



FOR SALE USER/ INVESTOR

160 JAMIESON BONE ROAD
BELLEVILLE, ON

REFRIGERATED WAREHOUSE FACILITY
144,840 SF ON ~11.25 ACRES INCLUDING
~4 ACRES OF EXCESS LAND



160 JAMIESON BONE ROAD, BELLEVILLE, ON

PROPERTY HIGHLIGHTS

- Quality Tenant in place until 2025*
- Two storey office space includes open workspace, private offices, boardroom, lunchroom, lockers
- LED lighting, battery charging stations
- Well equipped docks: levelers, trailer restraints, control systems
- Ample truck turning radius and employee parking
- Security fencing and alarm system
- Racking available



144,840 SF
Total Building Area



138,680 SF
Warehouse Area
(100% Refrigerated)



6,160 SF
Office Area



11.25 Acres
Site Area



25'
Clear height



20
Truck Level Doors



Fully
Sprinklered



25' x 40'
Bay size



3000 A
@ 600V Power



M2
General Industrial
Zoning



\$224,408.52
2024 Taxes



\$28,475,000
Asking Price

*Contact Listing Broker

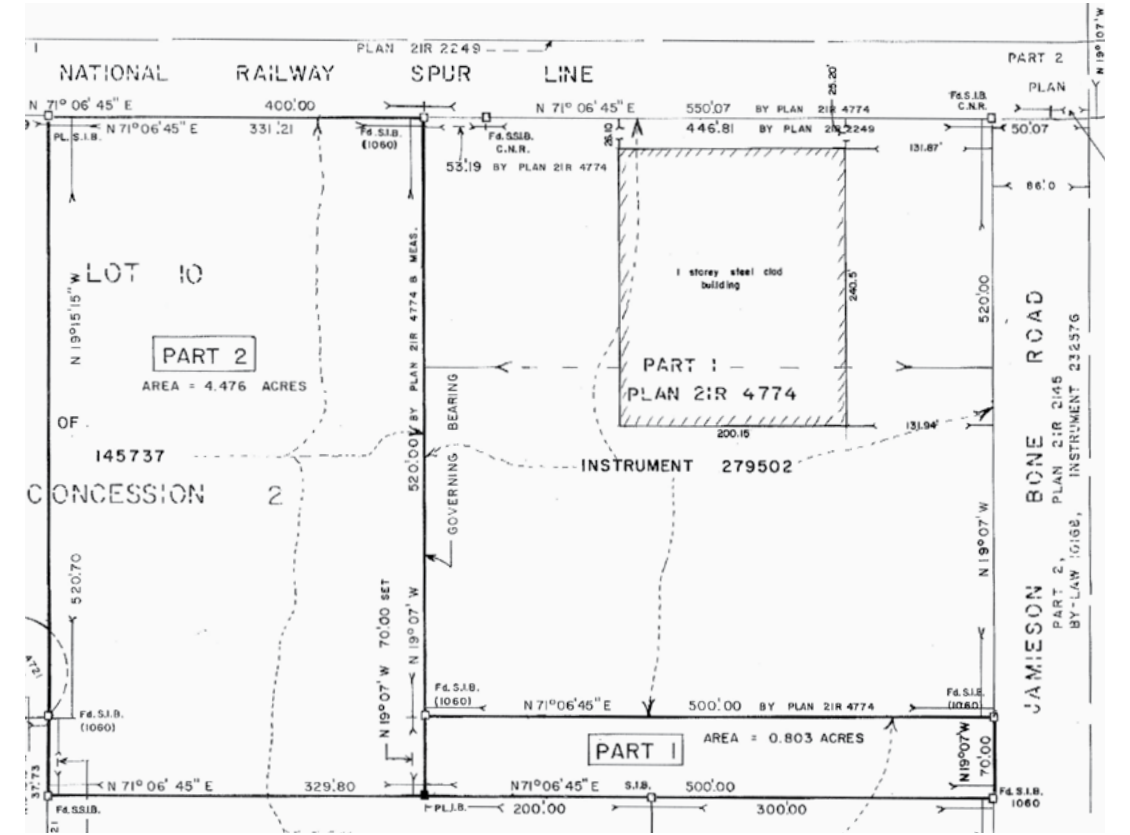
160 JAMIESON BONE ROAD, BELLEVILLE, ON

PROPERTY PHOTOGRAPHS

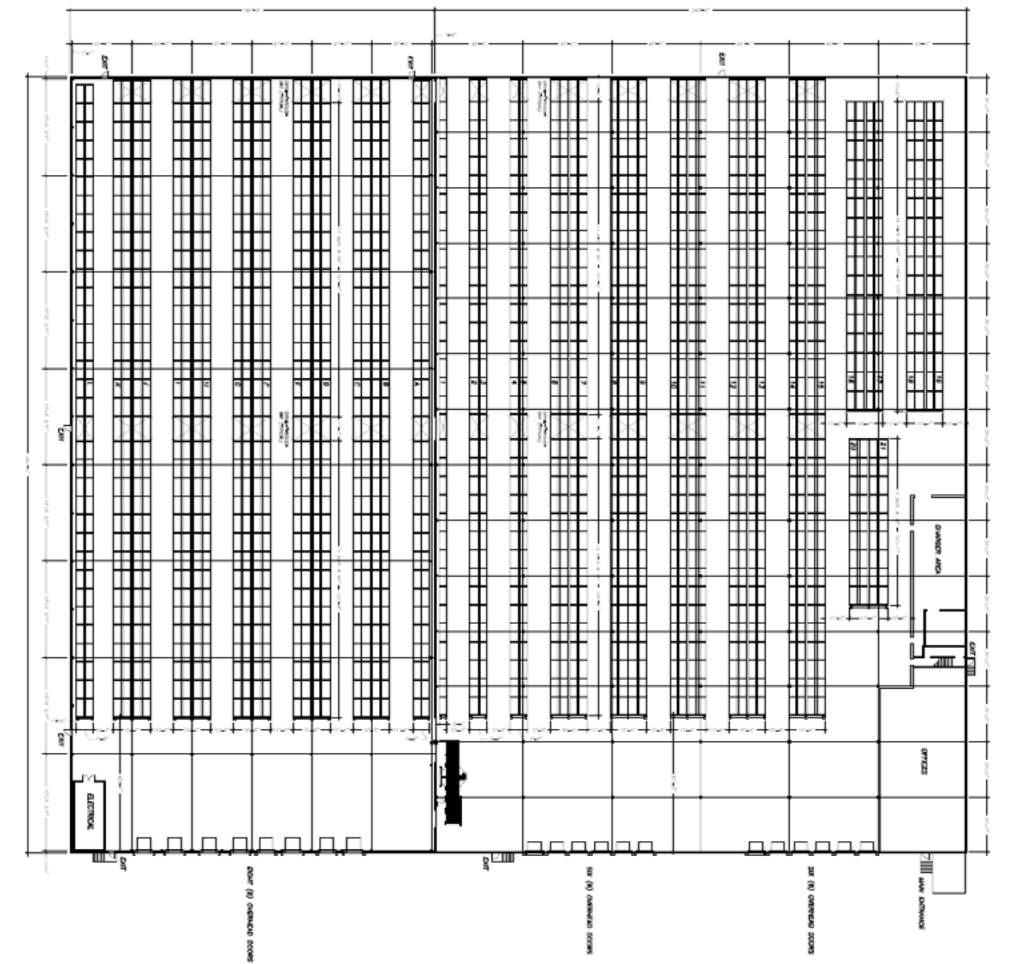


SURVEY

 VIEW SURVEY & FLOORPLANS



FLOORPLAN & RACKING LAYOUT

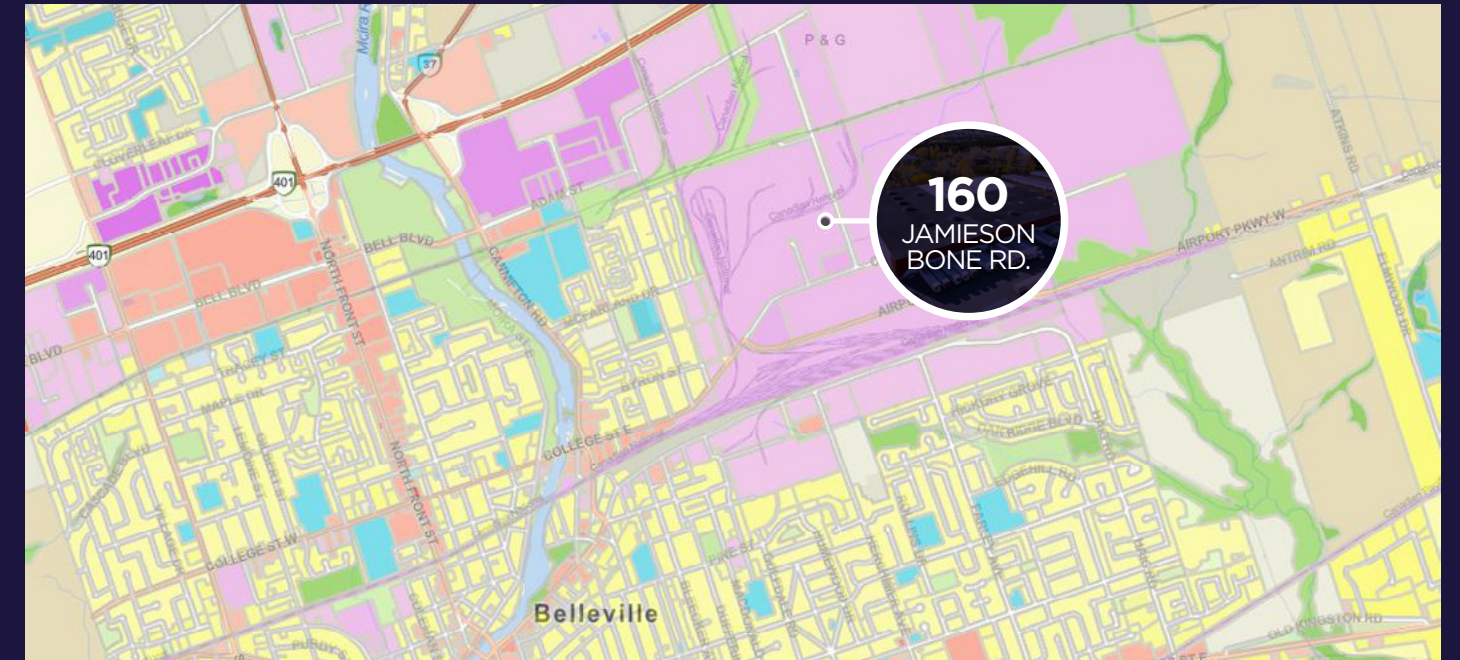


PROPERTY PHOTOGRAPHS



ZONING

M2 GENERAL INDUSTRIAL



CITY OF BELLEVILLE ZONING BYLAW

- | | |
|---|---|
| Rural | Open Space |
| Residential | Environmental Control |
| Estate Residential | Environmental Sensitive |
| Rural Residential | Hazard |
| Seasonal Residential | Prime Agriculture |
| Mobile Home Residential | Agriculture |
| Residential Holding | Industrial |
| Urban Holding | Waterfront Industrial |
| Development | Industrial Mall |
| Holding | Industrial/Commercial |
| Commercial | Rural Industrial |
| Community Facility | Waste Disposal |
| Nursing Home | Service Industrial |

PERMITTED USES

- Light and heavy manufacturing, assembling, processing and for fabricating of goods and materials
- Warehousing and storage of goods, but not including salvage yards
- Wholesale business
- 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
- Business and industrial incubator
- Accessory building or structure
- Bulk storage yard
- Construction yard
- Motor vehicle body shop
- Municipal yard and/or public utilities yard
- Railway uses
- Truck and/or transport terminal

LOCATION AMENITIES

FOOD & RESTAURANTS

1. Signal Brewery
2. East Side Mario's
3. Chilangos Mexican Restaurant
4. Linguine's Italian Restaurant
5. McDonald's
6. Bourbon Street Pizza Company
7. Tim Hortons

RETAIL

1. RONA+
2. Walmart Supercenter
3. The Home Depot
4. LCBO
5. Quinte Mall
6. Canadian Tire
7. Centre Point Mall
8. Bayview Mall

HOTELS

1. Fairfield Inn & Suites by Marriot Belleville
2. Comfort Inn
3. Country Inn & Suites by Radisson
4. Ramada by Wyndham Belleville Harbourview

HOSPITALS

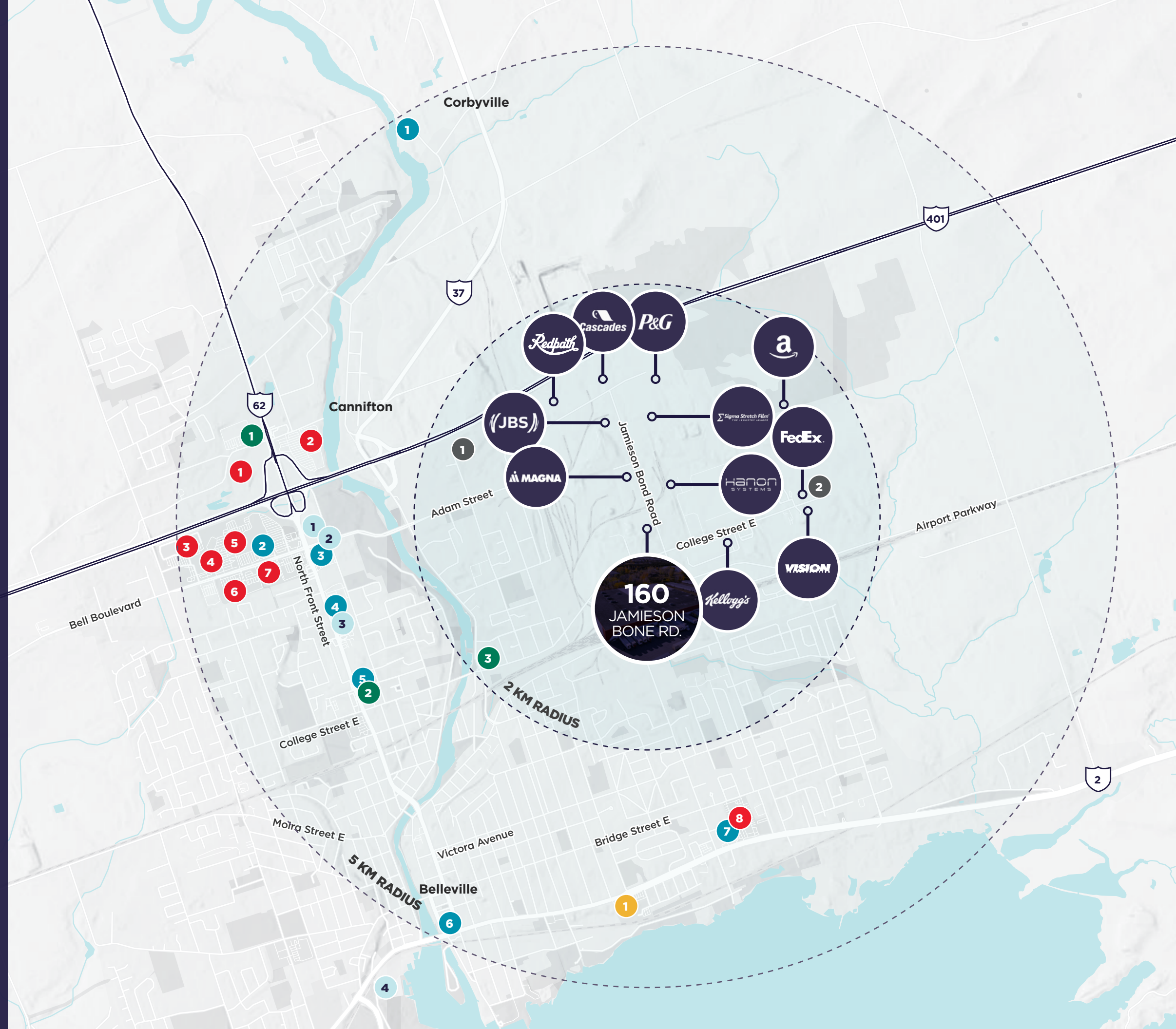
1. QHC Belleville General Hospital

GAS STATIONS

1. Petro Canada
2. Husky
3. Esso

COURIER DEPOTS

1. FedEx Ship Centre
2. FedEx Ground Terminal



CONNECTIVITY



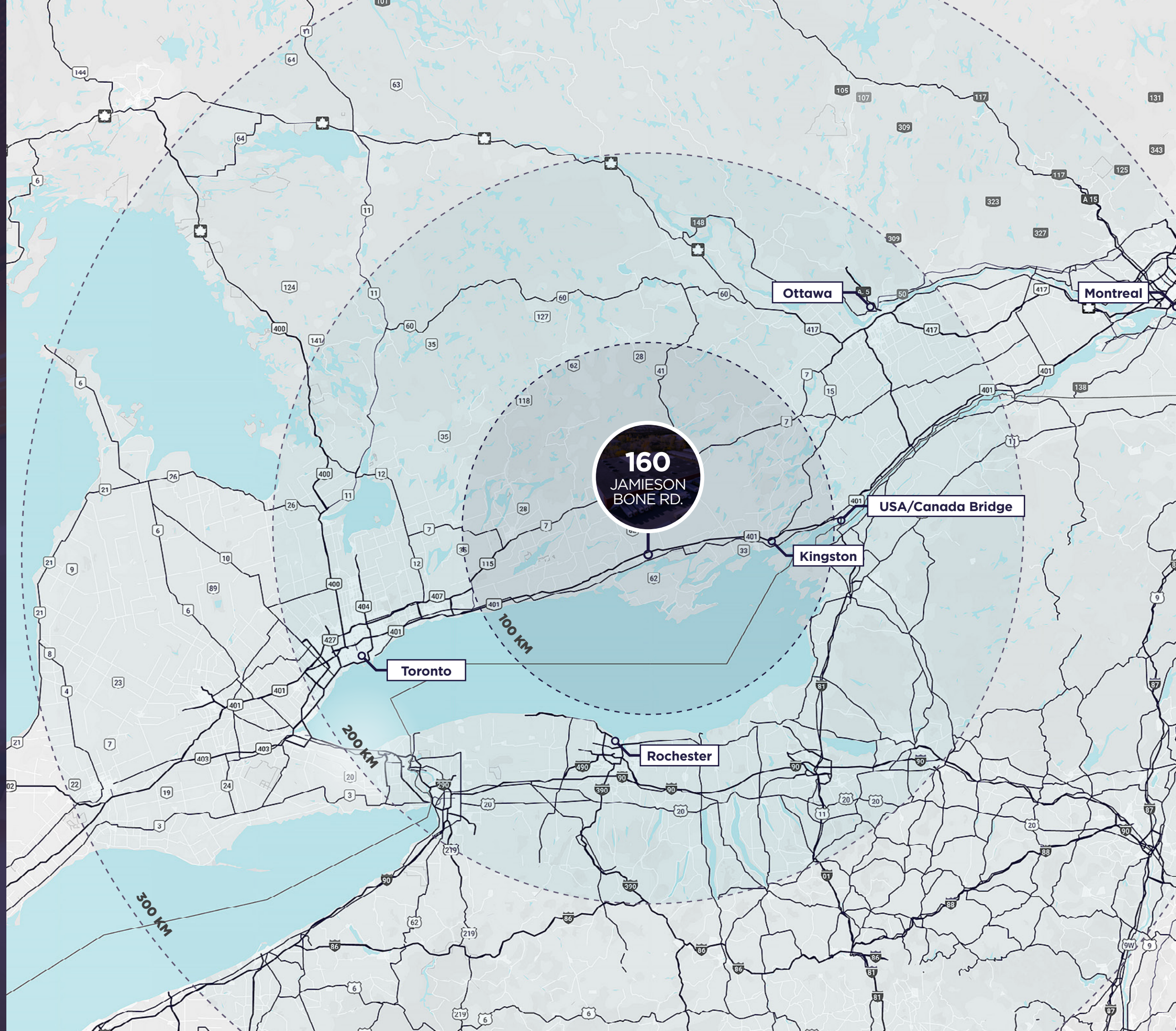
Approximate Distances

Highway 401	4 KM
Kingston	80 KM
Toronto	170 KM
Ottawa	190 KM
Montreal	360 KM
US/Canada Border	125 KM



Population Count

100 KM	628,294
200 KM	8,327,556
300 KM	12,720,320



ABOUT BELLEVILLE



Belleville - Quite West Demographics

111,184*

Population (CMA)

57.1%*

Labour Force
Participation Rate (Total)

\$69,500.00*

Median after-tax income
of household



Belleville, Ontario, is a dynamic city strategically located between Toronto, Ottawa, and Montreal, offering an ideal environment for industrial and commercial enterprises. With its robust transportation network, including direct access to Highway 401, rail, and proximity to major ports and USA crossing bridges, Belleville is perfectly positioned for efficient logistics and distribution and presents unparalleled connectivity to key markets in Canada and the United States. Belleville boasts a diverse and established industrial sector, with strengths in advanced manufacturing, food processing, and technologies and, is home to several multinational corporations. This city benefits from Loyalist College, which offers specialized training programs tailored to the needs of industry. Moreover, Belleville offers a high quality of life with affordable housing and abundant recreational opportunities.

* Source: Statistics Canada, 2021 Census of Population



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Better never settles