD., Brokerage

# Industrial Facility

## For Sale

### 39 E Davis Street , City of Quinte West

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

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Chris at [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)

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**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.

## Property 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 power for a variety of industrial operations

## Permitted Uses

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





## ASKING PRICE

- \$3,750,000
- 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](mailto:chris@quintedevelopment.com)

## Property Contact

Jamie Troke, Broker of Record

EKORT Realty Ltd., Brokerage

Tel: Office 613-969-9901

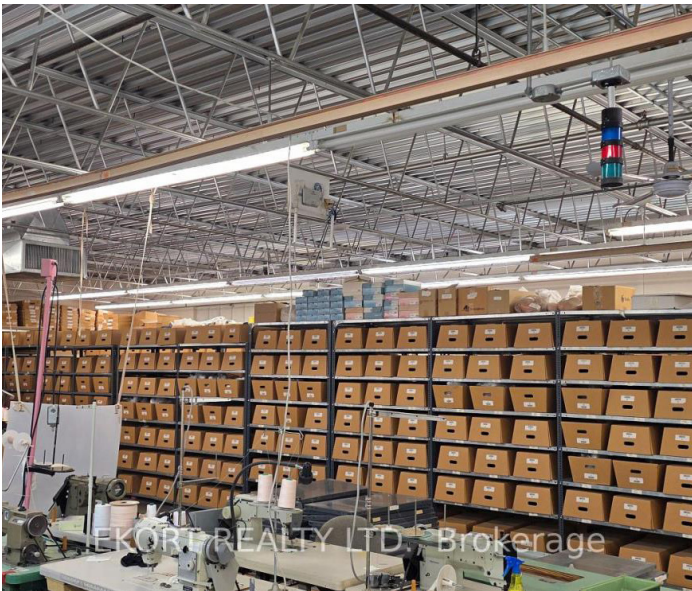
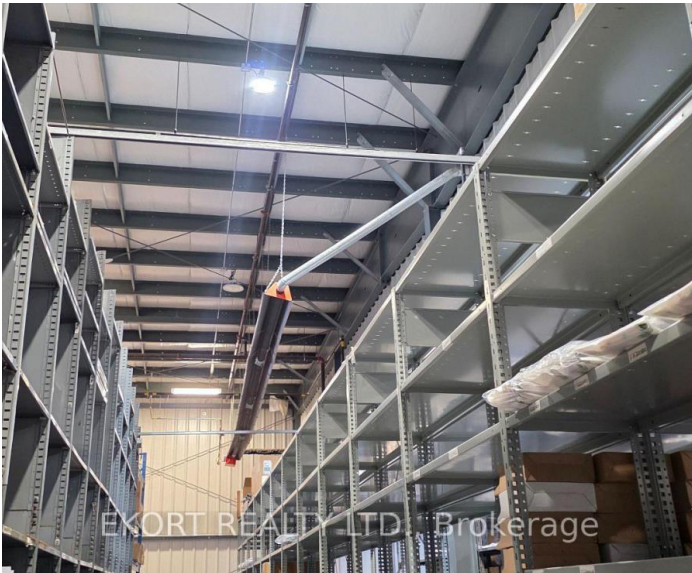
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## Property Gallery



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