

PROPERTY FEATURES

DESIGN BUILD OPPORTUNITY

Huff Ave
Trenton ,ON



SITE AREA

10.7 Acres



ZONING

General Industrial (GM) Zone –
Yard Storage and Heavy
Manufacturing



BUILDING FOOTPRINT

± 141,200 Sf Plus
Office/Mezzanine



CONCEPT DRAWING ONLY

BUILDING FEATURES

<p>Building Footprint</p> <ul style="list-style-type: none"> ± 141,200 Sf Building 16 Loading Docks (Future Additions Possible) 3 Grade Level Doors 	<p>Lighting</p> <ul style="list-style-type: none"> LED lighting throughout facility to standard warehouse lighting levels Exterior lighting around building perimeter and parking lot. Emergency / exit lighting throughout facility.
<p>Building Construction</p> <ul style="list-style-type: none"> Exterior wall systems include architectural masonry, prefinished metal cladding, insulated wall panel and architectural aluminum composite panels at entrance areas 	<p>Utilities</p> <ul style="list-style-type: none"> 1000 amp 600 Volt Electrical Service, phone and Data Services
<p>Ceiling</p> <ul style="list-style-type: none"> Minimum clear height of 26' to underside of rigid frames Average height in excess of 28'. 	<p>Floors</p> <ul style="list-style-type: none"> 6" reinforced concrete Sealed floors
<p>Bay Size</p> <ul style="list-style-type: none"> 3 – 14' x 14' grade level doors are included 30' x 40' – 50' bay spacing 	<p>Heating</p> <ul style="list-style-type: none"> HVAC systems include gas fired unit heaters throughout the manufacturing and warehouse space
<p>Roof/Walls</p> <ul style="list-style-type: none"> Roof: Pitched 111,200 sf// Flat 30,000 sf Walls: Pre-finished insulated metal panels Steelway or Butler Steel Building design 	<p>Office</p> <ul style="list-style-type: none"> 10,000 sf of office space Potential opportunity to lease out surplus office spaces HVAC units provided
<p>Loading Docks</p> <ul style="list-style-type: none"> 16 – 8'x 9' loading dock doors Equipped with 40,000 lb. capacity hydraulic dock levelers, dock seals and dock locks 	<p>Security</p> <ul style="list-style-type: none"> Interior alarm & security systems
<p>Sprinkler</p> <ul style="list-style-type: none"> A complete sprinkler system will be provided throughout the building to ordinary hazard protection. All necessary standpipe and hose systems will be provided to meet building code and NFPA requirements. 	<p>Forklift Charging Area</p> <ul style="list-style-type: none"> Power rough-in for 16 positions

**Building specifications can be subject to modifications*



TRENTON OVERVIEW



Proximity to Major Transportation Networks

Trenton is strategically located along the Highway 401 corridor, which is a vital transportation route connecting [Toronto](#), [Ottawa](#), and [Montreal](#). This provides convenient access to major markets in Canada and the United States.



Business-Friendly Policies

The local government in Trenton and the broader Quinte West area often prioritize [economic development](#) and business growth. They strive to create a supportive environment by offering incentives, grants, and resources to attract and retain industrial businesses. Streamlined permitting processes and dedicated business support services are common features that enhance the ease of doing business in the area.



Skilled Workforce

Trenton benefits from a skilled and diverse [workforce](#) with a history of industrial expertise. The region has a strong tradition of manufacturing and related industries, providing businesses with access to experienced professionals. Workforce development programs and collaborations with educational institutions further support the continuous supply of skilled labor.



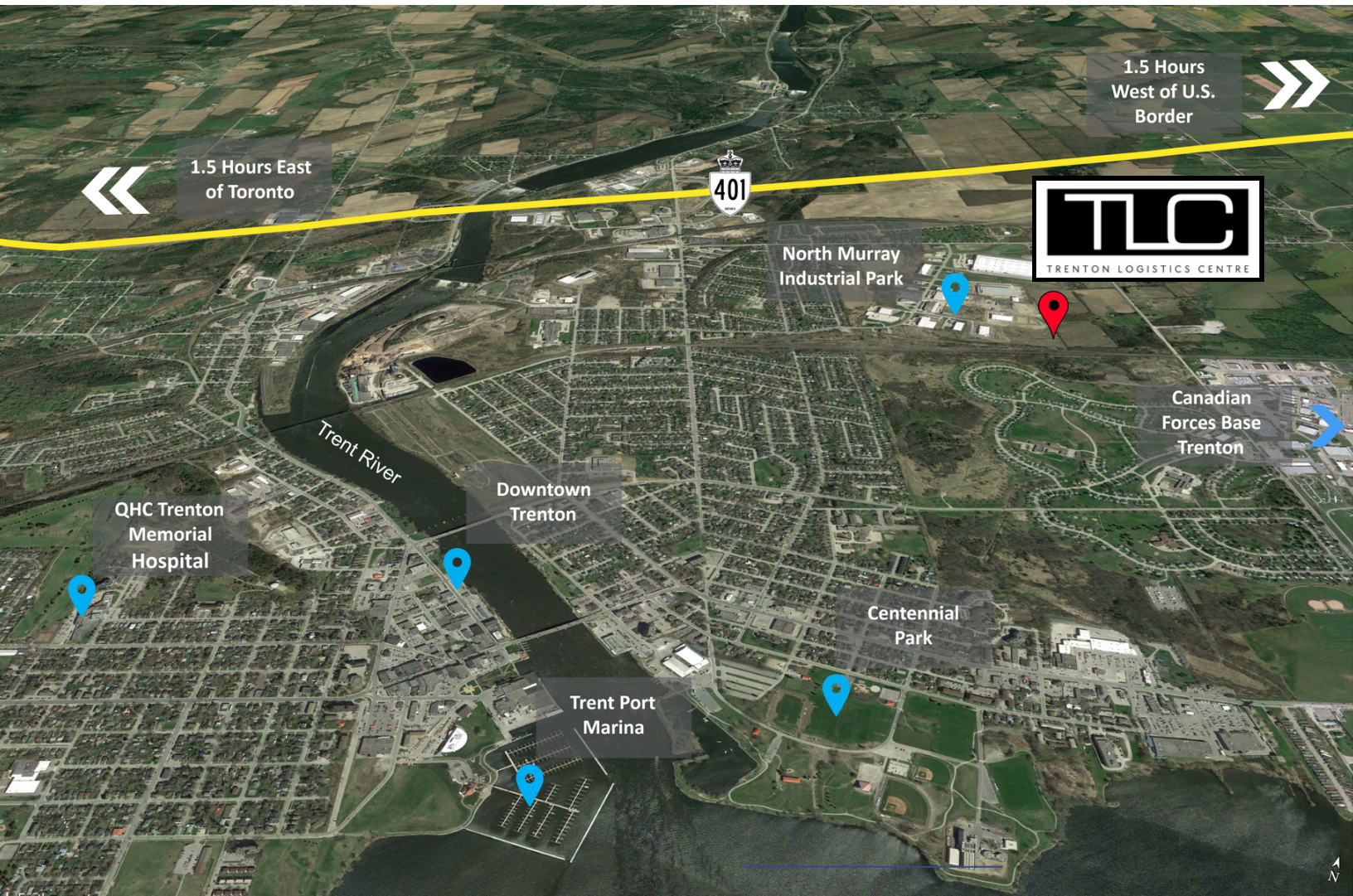
Quality of Life

Trenton offers a [high quality of life](#) for employees and their families. The region provides affordable housing options, excellent schools, recreational amenities, and a vibrant community. This contributes to attracting and retaining a skilled workforce.



Supportive Infrastructure

Trenton offers a [well-developed infrastructure](#) that caters to industrial needs. Industrial parks within the region provide modern facilities, utilities, transportation networks, and access to high-speed internet connectivity. These features create an environment conducive to industrial operations.





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CONTACT US

**FOR MORE
INFORMATION ON
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PLEASE VISIT**

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