

For Lease

**296 University Ave, Units
B & C, Belleville, On**

Peter Kostogiannis

Broker of Record/President

+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis

Salesperson

+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com

 **78 Brock St. Kingston, ON K7L 1R9**
www.rockwellcre.com

Rockwell Commercial Real Estate, Brokerage

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Property Facts

Available Space	Unit B: ± 3,879 sf	Unit C: ± 3,681 sf	Total Available Space: ± 7,560 sf
Base Rent	\$14.00 psf		
Additional Rent (2024)	\$5.00 psf		
Clear Hight	± 20' ft		
Utilities	Paid by Tenant		
Drive-in Door (Unit C)	10' ft x 12' ft		
Dock-level Door (Unit B)	8' ft x 9' ft		
Parking	<ul style="list-style-type: none"> • 7 designated parking spaces (each unit) • 6 parking spaces available in common 		
Signage	TBD		

Zoning

M1-2 (Restricted Industrial Zone) 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;

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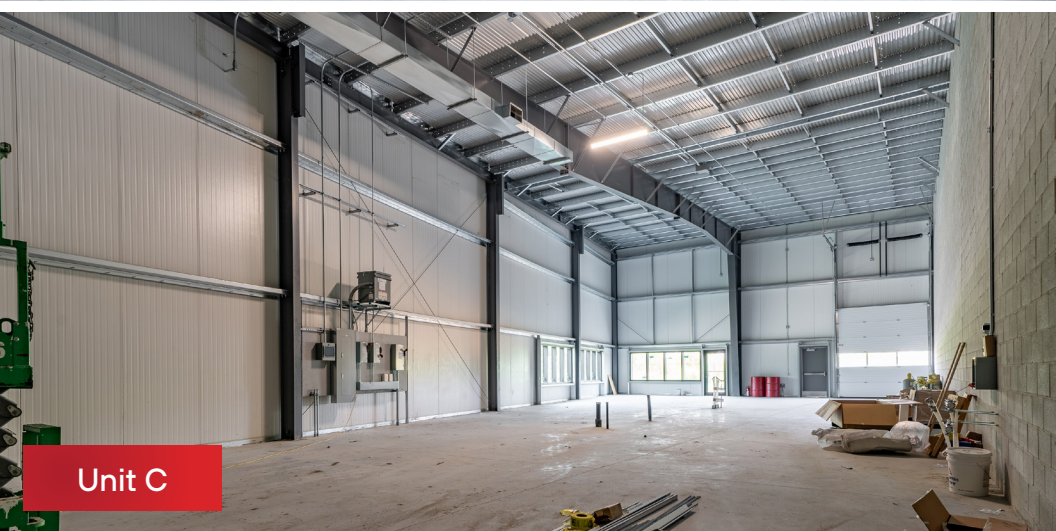
- research and development facility;
- training facility and/or commercial school;
- business, professional and/or administrative office;
- printing and/or publishing establishment;
- commercial and/or industrial rental/service business;
- industrial and office equipment sales, rental, supply and service; and
- business and industrial incubator;

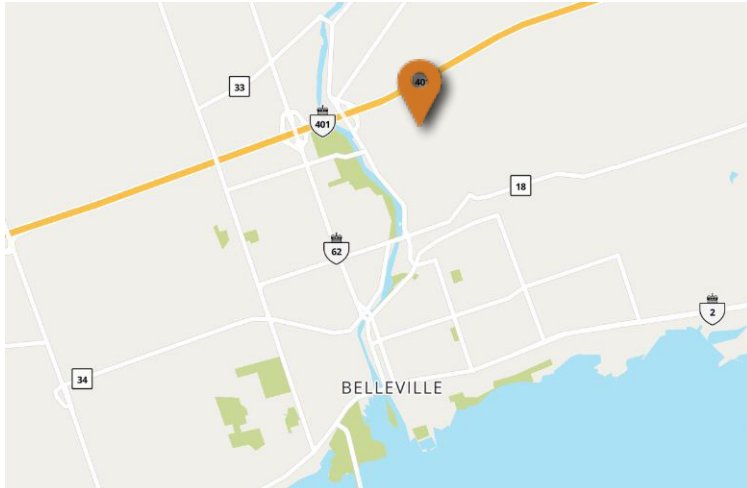
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- public use.

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.





Location Overview

Distance By Vehicles

Montreal	3 hr 34 min	359 km
Ottawa	2 hr 30 min	267 km
Toronto	1 hr 56 min	187 km

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.

Site Plan



Contact Information

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