

# FOR LEASE



Industrial  
property of  
131,000 ft<sup>2</sup>

340 University Avenue,  
Belleville, Ontario



## PROPERTY HIGHLIGHTS

340 University Avenue, Belleville, Ontario features a 131,000 ft<sup>2</sup> industrial facility on a 19.5-acre land parcel with Highway 401 exposure. It is ideally suited for warehousing.



**131,000ft<sup>2</sup>** Industrial building on **19.5 ac**



Facility **expansion** opportunity  
Site would permit current **additional buildings**



Property fronts on **University Ave.** with exposure to **Highway 401**



**Ergonomics** of the building are good - allowing repurposing for other industrial uses or warehousing



Shipping  
**9 Loading Docks**  
**4 Grade Level Doors**



**Office spaces** are updated, including new flooring



**Lighting** has been upgraded to **4' LED** shatterproof fixtures

## LOCATION DESCRIPTION

The facility is in Belleville's North East Industrial Park directly on the 401, and is located approx. 2 km from exit 544 on Hwy 401. The city of Belleville is located on the North Shore of the Bay of Quinte. Ideally situated between Toronto and Montreal, and less than one hour from the U.S. border, Belleville truly is at the center of it all.

Approximately 55,000 people make Belleville their home and over 200,000 live within 30 minutes of the city. Belleville's bustling city streets contrast the rolling rural landscapes that surround them.

Belleville's skilled workforce has played an important role in helping us attract and support a growing number of small and large industries.

### Transportation

Belleville business benefit from competitive costs, and comprehensive service, with both Canadian Pacific Railway (CPR) and Canadian National Railway (CNR) running directly through the City and accessing the City's industrial park.

### Belleville's Labour Force

Based on the City's Website strong work ethics and high retention rates are characteristics of the local labour force, which is one of the greatest benefits of doing business in Belleville. The quality of life that Belleville offers plays a great role in attracting job seekers from outside of the region to the city.

Labour is generally drawn from a 40-50 km radius around the City of Belleville, representing a population base of more than 210,000 skilled and unskilled, motivated people. The Greater Quinte Area's labour force numbers are 100,000 strong.

The labour force tends to be more highly trained in the skilled trade areas, which is a significant reason for the strong and diverse industrial sector located in the City of Belleville.

Overall, the population of this community is more highly educated than in Ontario and Canada as a whole, but post secondary education is more strongly oriented towards technical training.



## RECENT CAPITAL IMPROVEMENTS TO THE PROPERTY

### 2023

- ▶ New Rooftop HVAC for Lunch Room
- ▶ Roof Repairs Above Boiler Room
- ▶ Redirect Plumbing for Kitchen
- ▶ Filled in with Concrete - Pits and Line Trenches

### 2022

- ▶ New Rooftop HVAC for Office Area
- ▶ Repairs to Roof Project Cost
- ▶ 5 New Suspended Unit Heaters

### 2021

- ▶ Women's Washroom Addition
- ▶ Production Floor
- ▶ Suspended Unit Heater Replacement

### 2020

- ▶ Roof Repairs



## PROPERTY FEATURES

### SITE DETAILS

Land	852,033 ft <sup>2</sup> (19.56 ac)
Water Service Type	Municipal
Sanitation Type	Municipal
Hydro Supply On-site	44,000 KVA - 3200 Amp 600 Volts
Hydro Provider	Hydro One
Total # of Office Parking Stalls	± 60

### BUILDING DESCRIPTION

Sections	Area (ft <sup>2</sup> )	Ceiling Heights
Warehouse	±111,900	± 40% ft <sup>2</sup> at 28 ft ± 60% at 21 ft
Front Office	±7,200 Max.	10 ft
Attached Warehouse	±11,900	26 ft
Total Facility Floor Area	±131,000	
*Additional Mezzanine	±5,700	

\*Not included in the total facility area

### BUILDING DETAILS

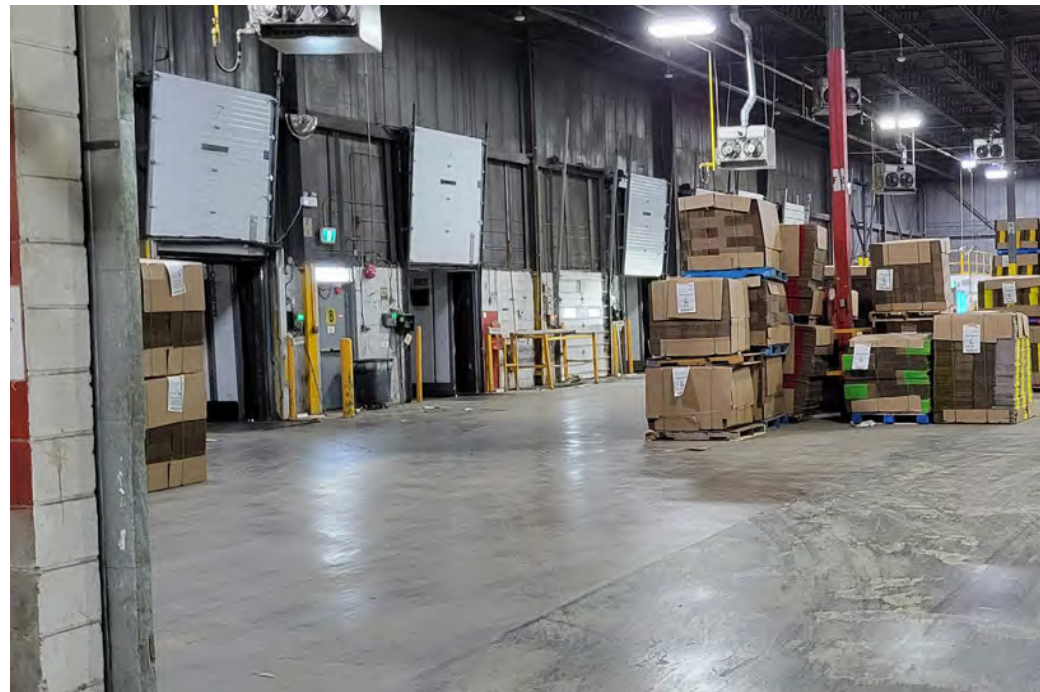
Construction	1997 - 2000
Loading Docks	9
Grade Level Doors	4
Columns Spacing	Warehouse 30 ft x 50 ft
Lighting	4' LED Lighting BRC Certified T8 Shatterproof Bulbs
Heating Type	Suspended Forced Air - Natural gas
Sprinkler System	Wet System - 6" Automatic Valve
Air Conditioning	Office Area (HVAC)
Security	Yes

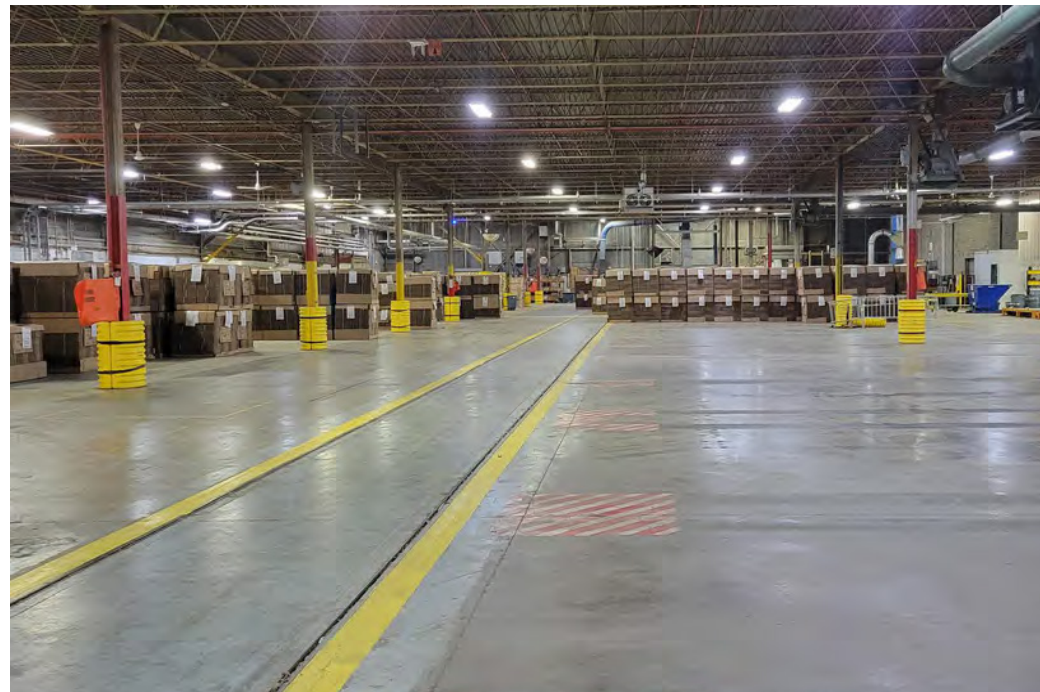
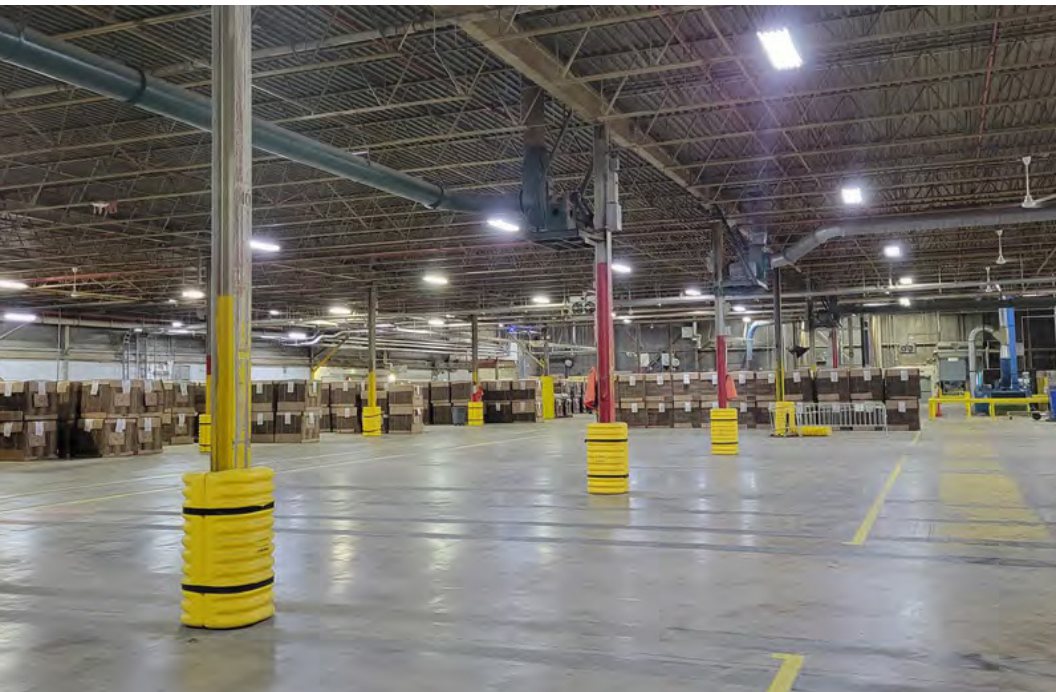
### TAXES

Municipal (2023)	\$173,258
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### RENT

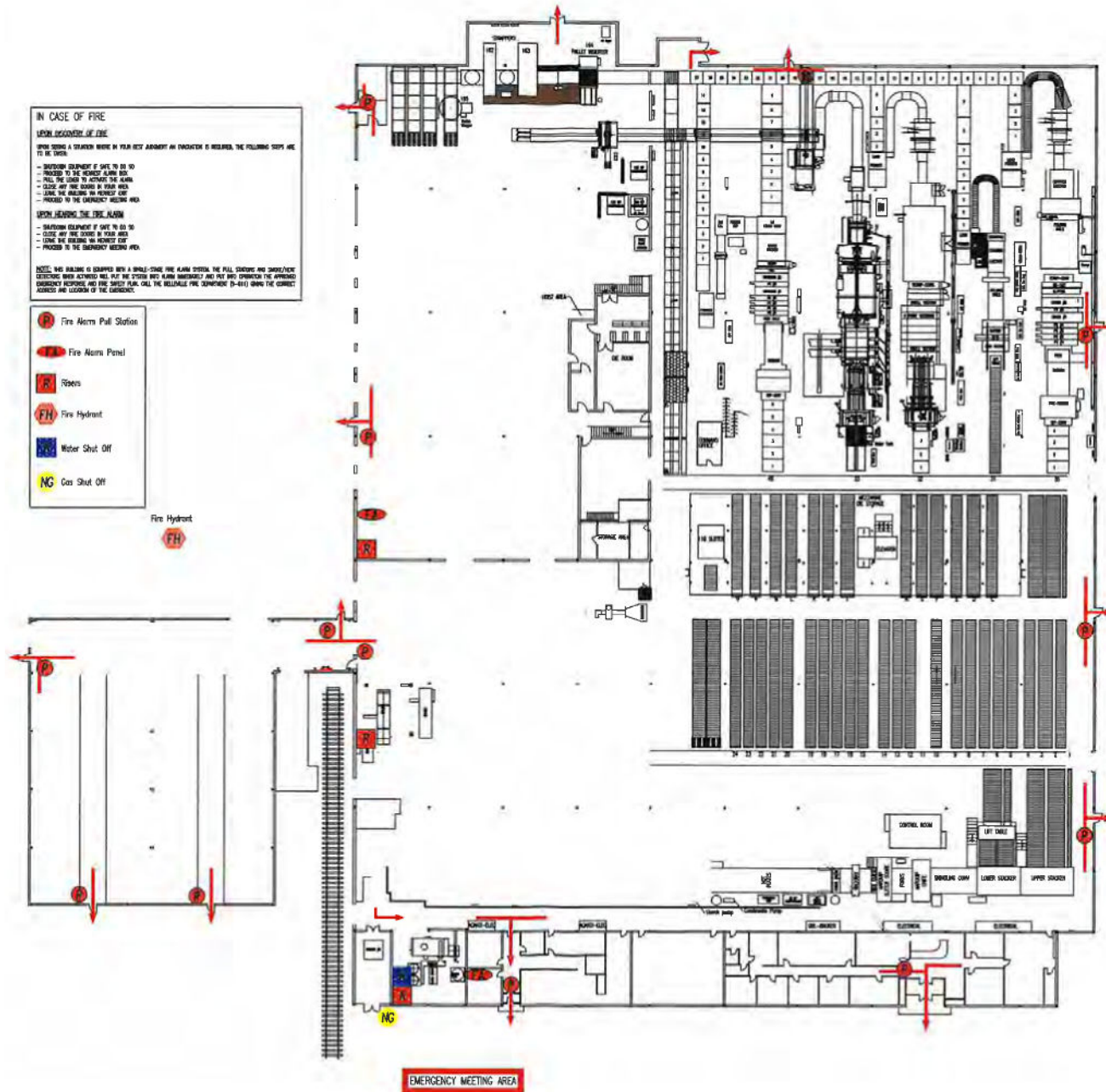
Base rent & additional rent	contact us 514-447-9358 Leasing@groupedumont.com
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# IMPLANTATION PLAN





# ZONING AND OFFICIAL PLAN

## Zoning Designation Service Industrial (IN2)

### PERMITTED USES

- ▶ Light 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
- ▶ Artisan Workshop
- ▶ Motor Vehicle Fueling Station
- ▶ Aquaculture
- ▶ Motor Vehicle Repair Garage
- ▶ Brewery and/or Distillery
- ▶ Office
- ▶ Business and Industrial Incubator
- ▶ Printing or Publishing Establishment
- ▶ Cannabis Production Facility (Licensed by Health Canada)
- ▶ Research and Development Facility
- ▶ Health Club
- ▶ Rental Outlet
- ▶ Instructional Facility
- ▶ Self-storage Facility
- ▶ Manufacturing, Assembling, Fabricating, or Processing Plant
- ▶ Taxi Business
- ▶ Motor Vehicle Body Shop
- ▶ Warehouse
- ▶ Motor Vehicle Washing Establishment
- ▶ Wholesale Business





**Contact us:**

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