FOR SALE OR LEASE

# 7 RIVERSIDE DRIVE

## QUINTE WEST

### Industrial Facility on 3.93 Acres




## HIGHWAY 401 EXPOSURE

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CUSHMAN & WAKEFIELD

Rev 11.26

# FOR SALE

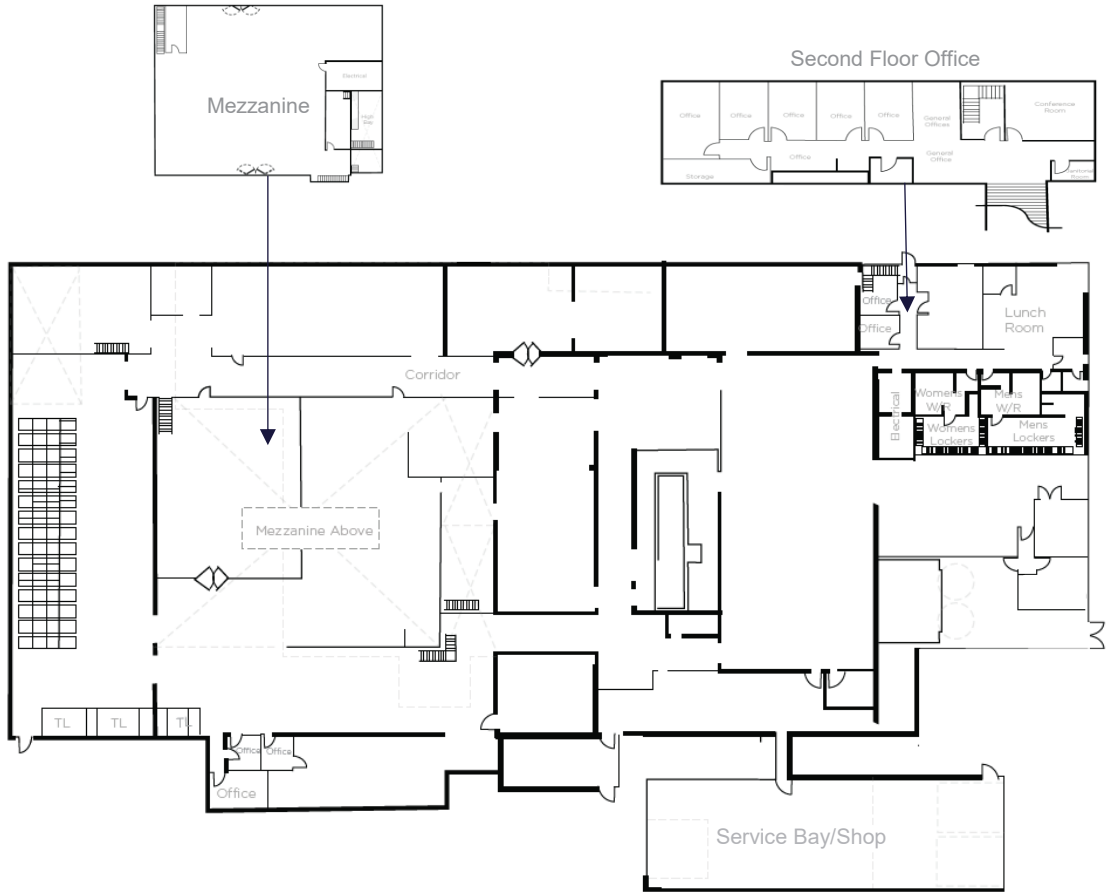
# ASKING SALE PRICE: $5,800,000

| | |
|---|---|
| **Total Building** | 54,995 SF |
| **Industrial Space** | 49,706 SF |
| **Office Space** | 5,289 SF |
| **Clear Height** | 14’-26’10” |
| **Shipping** | 3 Truck Level doors |
| **Lot Size** | 3.93 AC |
| **Annual Property Taxes** | $121,509 (2025) |

## PROPERTY FEATURES

| | |
|---|---|
| **Power** | 1000 Amps |
| **Sprinkler** | Yes |
| **Zoning** | SM Service Industrial |
| **Available** | Immediate |

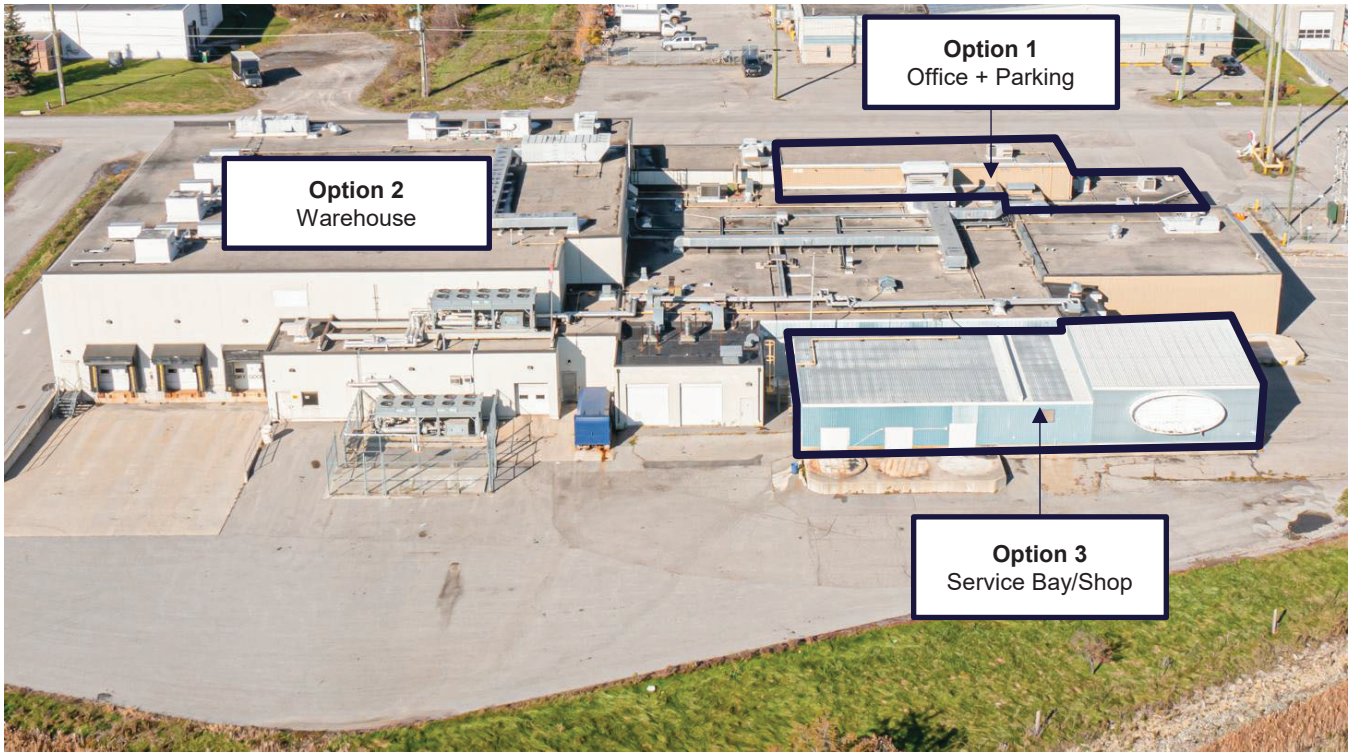
- Parking for +/-100 cars.
- Excellent access and visibility to Highway 401.
- Restrictive Covenant for some food uses in place.
- Heavy power, capacity upgrade of 8MW is possible.

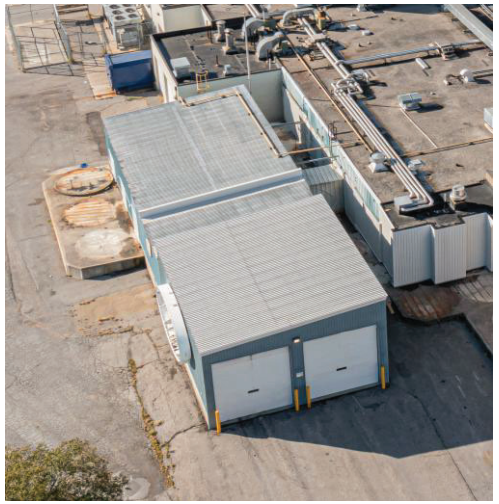



## FLOOR PLAN

# LEASE OPTIONS

| Available Area | #1 | #2 | #3 |
|---|---|---|---|
| **Description** | Office and outdoor parking | Warehouse | Service Bay/Shop |
| **Available Approx. Size** | 5,289 SF Office and parking spaces (up to 100 car stalls) | 20,000 SF | 3,500 SF |
| **Gross Lease Rate Per Month** | $10,000 | $20,000 | $6,000 |





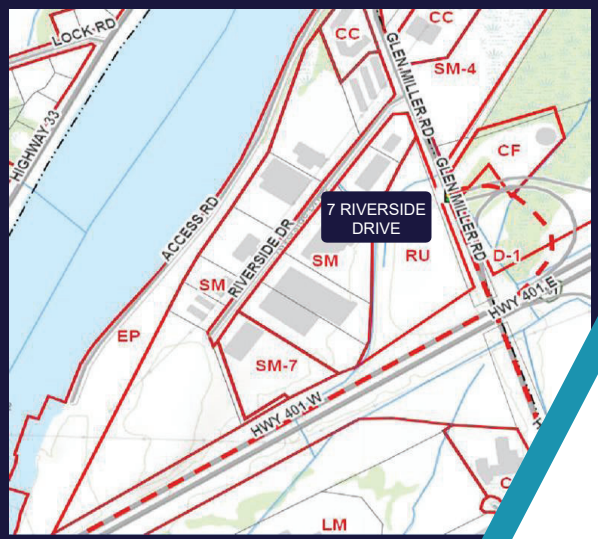



# AMENITY MAP

## PERMITTED USES

- Auction sales establishment
- Assembly hall
- Banquet hall
- Building supply outlet business, professional or administrative office
- Call centre
- Car wash
- Commercial fitness centre
- Commercial school
- Commercial self-storage facility
- Contractor's yard (except on land abutting Highway 401, arterial roads, and collector roads)
- Custom workshop
- Industrial use, light
- Community centre
- Motor vehicle body shop
- Motor vehicle parts supply
- Motor vehicle repair garage
- Printing establishment
- Recreational equipment, sales, rental and service establishment equipment sales, rental and repair establishment
- Repair shop
- Research and development use
- Retail store, accessory
- Taxi service depot/dispatch establishment
- Technology industry
- Trade and convention centre
- Trades person's shop
- Veterinary clinic
- Warehouse
- Wholesale shop

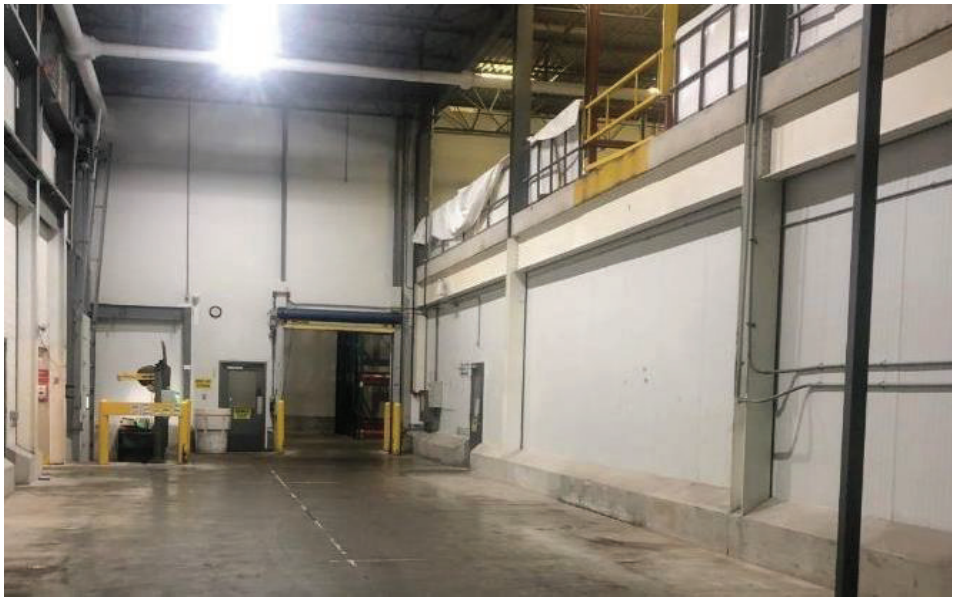
## ZONING




SM - SERVICE INDUSTRIAL

# PROPERTY PHOTOS





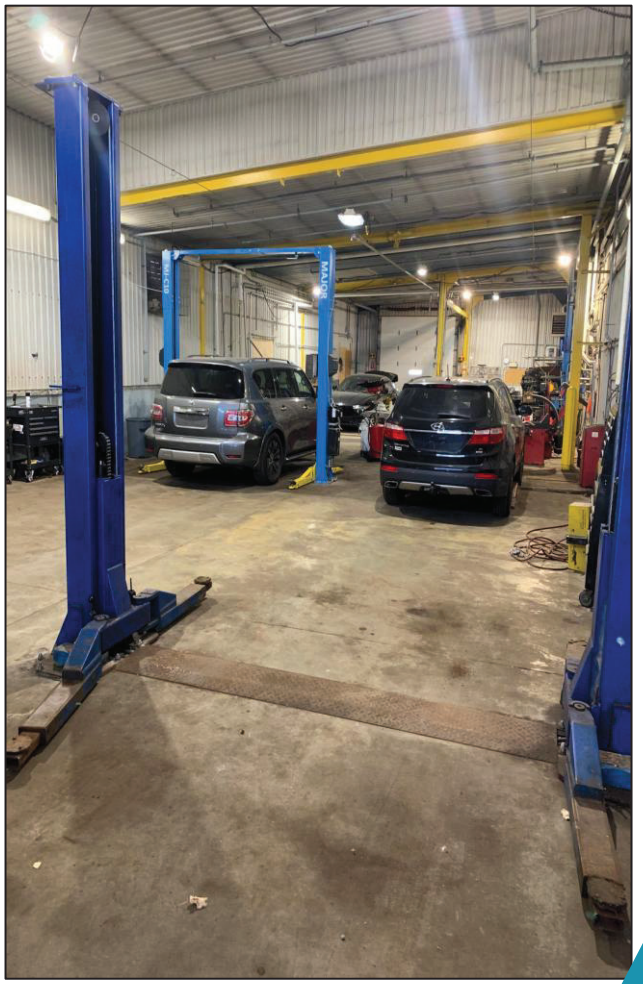




# PROPERTY PHOTOS










1 KM TO HIGHWAY 401

170 KMS TO TORONTO

96 KMS TO KINGSTON

380 KMS TO MONTREAL

150 KMS TO CANADA/US BORDER




**For more information, please contact:**

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