



# FOR SALE USER/ INVESTOR

**160** JAMIESON BONE ROAD  
BELLEVILLE, ON

**REFRIGERATED WAREHOUSE FACILITY**  
144,840 SF ON ~11.25 ACRES INCLUDING  
~4 ACRES OF EXCESS LAND



160 JAMIESON BONE ROAD, BELLEVILLE, ON

# PROPERTY HIGHLIGHTS

- Quality Tenant in place until 2025\*
- Two storey office space includes open workspace, private offices, boardroom, lunchroom, lockers
- LED lighting, battery charging stations
- Well equipped docks: levelers, trailer restraints, control systems
- Ample truck turning radius and employee parking
- Security fencing and alarm system
- Racking available



**144,840 SF**  
Total Building Area



**138,680 SF**  
Warehouse Area  
(100% Refrigerated)



**6,160 SF**  
Office Area



**11.25 Acres**  
Site Area



**25'**  
Clear height



**20**  
Truck Level Doors



**Fully**  
Sprinklered



**25' x 40'**  
Bay size



**3000 A**  
@ 600V Power



**M2**  
General Industrial  
Zoning



**\$224,408.52**  
2024 Taxes



**\$28,475,000**  
Asking Price

\*Contact Listing Broker

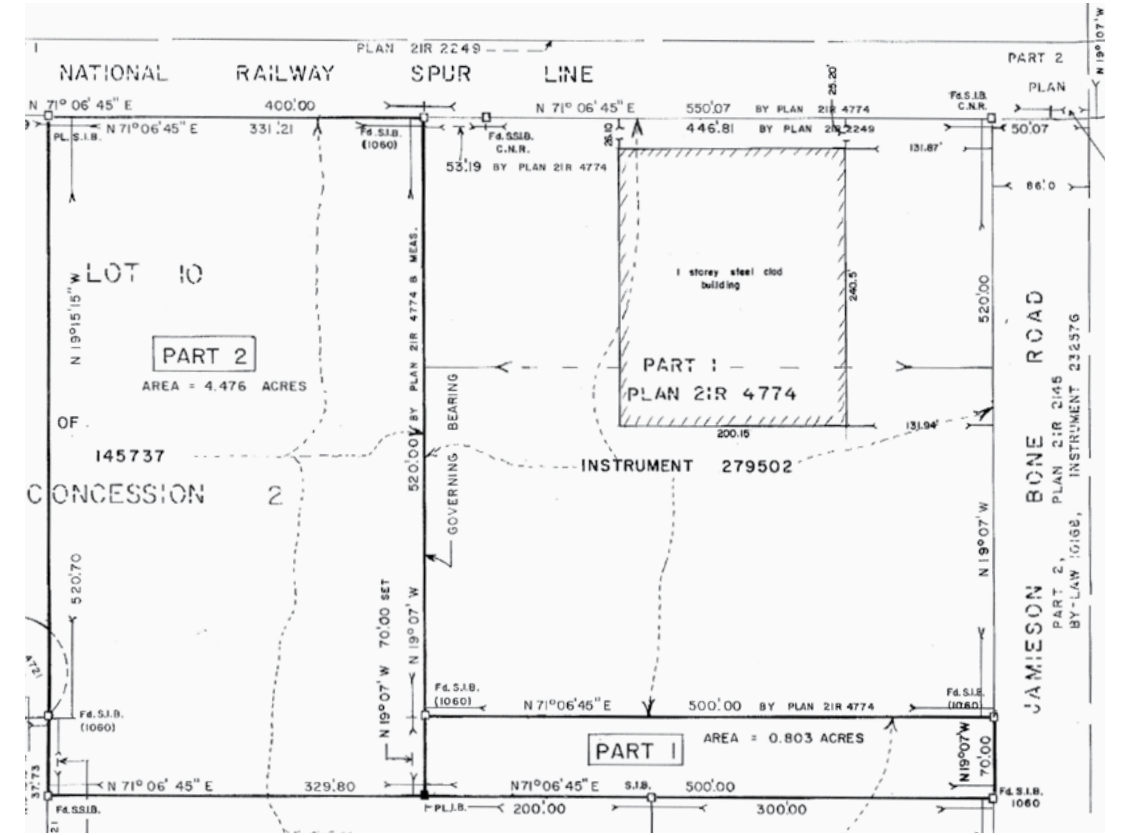
160 JAMIESON BONE ROAD, BELLEVILLE, ON

# PROPERTY PHOTOGRAPHS

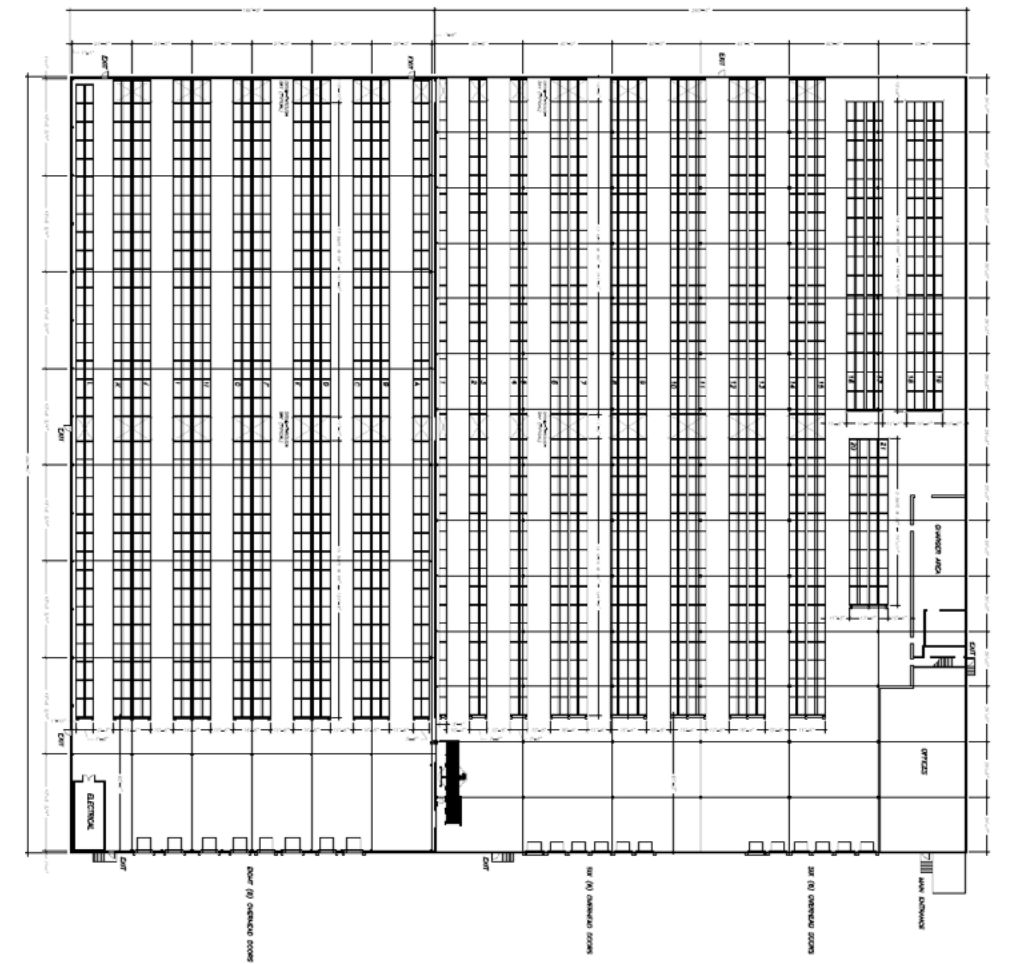


## SURVEY

 VIEW SURVEY & FLOORPLANS



## FLOORPLAN & RACKING LAYOUT

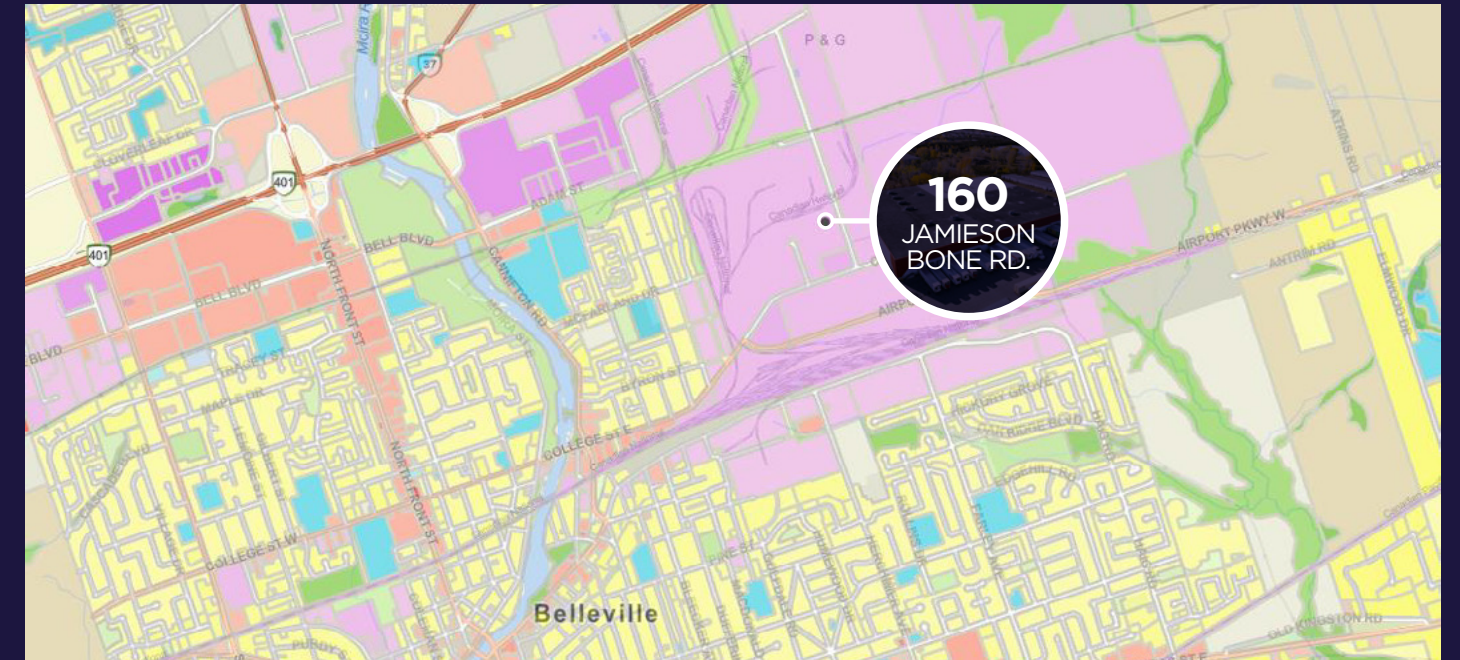


# PROPERTY PHOTOGRAPHS



# ZONING

## M2 GENERAL INDUSTRIAL



### CITY OF BELLEVILLE ZONING BYLAW

- Rural
- Residential
- Estate Residential
- Rural Residential
- Seasonal Residential
- Mobile Home Residential
- Residential Holding
- Urban Holding
- Development
- Holding
- Commercial
- Community Facility
- Nursing Home
- Open Space
- Environmental Control
- Environmental Sensitive
- Hazard
- Prime Agriculture
- Agriculture
- Industrial
- Waterfront Industrial
- Industrial Mall
- Industrial/Commercial
- Rural Industrial
- Waste Disposal
- Service Industrial

### PERMITTED USES

- Light and heavy 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
- Training facility and/or commercial school
- Business, professional and/or administrative office
- Printing and/or publishing establishment
- Commercial and/or industrial rental/service business
- Industrial and office equipment sales, rental, supply and service
- Business and industrial incubator
- Accessory building or structure
- Bulk storage yard
- Construction yard
- Motor vehicle body shop
- Municipal yard and/or public utilities yard
- Railway uses
- Truck and/or transport terminal

# LOCATION AMENITIES

## FOOD & RESTAURANTS

1. Signal Brewery
2. East Side Mario's
3. Chilangos Mexican Restaurant
4. Linguine's Italian Restaurant
5. McDonald's
6. Bourbon Street Pizza Company
7. Tim Hortons

## RETAIL

1. RONA+
2. Walmart Supercenter
3. The Home Depot
4. LCBO
5. Quinte Mall
6. Canadian Tire
7. Centre Point Mall
8. Bayview Mall

## HOTELS

1. Fairfield Inn & Suites by Marriot Belleville
2. Comfort Inn
3. Country Inn & Suites by Radisson
4. Ramada by Wyndham Belleville Harbourview

## HOSPITALS

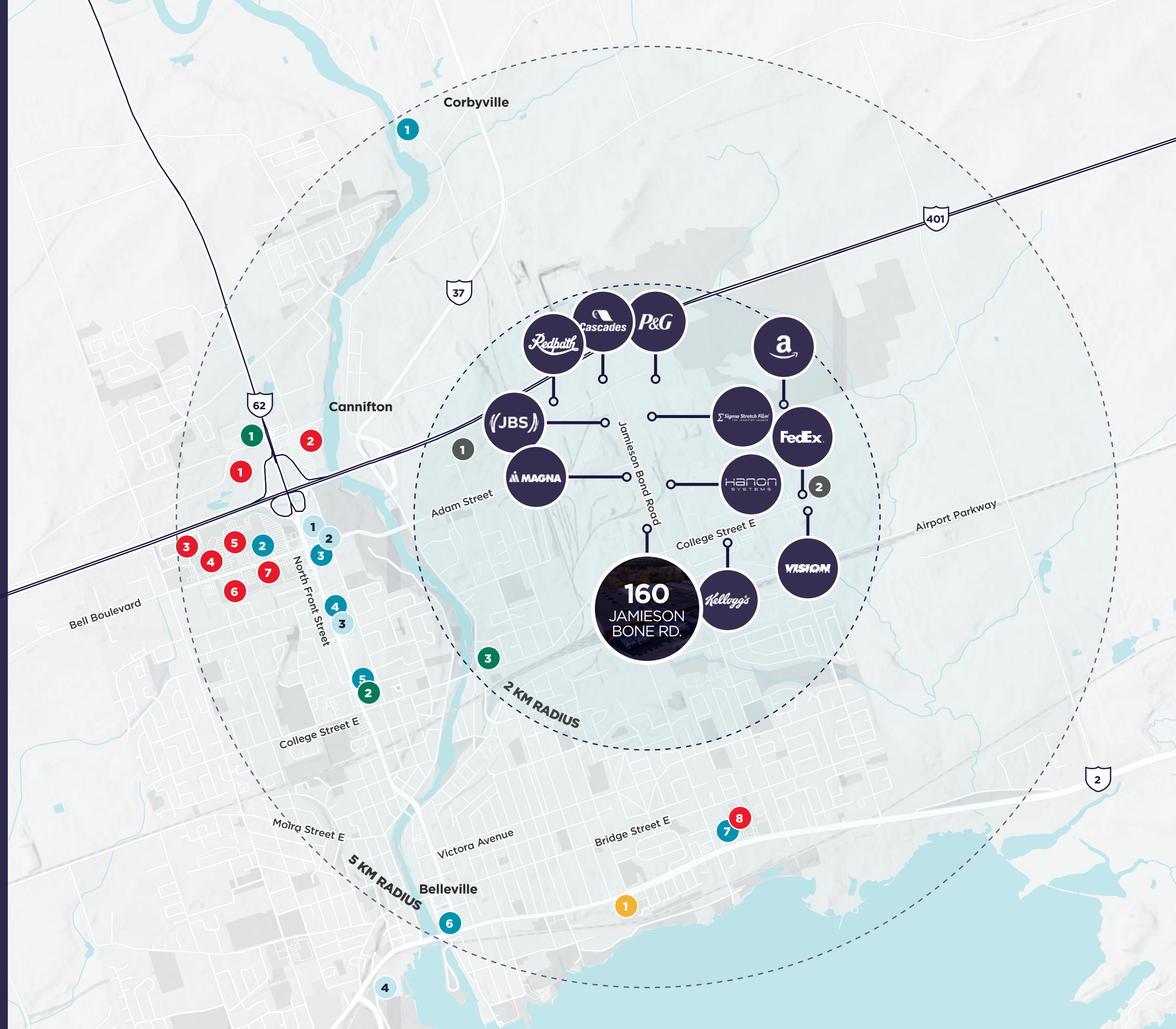
1. QHC Belleville General Hospital

## GAS STATIONS

1. Petro Canada
2. Husky
3. Esso

## COURIER DEPOTS

1. FedEx Ship Centre
2. FedEx Ground Terminal



# CONNECTIVITY



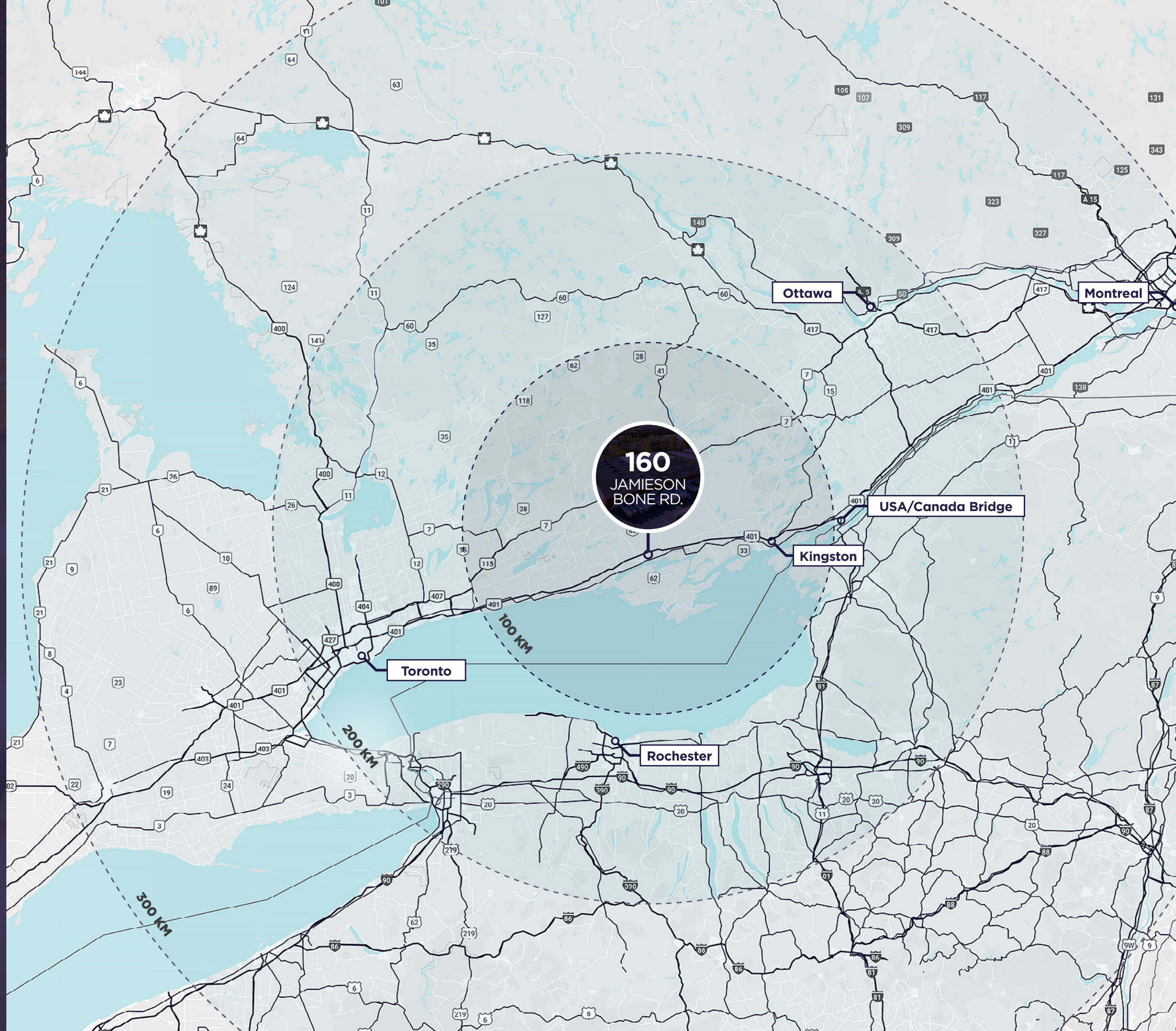
## Approximate Distances

Highway 401	<b>4 KM</b>
Kingston	<b>80 KM</b>
Toronto	<b>170 KM</b>
Ottawa	<b>190 KM</b>
Montreal	<b>360 KM</b>
US/Canada Border	<b>125 KM</b>



## Population Count

100 KM	<b>628,294</b>
200 KM	<b>8,327,556</b>
300 KM	<b>12,720,320</b>



# ABOUT BELLEVILLE



## Belleville - Quite West Demographics

**111,184\***

Population (CMA)

**57.1%\***

Labour Force  
Participation Rate (Total)

**\$69,500.00\***

Median after-tax income  
of household



Belleville, Ontario, is a dynamic city strategically located between Toronto, Ottawa, and Montreal, offering an ideal environment for industrial and commercial enterprises. With its robust transportation network, including direct access to Highway 401, rail, and proximity to major ports and USA crossing bridges, Belleville is perfectly positioned for efficient logistics and distribution and presents unparalleled connectivity to key markets in Canada and the United States. Belleville boasts a diverse and established industrial sector, with strengths in advanced manufacturing, food processing, and technologies and, is home to several multinational corporations. This city benefits from Loyalist College, which offers specialized training programs tailored to the needs of industry. Moreover, Belleville offers a high quality of life with affordable housing and abundant recreational opportunities.

\* Source: Statistics Canada, 2021 Census of Population



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