

# 500 College Street East

BELLEVILLE, ON

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



## Contact Us

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# Well-Maintained Unit for Sublease

## UNIT DETAILS

AVAILABLE SIZE	206,850 SQ. FT.
OFFICE AREA	4,500 SQ. FT.
TERM	Sublease until December 31, 2031
SHIPPING DOORS	6 Truck Level doors with levelers 1 Drive-In door
CLEAR HEIGHT	40'
ZONING	IN1 - 1 (General Industrial)
HEAT TYPE	Gas Forced Air Closed
SPRINKLERS	Yes
POWER	800 Amps / 600 Volts
POSSESSION	Immediate
ASKING RATE	\$8.00 Per Sq. Ft. Net
T.&O. (2024)	\$3.00 Per Sq. Ft.

## COMMENTS

- Office area consists of approximately 5 offices, employee cafeteria, change rooms.
- Ample trailer parking.
- Racking for approx 4,500 pallets can be included.
- Sublease expires December 31, 2031.

ALL INFORMATION TO BE VERIFIED



# 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

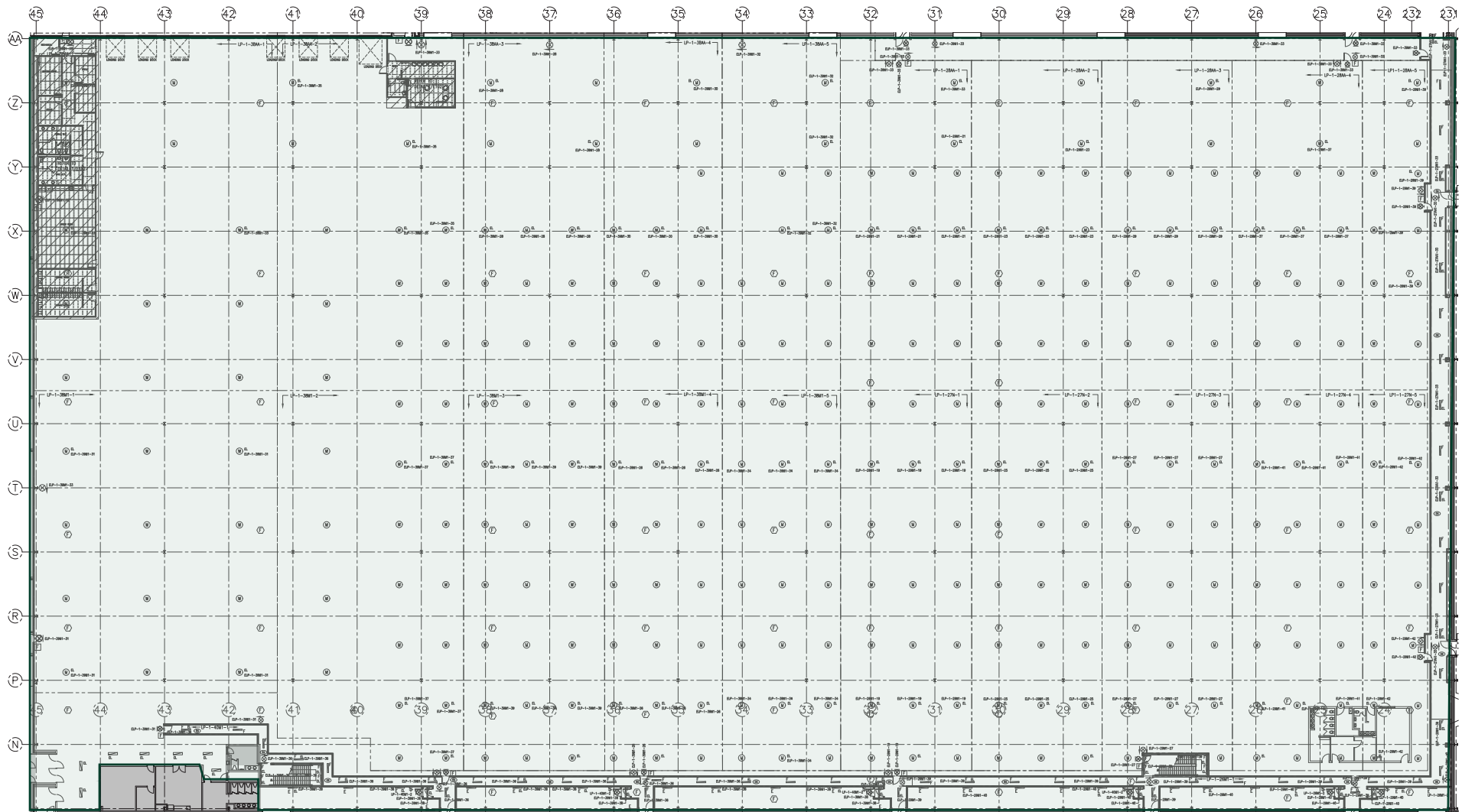
### TORONTO PEARSON INTERNATIONAL AIRPORT

2 HR • 217 KM

### TORONTO DOWNTOWN

2 HR 17 MIN • 190 KM

# Floor Plan



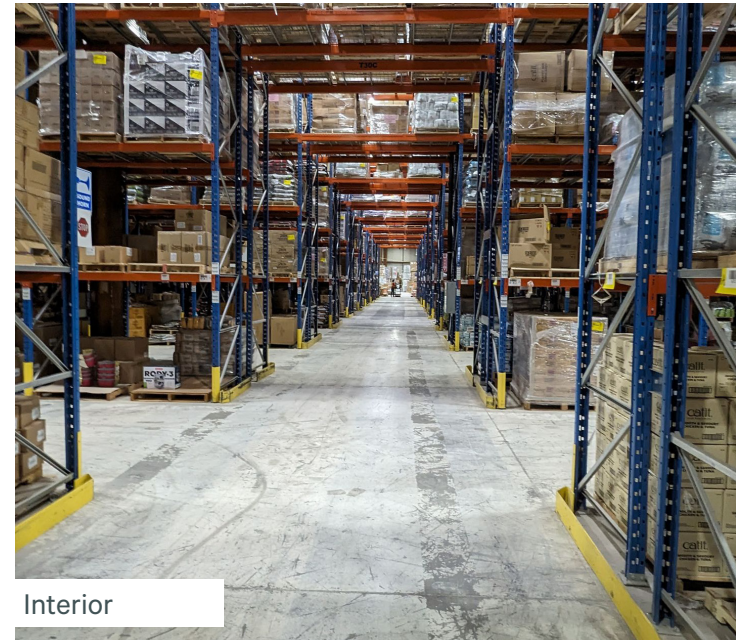
45' BAY  
NEW WORK  
E101  
1:200

 Total Available Area - 206,850 SQ. FT.

# Property Photos



Trailer Parking



Interior



Main Entrance



Loading Dock

# 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.

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## KEY DEMOGRAPHICS

### CITY OF BELLEVILLE

57,887

Population

\$97,448

Average Household Income

28,093

Labour Force

### 50 KM RADIUS

229,987

Labour Force

\$101,546

Average Household Income

109,281

Labour Force



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