

500 College Street East Belleville, on

BULK DISTRIBUTION SPACE WITH EXCELLENT CLEAR HEIGHT & PROXIMITY TO HIGHWAY 401



Contact Us

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John LaFontaine*

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For Sublease

500 College Street East Belleville | ON

Well-Maintained Unit for Sublease

AVAILABLE SIZE206,850 SQ. FT.OFFICE AREA4,500 SQ. FT.TERMSublease until December 31, 2031SHIPPING DOORS6 Truck Level doors with levelers 1 Drive-In doorCLEAR HEIGHT40'ZONINGIN1 - 1 (General Industrial)HEAT TYPEGas Forced Air ClosedSPRINKLERSYesPOWER800 Amps / 600 VoltsPOSSESSIONDecember 1, 2024 or January 1, 2025ASKING RATE\$8.00 Per Sq. Ft. NetT.&O. (2024)\$3.00 Per Sq. Ft.COMMENTS• Office area consists of approximately 5 offices, employee cafeteria, change rooms.COMMENTS• Ample trailer parking. • Racking for approx 4,500 pallets can be included. • Stickers Pasembar 21 2021		UNIT DETAILS										
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Sublease expires December 31, 2031.	COMMENTS	 5 offices, employee cafeteria, change rooms. Ample trailer parking. Racking for approx 4,500 pallets can 										





Affordable Location

Close proximity to highway 401 allowing for connectivity throughout Eastern Ontario.



TRAVEL DISTANCES
HIGHWAY 401
9 MIN • 5 KM
VIA RAIL STATION
7 MIN • 3.3 KM
DOWNTOWN BELLEVILLE
10 MIN • 4.8 KM
KINGSTON
54 MIN • 78.0 KM
US BORDER CROSSING @ 1000 ISLANDS
1 HR 15 MIN •123KM

MONTREAL 3 HR 41 MIN • 358 KM

OSHAWA 1 HR 22 MIN • 133 KM

TORONTO PEARSON INTERNATIONAL AIRPORT 2 HR • 217 KM

TORONTO DOWNTOWN 2 HR 17 MIN • 190 KM

For Sublease

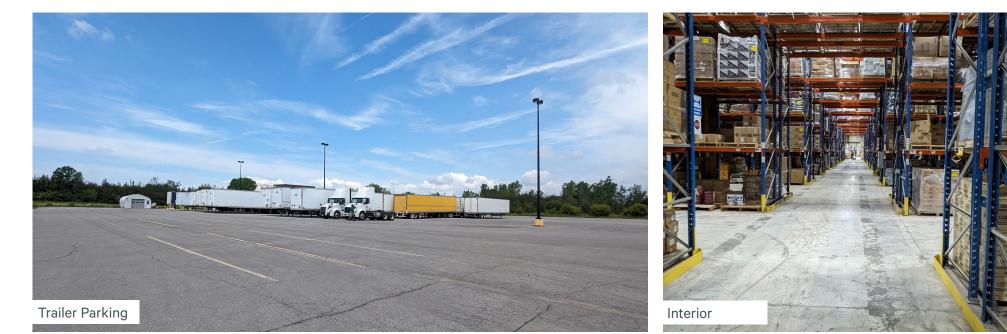
Floor Plan

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45' BAY NEW WORK 1 1200

For Sublease

Property Photos







City of Belleville



Belleville is a vibrant city located on the beautiful Bay of Quinte. With a population of approximately 50,000, it serves as the seat for Hastings County. Its stunning natural landscapes and rich cultural heritage make it an attractive place to live, work, and visit.

Belleville boasts a diverse economy with major industries including manufacturing, logistics, and food processing. The city is home to notable companies such as Procter & Gamble and Kellogg's. Belleville also supports an array of small businesses and services, contributing to its robust local economy.

The city's labour force is characterized by strong work ethics, high retention rates, and a high level of technical training. The labour force is generally drawn from a 40-50 km radius around the city, representing a population base of over 210,000 skilled and unskilled individuals. The Greater Quinte Area's labour force is 100,000 strong, and the population is more highly educated than Ontario and Canada as a whole.

Contact Us

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**Broker

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KEY DEMOGRAPHICS

CITY OF BELLEVILLE

57,887

Population

Labour Force

\$97,448

Average Household Income

28,093

Labour Force

\$101,546

50 KM RADIUS

229,98

Average Household Income

109,281

Labour Force



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