



FOR SALE OR LEASE

160 JAMIESON BONE ROAD
BELLEVILLE, ON

REFRIGERATED WAREHOUSE FACILITY

144,840 SF ON ~11.25 ACRES INCLUDING
~5 ACRES OF EXCESS LAND



160 JAMIESON BONE ROAD, BELLEVILLE, ON

PROPERTY HIGHLIGHTS

- Second 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.

Asking Sale Price: **\$16,900,000**
Annual Taxes: **\$232,611.47 (2025)**

Asking Lease Rate: **\$9.75 PSF Net**
TMI: **\$4.11 PSF**



144,840 SF
Total Building Area



138,680 SF
Warehouse Area
(100% Refrigerated)



6,160 SF
Office Area



11.25 Acres
Site Area



M2
General Industrial Zoning



25'
Clear Height



20
Truck Level Doors



Fully
Sprinklered



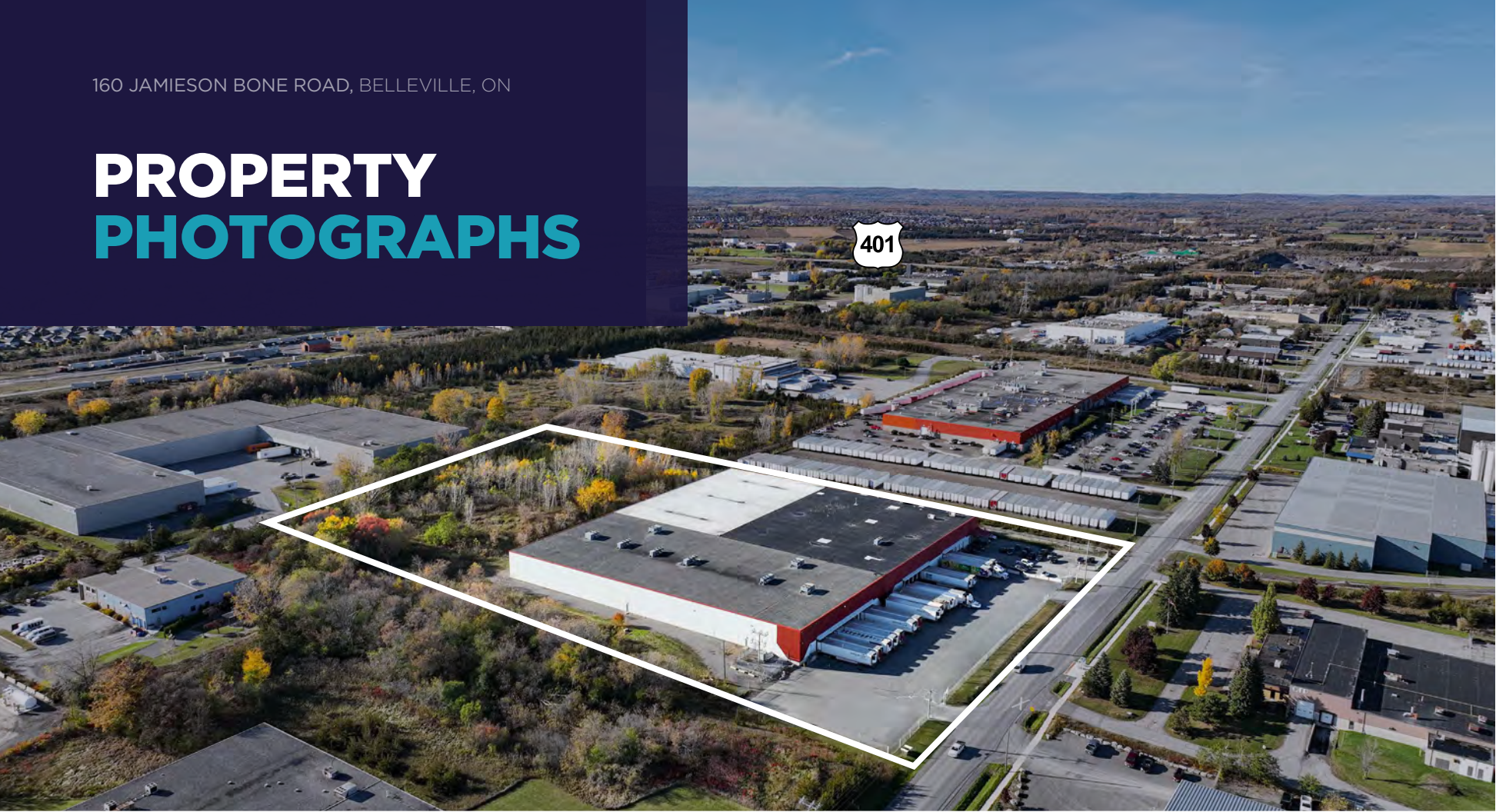
25' x 40'
Bay Size



3000 A
@ 600V Power

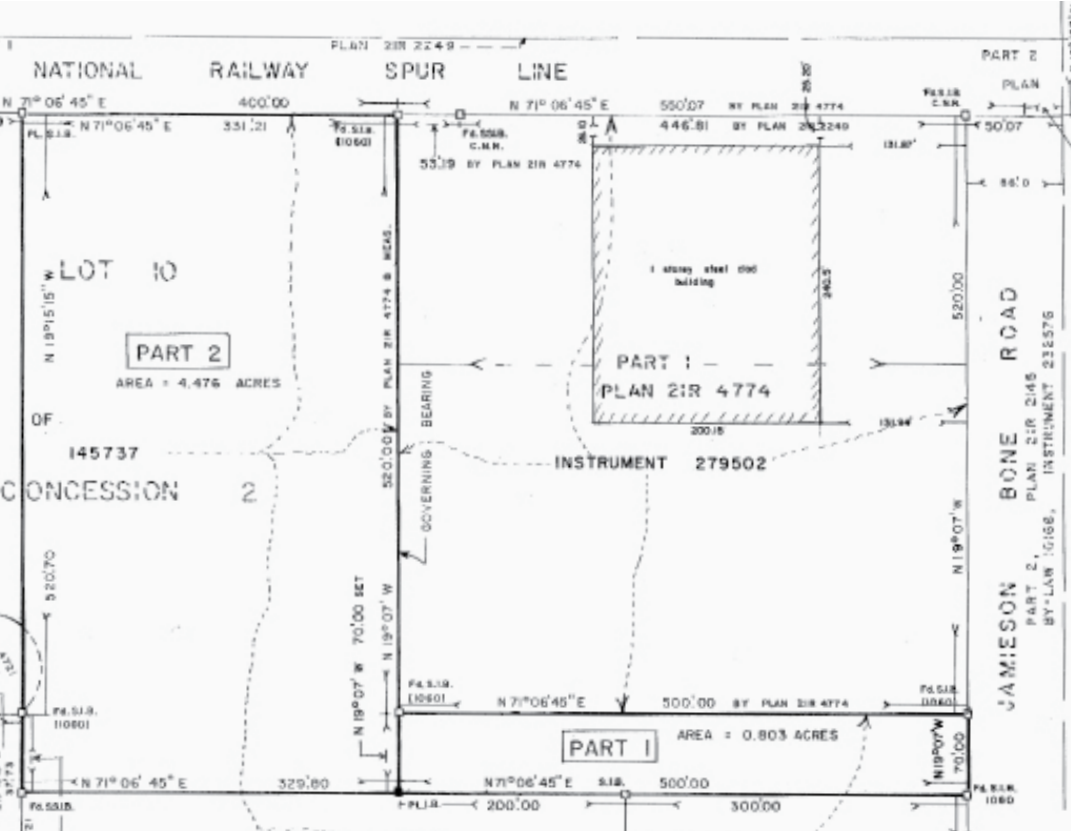
160 JAMIESON BONE ROAD, BELLEVILLE, ON

PROPERTY PHOTOGRAPHS

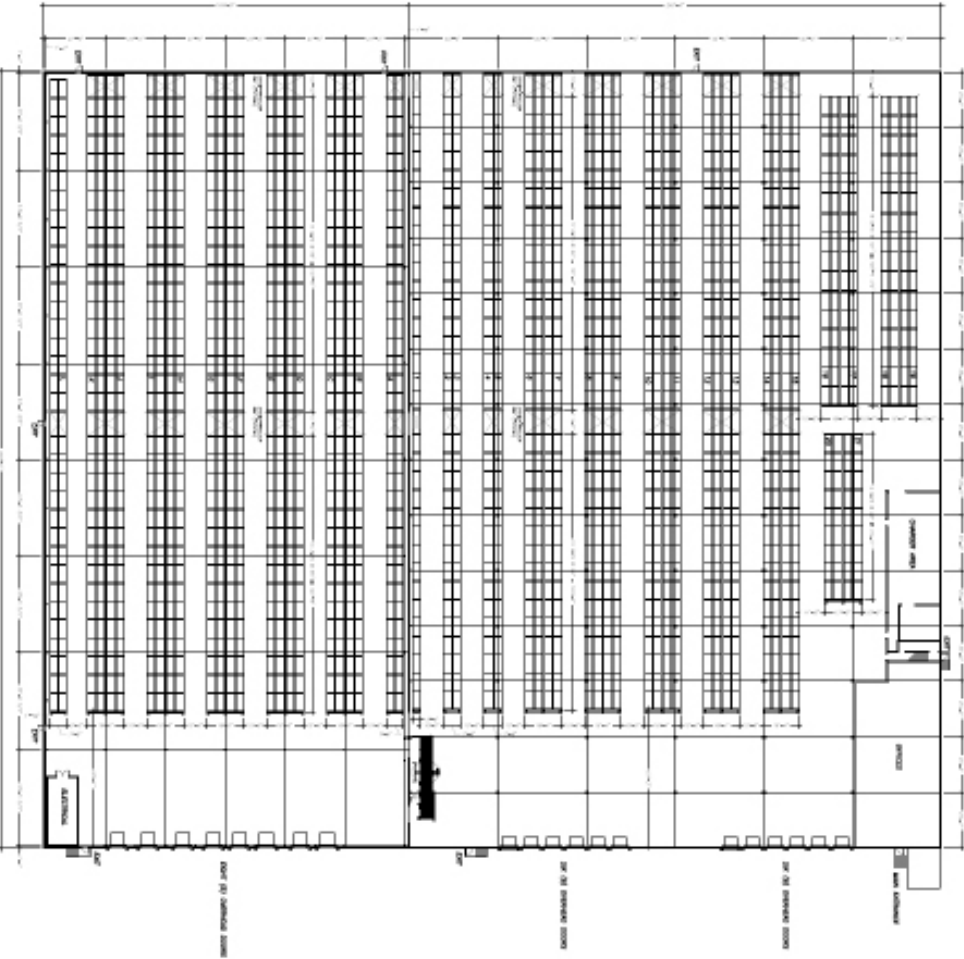


SURVEY

 [VIEW SURVEY & FLOORPLANS](#)



FLOORPLAN & RACKING LAYOUT



PROPERTY PHOTOGRAPHS



ZONING M2 GENERAL INDUSTRIAL



CITY OF BELLEVILLE ZONING BYLAW

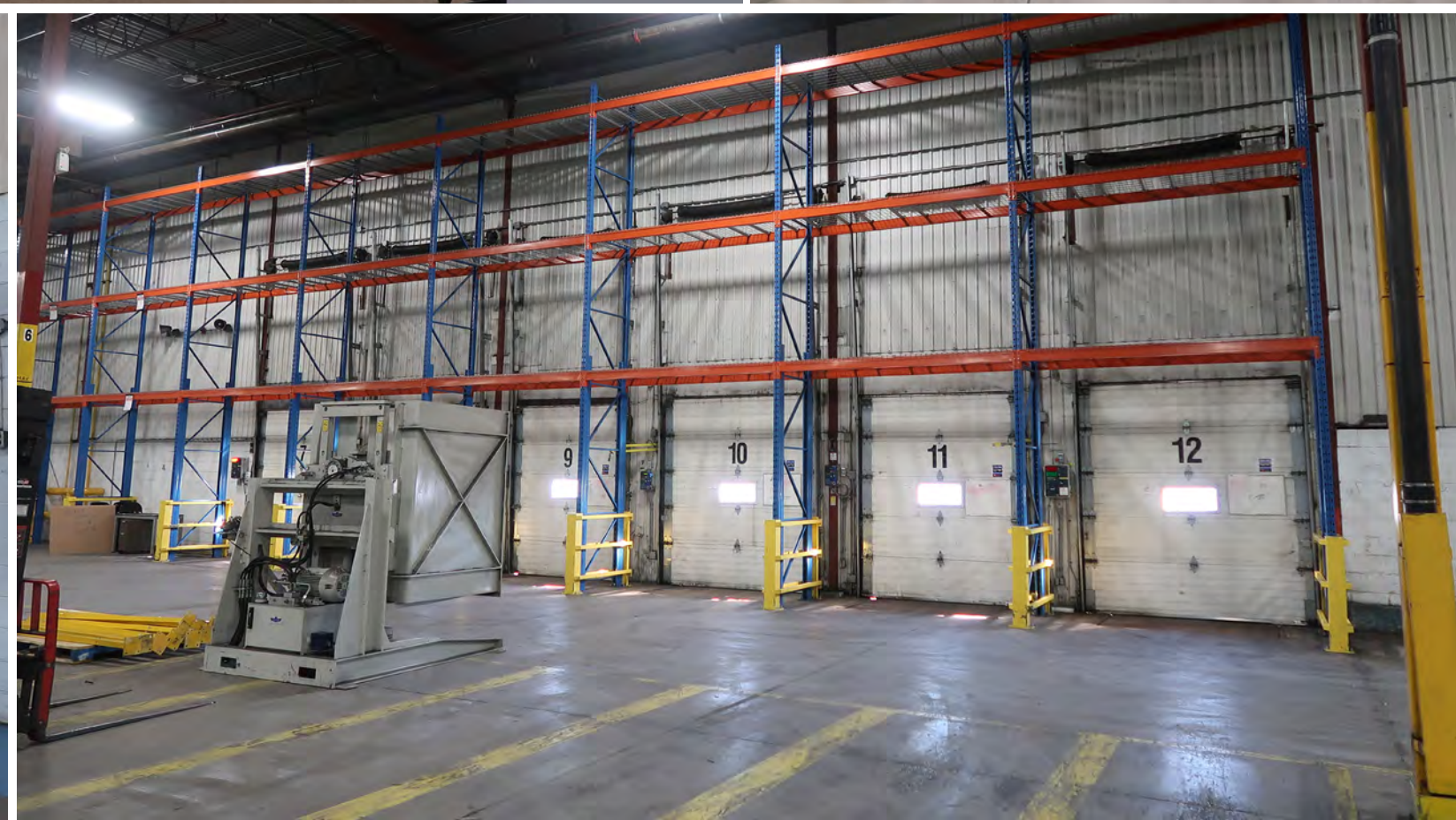
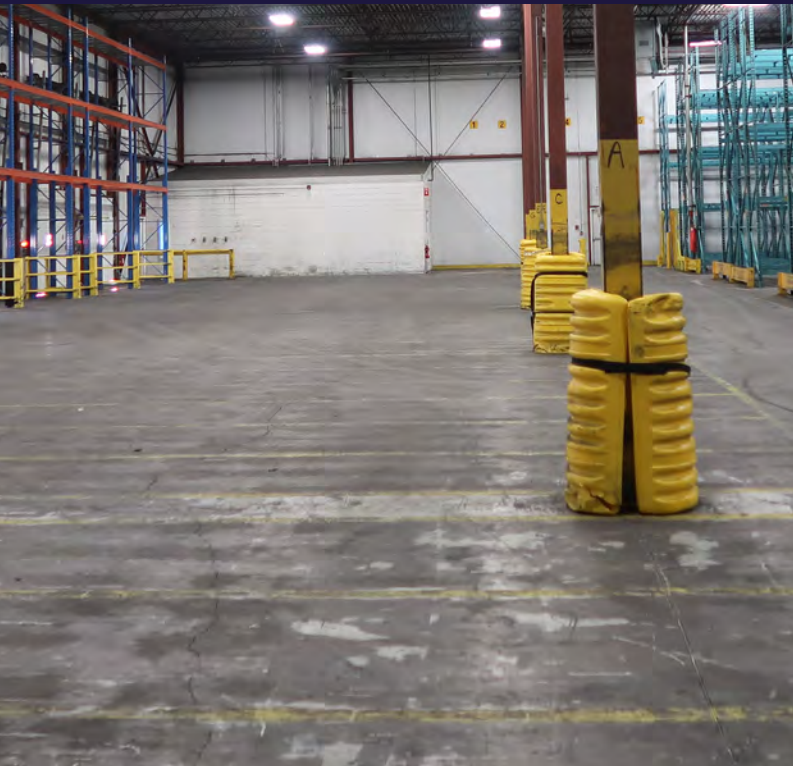
- | | |
|---------------------------|---------------------------|
| ■ Rural | ■ Open Space |
| ■ Residential | ■ Environmental Control |
| ■ Estate Residential | ■ Environmental Sensitive |
| ■ Rural Residential | ■ Hazard |
| ■ Seasonal Residential | ■ Prime Agriculture |
| ■ Mobile Home Residential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

160 JAMIESON BONE ROAD, BELLEVILLE, ON

PROPERTY PHOTOGRAPHS



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

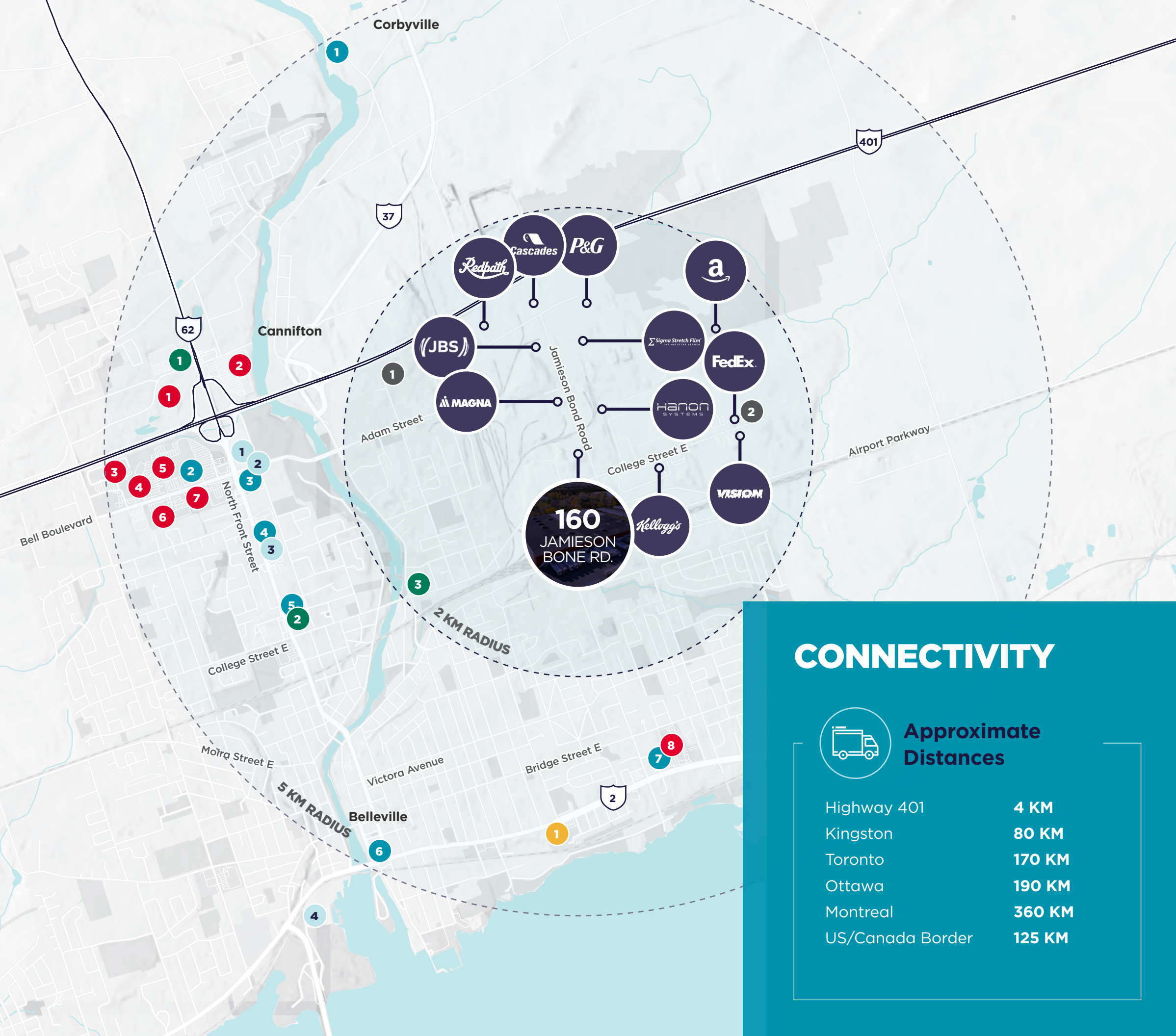
1. QHC Belleville General Hospital

GAS STATIONS

1. Petro Canada
2. Husky
3. Esso

COURIER DEPOTS

1. FedEx Ship Centre
2. FedEx Ground Terminal



CONNECTIVITY



Approximate Distances

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

ABOUT BELLEVILLE



**Belleville -
Quite West
Demographics**

55,071

Population (CMA)

58.9%

Labour Force
Participation Rate (Total)

\$56,924.00

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.



Better never settles

GREG LOFFREE* SIOR
Senior Vice President
905 501 6447
Greg.Loffree@cushwake.com

NANCY CARTER*
Senior Vice President
905 501 6410
Nancy.Carter@cushwake.com

DENVER CARTER*
Associate
905 501 6418
Denver.Carter@cushwake.com

Cushman & Wakefield ULC
1 Prologis Blvd, Suite 300
Mississauga, ON L5W 0G2

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