

# For Lease

296 University Ave, Units  
B & C, Belleville, On

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### Rockwell Commercial Real Estate, Brokerage

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## 🎯 Zoning

IN2 (Service Industrial Zone) zoning allows for a wide variety of uses including:

- Artisan shop
- Aquaculture
- Brewery/Distillery
- Business and Industrial Incubator
- Cannabis Production Facility (Licensed by Health Canada)
- Health Club
- Instructional Facility
- Manufacturing, Assembling, Fabricating, or Processing Plant
- Motor Vehicle Fueling Station
- Motor Vehicle Repair Garage
- Motor Vehicle Washing
- Establishment
- Office
- Printing or Publishing Establishment
- Research and Development Facility
- Rental Outlet
- Self-storage Facility
- Taxi Business
- Warehouse
- Wholesale Business

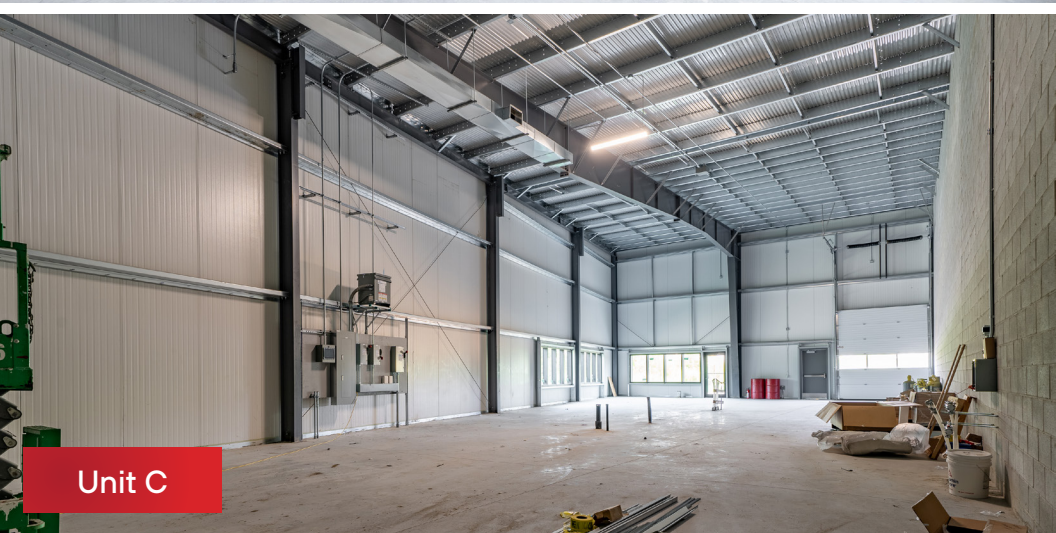
## 🏠 Property Facts

Available Space	Unit B: ± 3,879 sf	Unit C: ± 3,681 sf	Total Available Space: ± 7,560 sf
Base Rent	\$14.00 psf		
Additional Rent (2024)	\$5.00 psf		
Clear Hight	± 20' ft		
Utilities	Paid by Tenant		
Drive-in Door (Unit C)	10' ft x 12' ft		
Dock-level Door (Unit B)	8' ft x 9' ft		
Parking	<ul style="list-style-type: none"> <li>• 7 designated parking spaces (each unit)</li> <li>• 6 parking spaces available in common</li> </ul>		
Comments	Landlord will consider installing an alternative heat system and disable infloor hydronics system		
Signage	TBD		

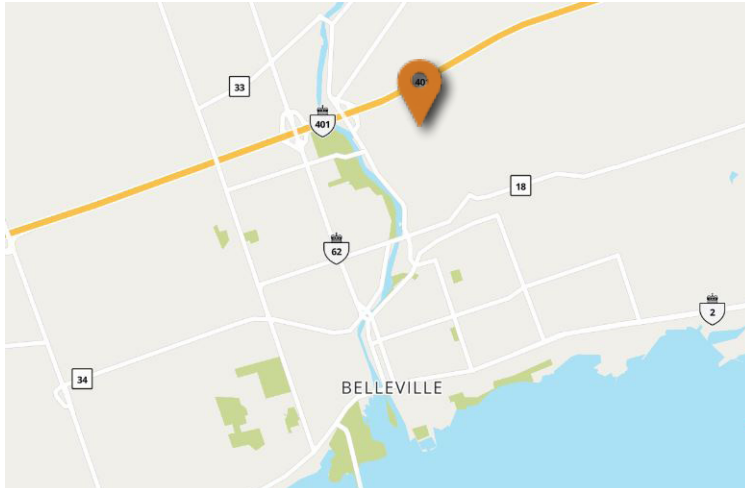
## 📌 Highlights

- New development with immediate occupancy
- In-floor heating.
- Exterior concrete pad in dock area heated.
- Air conditioning throughout premises.
- Excellent location with easy access to Highway 401 exit 544, located within just 1.6 kilometers and 3 minutes by vehicle.
- Close proximity to Belleville's main retail hub with many amenities including: The Quinte Mall, Canadian Tire, Shoppers Drug Mart, Starbucks, Shell, LCBO, NOFRILLS and more.









## Location Overview

### Distance By Vehicles

Montreal	3 hr 34 min	359 km
Ottawa	2 hr 30 min	267 km
Toronto	1 hr 56 min	187 km

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.

## Site Plan



## Contact Information

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