

FOOD PROCESSING FACILITY

Various Sections for Lease

7 Riverside Drive
City of Quinte West

Highway 401 Signage/Exposure
Sitting on 3.93 Acres
Immediate Availability



← 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 Bay of Quinte Region includes a wide range of multinational distribution and manufacturing companies, including Kruger, McKesson, WK Kellogg Co, Magna International, JBS Foods and Pepsico.

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 Overview

7 Riverside Drive is a 50,000+ sq. ft. food-grade industrial facility on 3.93 acres, ideally located at Highway 401's Exit 526 in Quinte West. The flexible layout makes it well-suited for food processing, distribution, or light manufacturing. With easy highway access and a central location between Toronto and Ottawa, it's a strategic base for reaching regional and national markets. **The property is being offered For Lease in three separate sections, which may also provide flexibility depending on a tenant's space requirements.**

SECTION 1
COMMERCIAL PARKING/VEHICLE STORAGE

Asking Rent: $10,000/month

- Approx. 20,000 SF paved outdoor space
- Parking capacity for up to approx. 100 vehicles
- Approx. 2,500 SF office space available as an option

SECTION 2
INDUSTRIAL WAREHOUSE/MANUFACTURING

Asking Rent: $15,000/month

- Approx. 20,000 SF
- Approx. 26' 10" clear height
- 3 truck-level loading doors
- 1,000 Amp electrical service
- Sprinkler system
- Large receiving/loading and industrial space

SECTION 3
SHOP/ AUTOMOTIVE/WORKSHOP

Asking Rent: $2,500/month

- Approx. 3,500 SF
- Two large overhead doors
- Suitable for automotive, workshop, trades, storage and other permitted uses

COMMENTS

Zoning: SM Service Industrial
Addition Built: 2005
Utility Sewer: Municipal
Water: Municipal
Gas: Enbridge Gas

COMMUNITY CONTACT

Chris King, Chief Executive Officer
Quinte Economic Development Commission
Tel: (613) 961-7990
Email: chris@quintedevelopment.com

PROPERTY CONTACT

Nancy Carter, Senior Vice President
Cushman & Wakefield
Tel: (905) 501-6410
Email: nancy.carter@cushwake.com

NOTE: Restrictive Covenant in place until 2121, prohibiting or restricting the sale and or produce (warehousing) of fluid milk, cheese, the transformation of milk or cream into non-frozen HTST, ice cream, yogurt, milkshakes, beverages, drinks, coffee, butter and beverages containing ingredients derived from plants that include vegetables, fruits, nuts, seeds, and or legumes.

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.