

296

University Ave | Units B & C
Belleville, ON

Rockwell
COMMERCIAL

Rockwell Commercial Real Estate, Brokerage
78 Brock St Kingston, ON K7L 1R9 | Canada
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FOR LEASE

**TWO NEW LIGHT
INDUSTRIAL UNITS
IN PRIME BELLEVILLE
LOCATION**



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± 7,560 sf

TOTAL AVAILABLE SPACE
UNIT B: ± 3,879 sf | UNIT C: ± 3,681 sf

IMMEDIATE
AVAILABILITY

20' ft
CLEAR HEIGHT

BASE RENT \$13.00 psf	ADDITIONAL RENT (ESTIMATED) \$5.00 psf	UTILITIES Paid by tenant	
DRIVE-IN DOOR (UNIT C) 10' x 12' ft	DOCK-LEVEL DOOR (UNIT B) 8' x 9' ft	PARKING 42 surface	SIGNAGE TBD

- Highlights**
- New development with immediate occupancy
 - In-floor heating.
 - Exterior concrete pad in dock area heated.
 - Air conditioning throughout premises.
 - Excellent location with easy access to Highway 401 exit 544, located within just 1.6 kilometers and 3 minutes by vehicle.
 - Close proximity to Belleville's main retail hub with many amenities including: The Quinte Mall, Canadian Tire, Shoppers Drug Mart, Starbucks, Shell, LCBO, NOFRILLS and more.



Zoning M1-2 (Restricted Industrial Zone)

M1-2 zoning allows for a wide variety of uses including:

- light manufacturing, assembling, processing and for fabricating of goods and materials;
- warehousing and storage of goods, but not including salvage yards;
- wholesale business;

2002-165

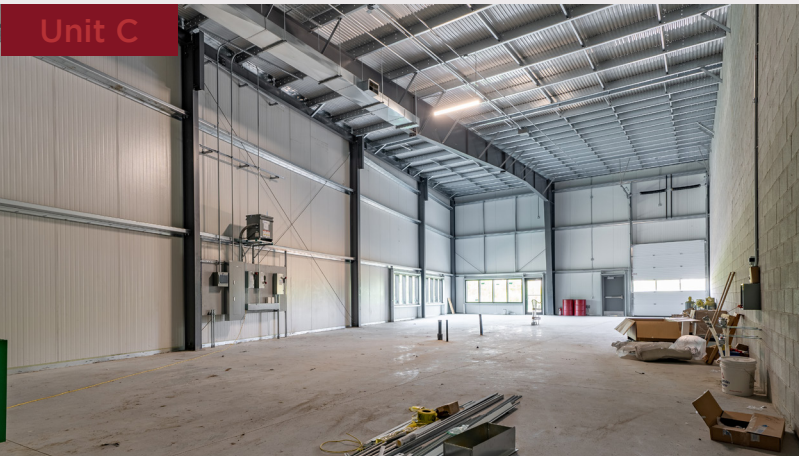
- research and development facility;
- training facility and/or commercial school;
- business, professional and/or administrative office;

- printing and/or publishing establishment;
 - commercial and/or industrial rental/service business;
 - industrial and office equipment sales, rental, supply and service; and
 - business and industrial incubator;
- 2019-62
- public use.



[Click here to view the zoning By-law](#)

Photo Gallery



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MAIN RETAIL HUB

Belleville



± 110,000
Total Population



187km | 1hr 57min
Toronto



267km | 2hr 3min
Ottawa



359km | 3hr 39min
Montreal



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