



# 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 Price: **\$24,750,000**  
Annual Taxes: **\$224,408.52 (2024)**

Asking Lease Rate: **\$14.00 PSF Net**  
TMI: **\$4.05 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



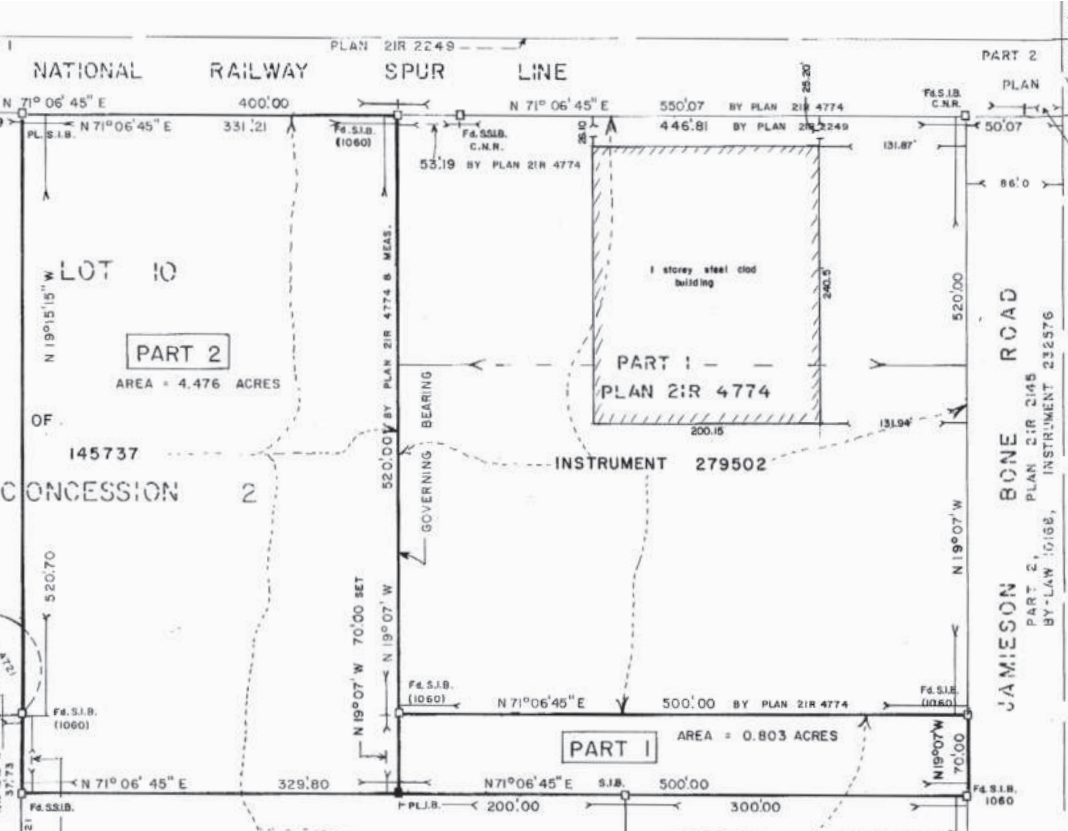
160 JAMIESON BONE ROAD, BELLEVILLE, ON

# PROPERTY PHOTOGRAPHS

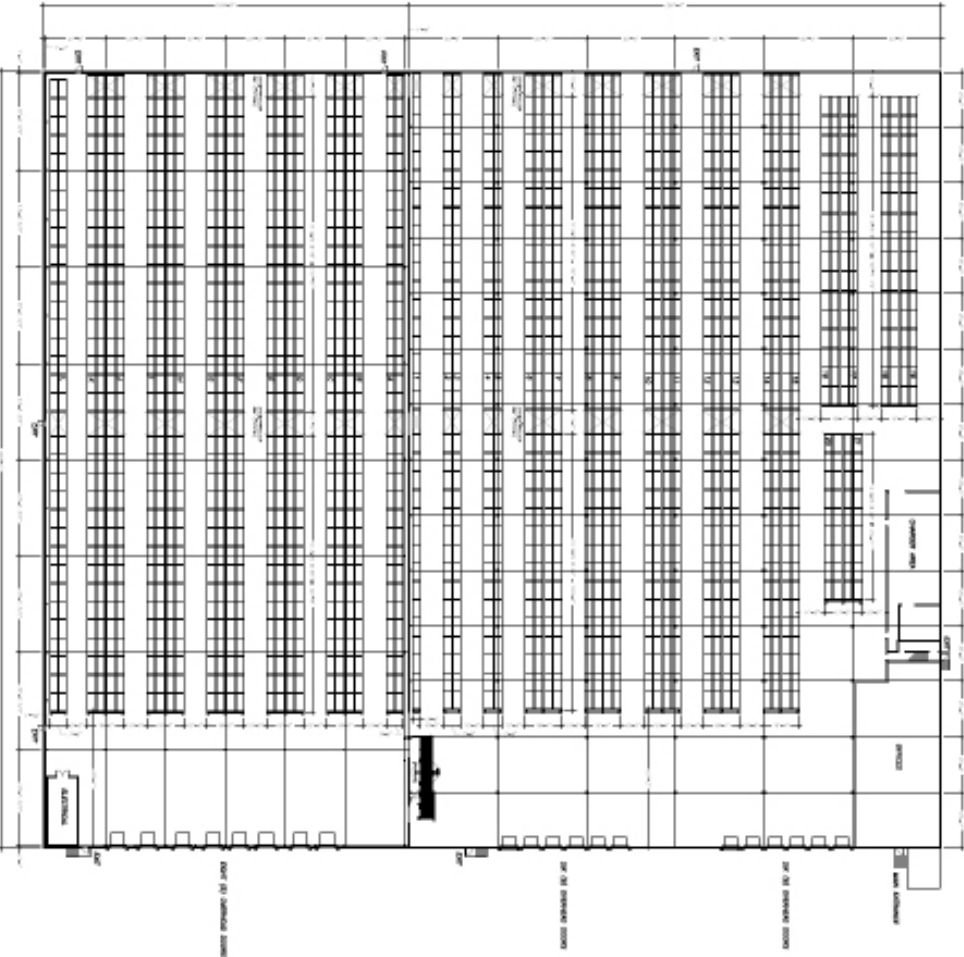


## SURVEY

 [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



# 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

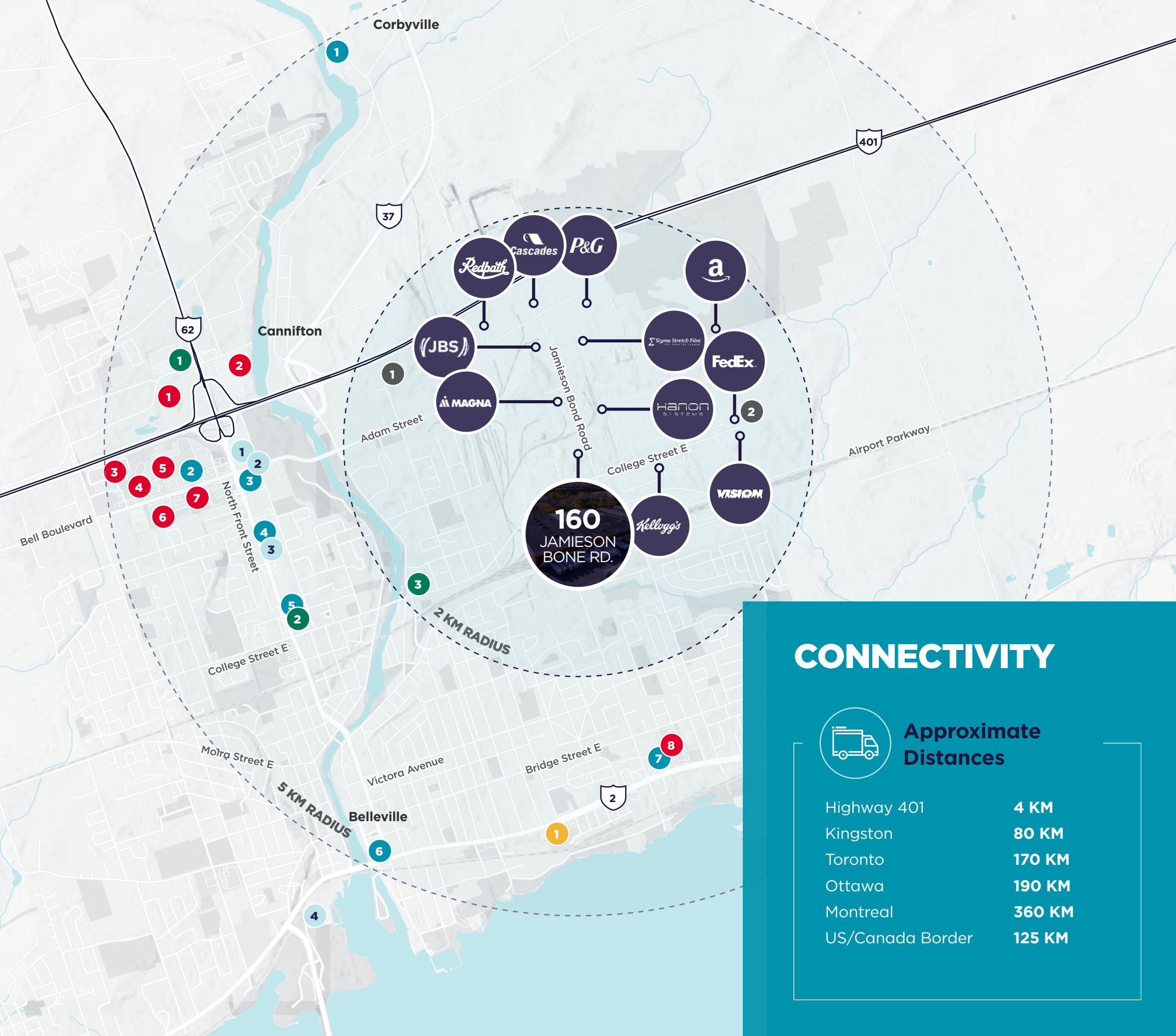
1. QHC Belleville General Hospital

## 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

**111,184\***

Population (CMA)

**57.1%\***

Labour Force  
Participation Rate (Total)

**\$69,500.00\***

Median after-tax income  
of household

\* Source: Statistics Canada. 2021 Census of Population



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

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