

**FOR SALE**  
**USER / INVESTOR OPPORTUNITY**  
**160 Jamieson Bone Road**

Belleville, ON



**PRICE REDUCTION**

**144,840 SF ON ~11.25 ACRES**

REFRIGERATED WAREHOUSE FACILITY

**~4 ACRES OF  
EXCESS LAND**

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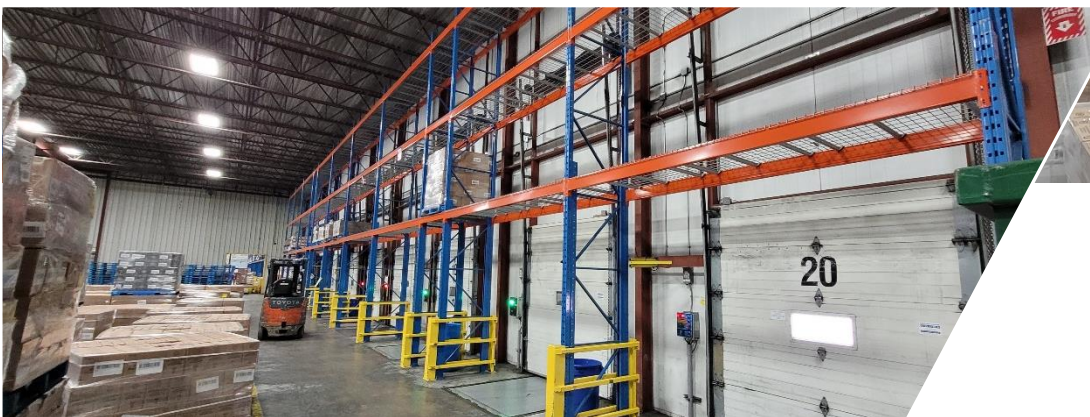
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# PROPERTY HIGHLIGHTS



# ADDITIONAL FEATURES

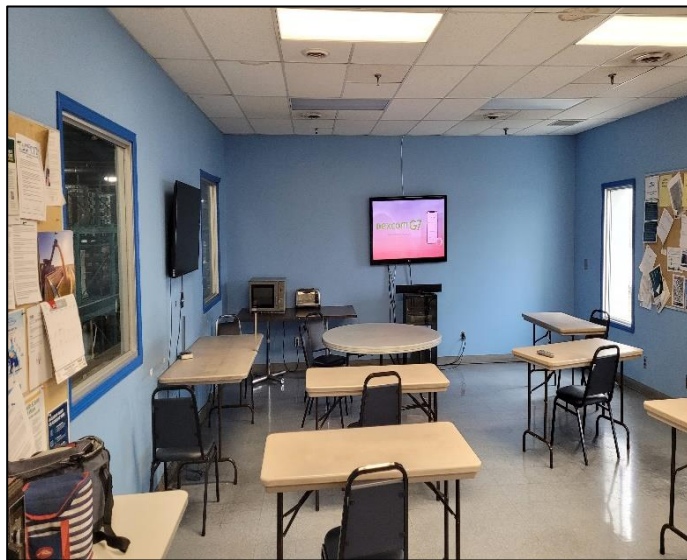
- Quality Tenant in place until 2025\*
- Two storey office space includes open workspace, private offices, boardroom, lunchroom, lockers
- LED lighting, battery charging stations
- Well-equipped docks: levelers, trailer restraints, control systems
- Fully sprinklered
- Ample truck turning radius and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

Total Building area:	144,840 SF
Warehouse area:	138,680 SF (100% Refrigerated)
Office area:	6,160 SF
Site Area:	11.25 acres
Clear Height:	25 Feet
Shipping	20 Truck level doors
Bay size:	25' x 40'
Power:	3000 A @ 600V
Zoning:	M2 – General Industrial
Taxes:	\$213,863.43/2023
Asking Price:	\$28,475,000

# PROPERTY PHOTOGRAPHY

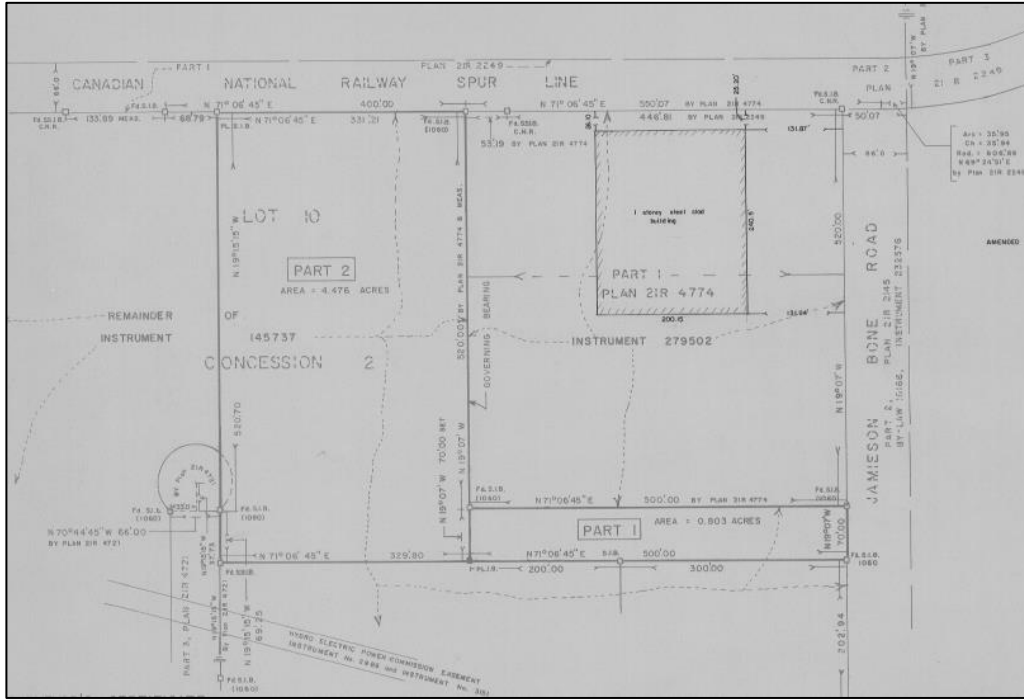


# PROPERTY PHOTOGRAPHY

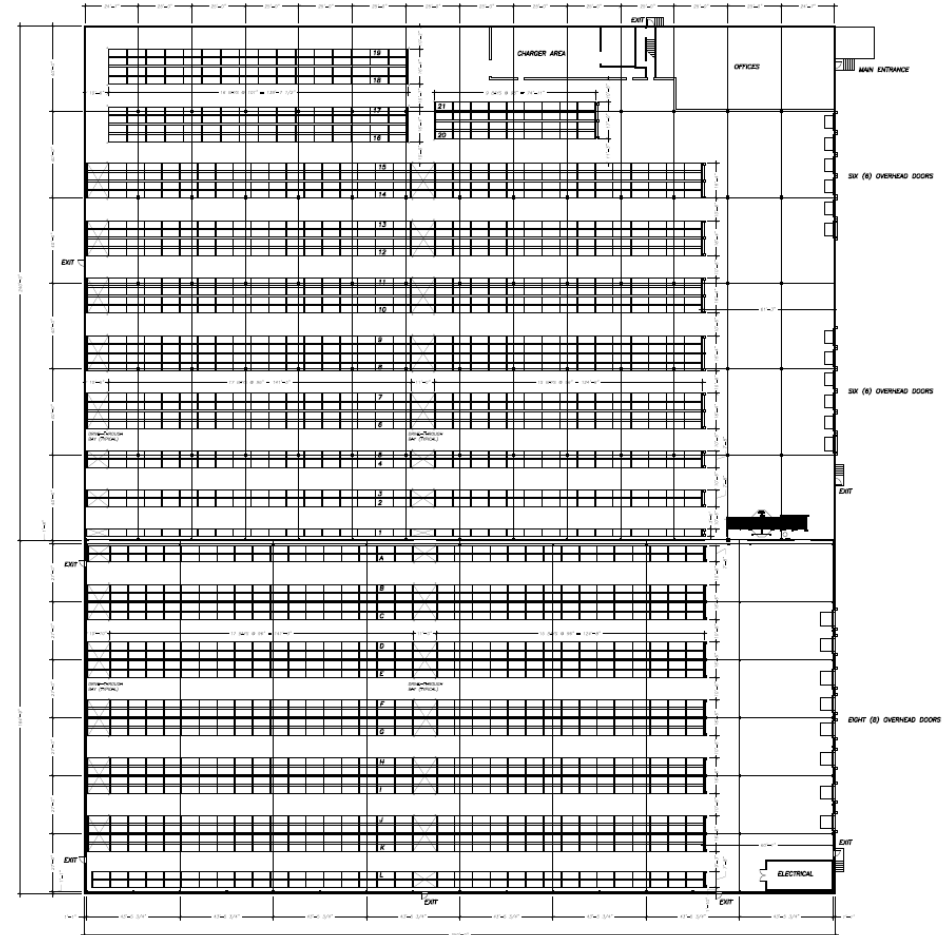


# PROPERTY SURVEY AND FLOOR PLAN

## Survey



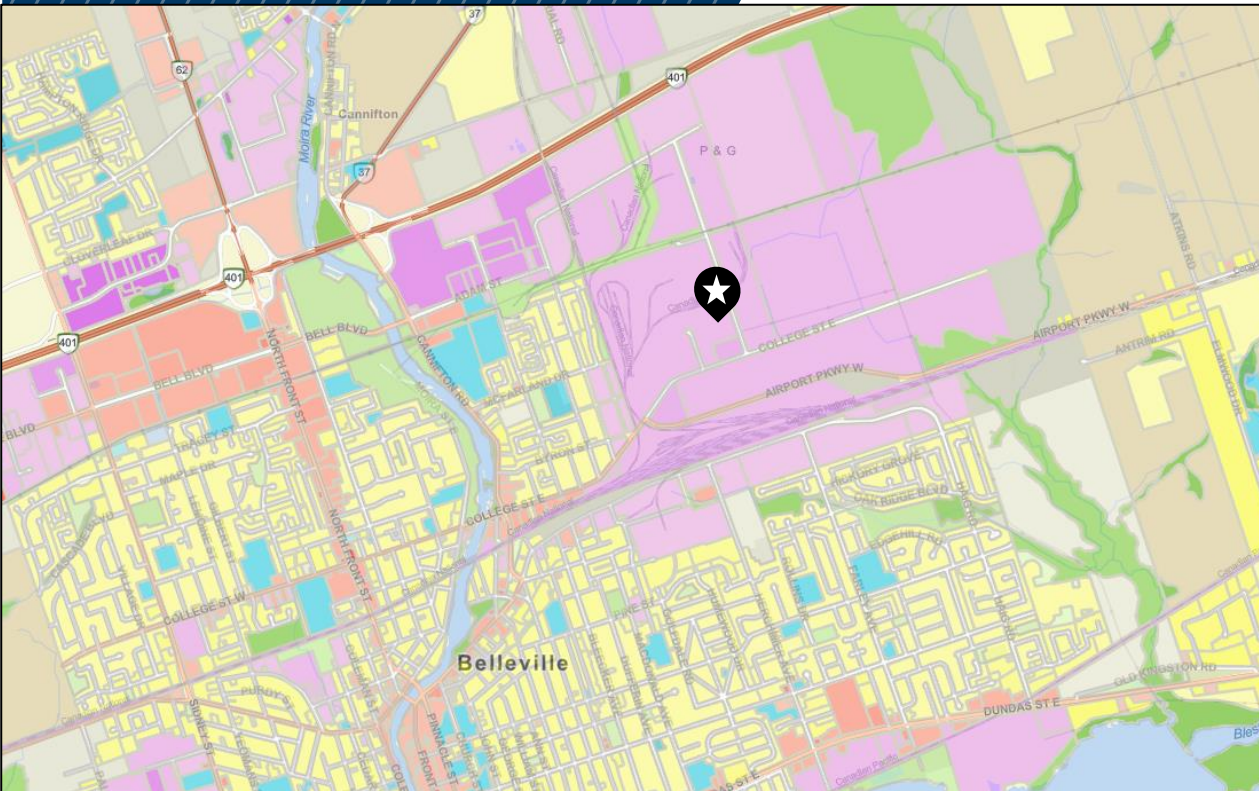
## Floor Plan and Racking Layout



[CLICK HERE](#)  
Survey and Floor  
Plan

# ZONING

## M2 – GENERAL INDUSTRIAL



### Zoning

City of Belleville Zoning Bylaw

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

### 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

**CLICK HERE**  
[City of Belleville  
 Official Plan and  
 Zoning](#)



160 Jamieson Bone Road, Belleville, ON

# LOCATION AND CORPORATE NEIGHBOURS

## 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

## RETAILS

- 1 Quinte Mall
- 2 LCBO
- 3 The Home Depot
- 4 Canadian Tire
- 5 Walmart Supercenter
- 6 Lowe's Home Improvement
- 7 Bayview Mall

## GAS STATIONS

- 1 Petro Canada
- 2 Esso
- 3 Husky

## HOTELS

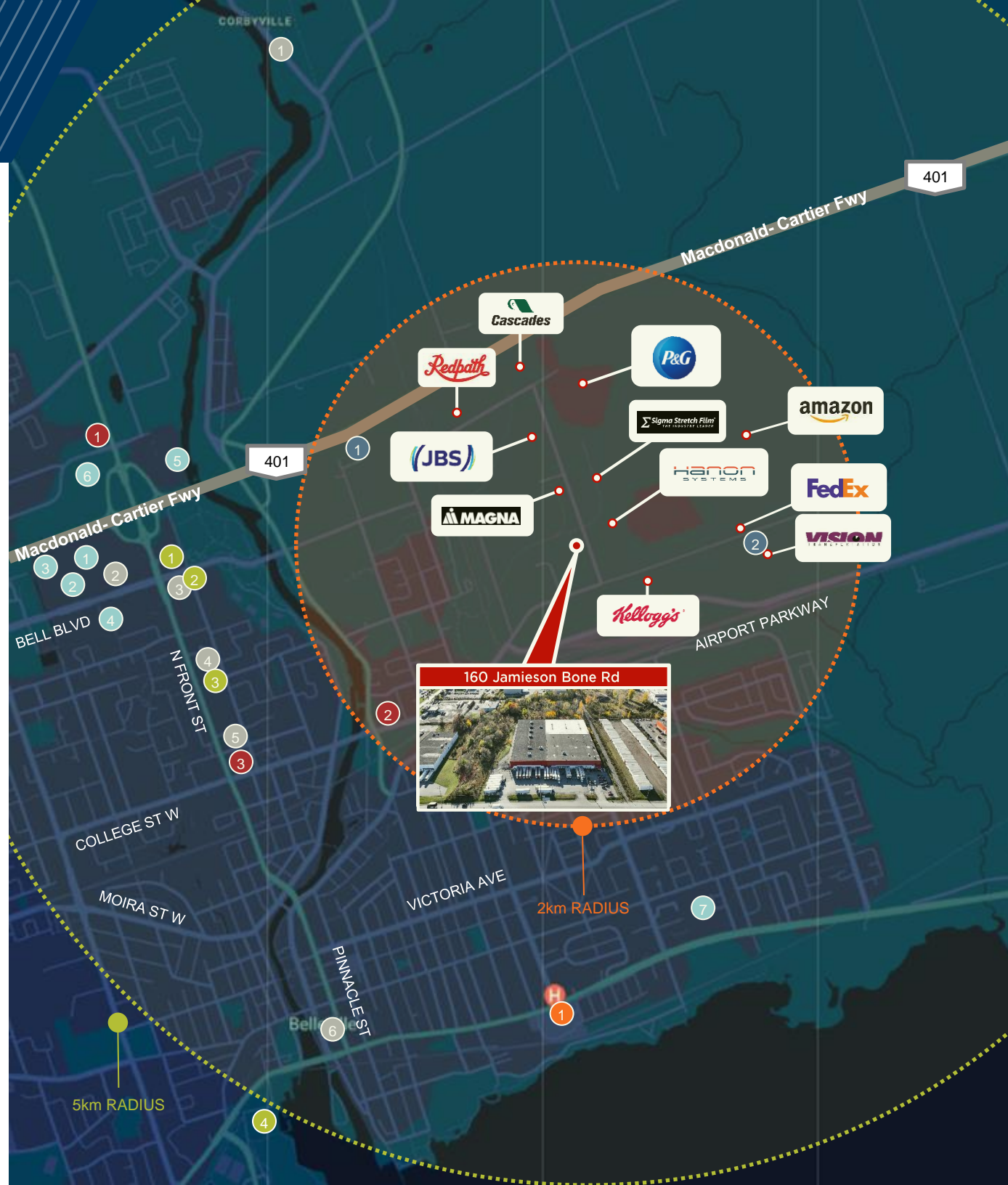
- 1 Fairfield Inn & Suites by Marriot Belleville
- 2 Comfort Inn
- 3 Country Inn & Suites by Radisson
- 4 Ramada by Wyndham Belleville Harbourview Conference Centre

## HOSPITALS

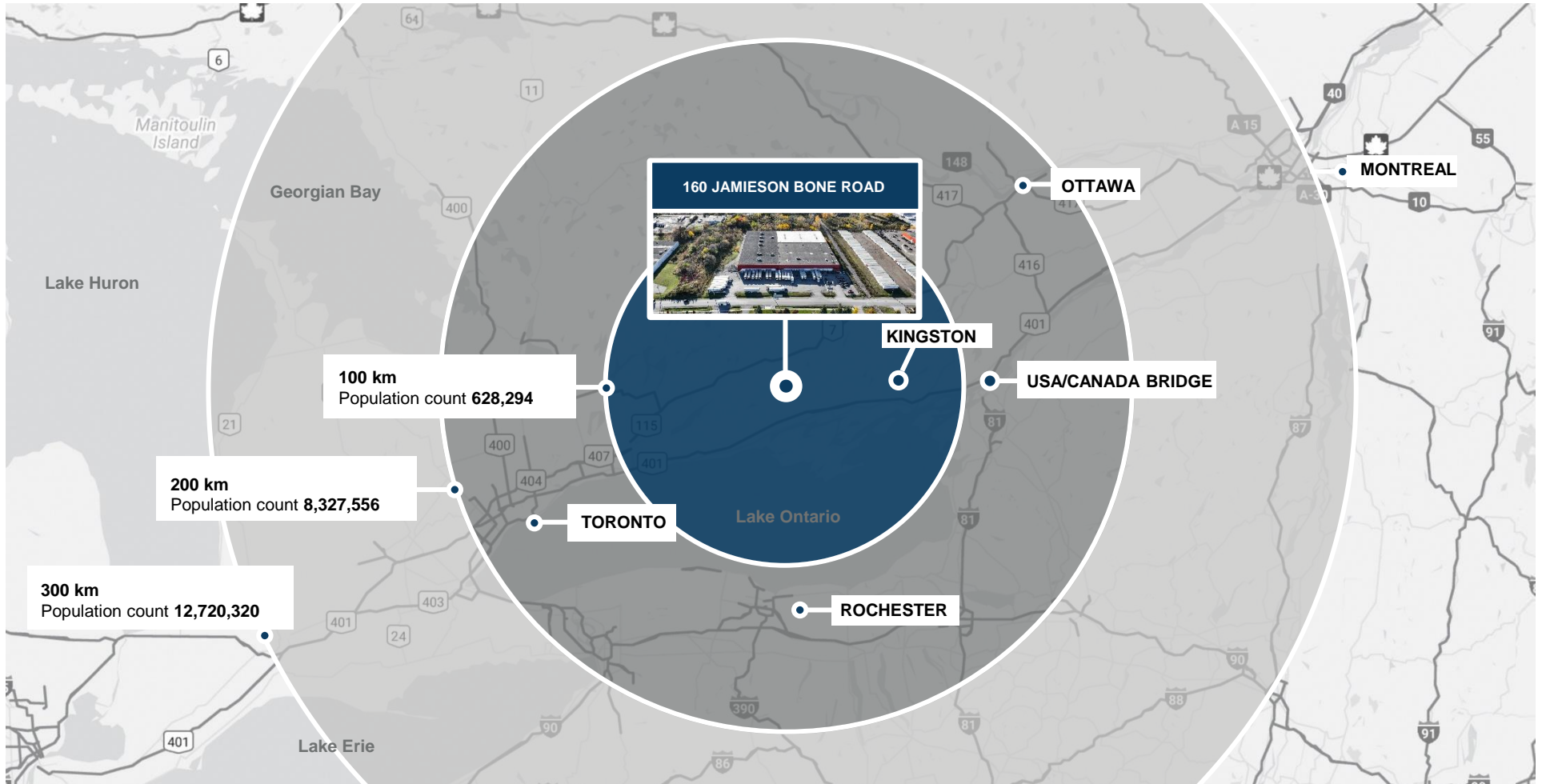
- 1 QHC Belleville General Hospital

## COURIER DEPOTS

- 1 FedEx Ship Centre
- 2 FedEx Ground Terminal



# CONNECTIVITY



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





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