



**FOR SALE**

**\$3,750,000**

**PROPERTY FEATURES**



**BUILDING SIZE**

*35,772 sqft*



**ZONING**

*LM - Light Industrial*



**SITE AREA**

*1.87 Acres*

***INDUSTRIAL  
BUILDING***

39 E Davis Street, Quinte West

# BUILDING SPECIFICATIONS

- Approx Age: 1957-2001
- Frontage: 203.72 ft
- Loading Docks: 2
- Acres: 1.87 Acres
- Hydro Supply: 347 / 600V, 3-Phase
- Service Size: 600 Amps



## Building Size

|               |             |                    |
|---------------|-------------|--------------------|
| Warehouse 1   | 14,616 sqft | 24'7" to roof deck |
| Warehouse 2   | 3,600 sqft  | 14' to truss       |
| Lunch Room    | 924 sqft    | 12' to ceiling     |
| Assembly Area | 14,832 sqft | 10'4" to truss     |
| Office Area   | 1,800 sqft  | 12' to ceiling     |

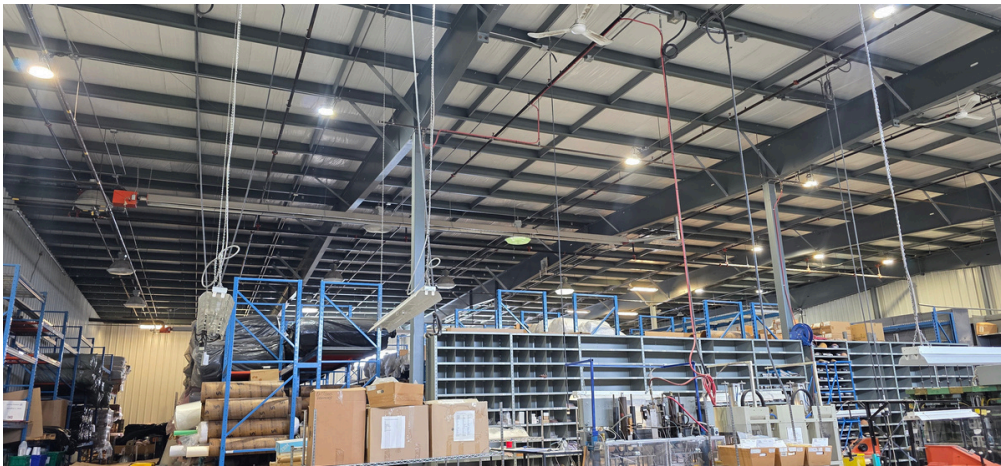


## LM - Light Industrial

### Permitted Uses

- Accessory Retail Use
- Call Centre
- Industrial Use, Light
- Warehouse
- Wholesale Shop





# LOCATION OVERVIEW

OTTAWA →



**CITY OF QUINTE WEST**

← TORONTO

**HIGHWAY 401**



**39 E DAVIS STREET**



## DISTANCE FROM



**HIGHWAY 401**

3 min | 1.8 km



**OTTAWA**

2 hr 46 min | 285 km



**TORONTO**

1 hr 47 min | 171 km



**MONTREAL**

3 hr 53 min | 378 km



**FOR MORE  
INFORMATION,  
PLEASE CONTACT US:**



## **JAMIE TROKE**

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