

25,000 sf Industrial Facility

For Sale



30 Huff Avenue, City of Quinte West

M1 zoning accomodates a wide range of industrial uses including manufacturing and warehousing.

← 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.

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FOR SALE: A rare opportunity for a commercial real estate investor or a company looking to start-up, relocate or expand their present business. Located minutes from Highway 401, this warehouse/processing plant has a lot to offer including large office space and mezzanine in the plant. For investors, the building currently has a well-established international Canadian tenant with operations throughout the world and along running relationship with the building's owners. Currently on a lease which expires at the end of 2027, the tenant is requesting to renew the lease for an extended five-year period. For companies looking for a location for their business, the building can be vacant at the end of 2027.

Property and Building Information

Building Size: 25,000 sf and a 2,370 sf mezzanine in the plant

Land Size: 264.08 X 629.81 ft

Zoning: M1

Age of Building: 16 to 30 years

Bay Doors: 6, 1 at grade level and 5 for shipping and receiving

Parking: Ample for transport trucks, employees and guests

Utilities

Water: Municipal

Heating: Baseboard, heaters, Forced air, (Natural gas)

Cooling: Fully air conditioned

Hydro Provider: Hydro One

Permitted Uses

In the City of Quinte West, M1 zoning designates the General Industrial zone, which accommodates a wide range of industrial uses, manufacturing, warehousing, and related employment operations.

Comments

A complete list of inclusions can be provided for serious inquiries.

Asking Price

$4,900,000

Annual Property Taxes: $81,424.24

Community Contact

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Property Contact

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Property Gallery









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