



Industrial Property

For Sale

**5 Craig Boulevard,
Municipality of Brighton**

**7,000 sq.ft. Main Floor +
~1,100 sq. ft. Mezzanie with Offices**



← 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.



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

Completely renovated industrial property in Brighton's established industrial park - turn-key for owner-operators or investors. Gut-renovated top to bottom: all-new plumbing, electrical (3-phase, 600A), and HVAC from street to fixtures. New shingled roof, insulation, drywall, and finishes throughout. Engineered hardwood offices, epoxy warehouse floors, 2 kitchens, 4 half baths, executive boardroom, 7 workstations. Full LED lighting with emergency backup and illuminated exits. Gas heat pump with A/C + 2 gas shop heaters. On-site diesel tank. Bell Fibre internet, phone, alarm and camera systems. **Flexible manufacturing, warehouse, or showroom configuration. a great opportunity for a wide range of commercial tenants.**

Building and Land

Building Size: 8,180 sq. ft.

Includes ~1,100 sq. ft. mezzanine with offices

Land Size: 1 acre, regraded graveled lot

Lot Frontage: 168 ft., 8 in

Lot Depth: 203 ft., 5 in

Parking: 30+

Fenced: Fully fenced land with 2 20' sliding locking gates

Zoned: Industrial

Drive In Bays: 5 (14'14', 10'14', two 10'10', 10'14')

Construction: Steel

Utilities

Water: Municipal

Electricity: Hydro One

Cooling: Fully airconditioned

Heating: Forced air (Natural Gas)

Asking Price

\$1,649,000

Annual Property Taxes: \$15,127

Community Contact

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Quinte Economic Development Commission

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Property Contact

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Property Gallery



BAY OF QUINTE
ECONOMIC DEVELOPMENT

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