



For Lease

8 Douglas Rd, Trenton, ON

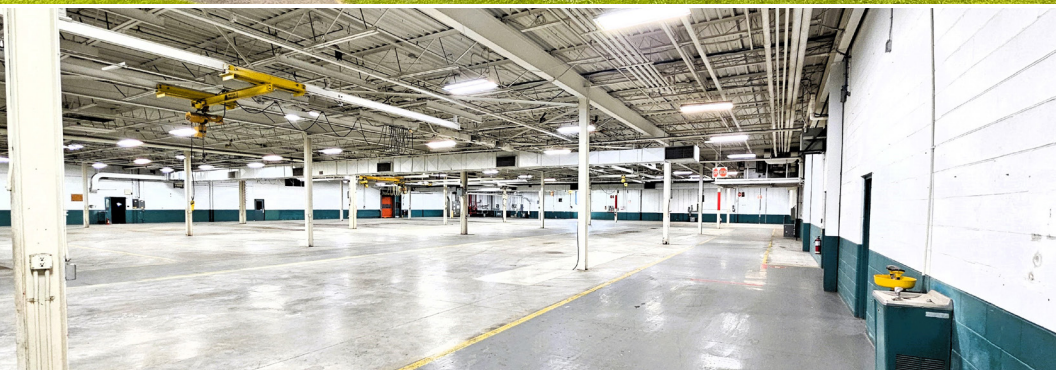
±131,000 sf Industrial Facility with Highway 401 Visibility

Rockwell Commercial
Real Estate, Brokerage

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com





Property Details

Rentable Area	Building Total	± 131,000 sf
	Warehouse	± 106,110 sf
	Office	± 24,890 sf (19%)
Site Area	± 12.312 acres	
Base Rent	\$9.50 psf	
Additional Rent	\$2.45 (est. 2024)	
Utilities	Municipal - Separate	
Zoning	LM (Light Industrial)	
Ceiling Height	14'6" to 20' ceiling heights Clear heights vary throughout the space.	
Doors	Dock Level	Five (5)
	Grade Level	One (1)
Electrical	1600 Amp , 347/600 V, 3 Phase, 4 wire (To be verified)	

Crane	Eight (8) interior overhead cranes (0.50 - 2.00 ton capacity) To be verified
HVAC	Hot water, the whole building has A/C save and except for the south warehouse
Parking	Ample on-site
Occupancy	Vacant/Available Immediately

Highlights

- Prime industrial location just 2 minutes from Highway 401
- Central access to Trenton's commercial and industrial corridor
- Close proximity to restaurants, gas stations, and retail services
- Less than 10 minutes to CFB Trenton and Quinte West's key employers
- Situated in a well-established industrial park with direct truck access
- Ideal for businesses seeking functional space with excellent regional connectivity

Site Plan

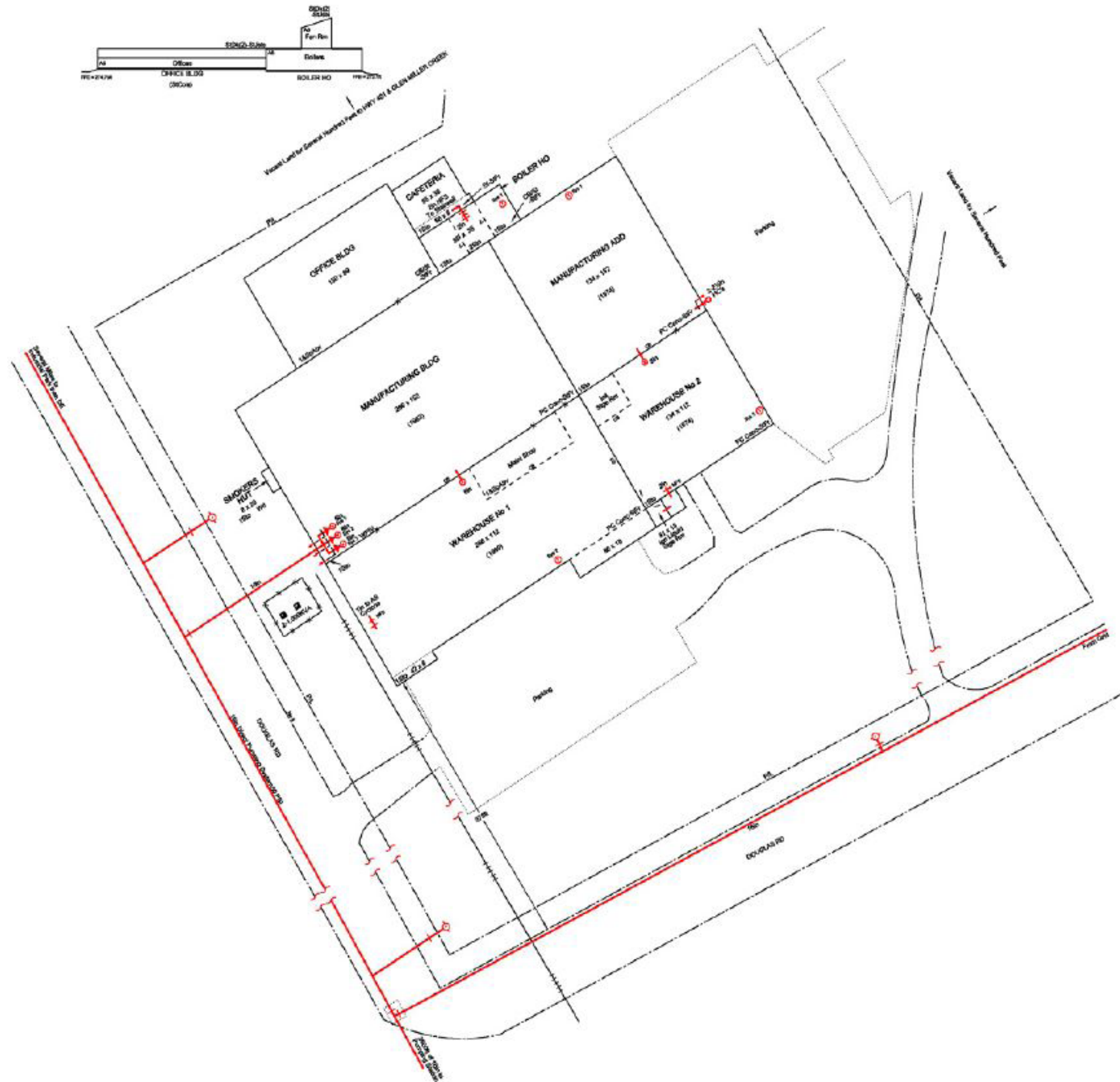
📍 Zoning

LM - Light Industrial Zoning allows for the following permitted uses:

- Accessory Retail Use
- Call Centre
- Industrial Use, Light
- Warehouse
- Wholesale

Environmentally Sensitive Area Overlay

Glen Miller Creek flows at the northwest end of the property. It is also in a floodplain. Within the floodplain, no land shall be used and no buildings or structures shall be erected or used except for those in accordance with any regulations of, and subject to the approval of, the City and the appropriate Conservation Authority.



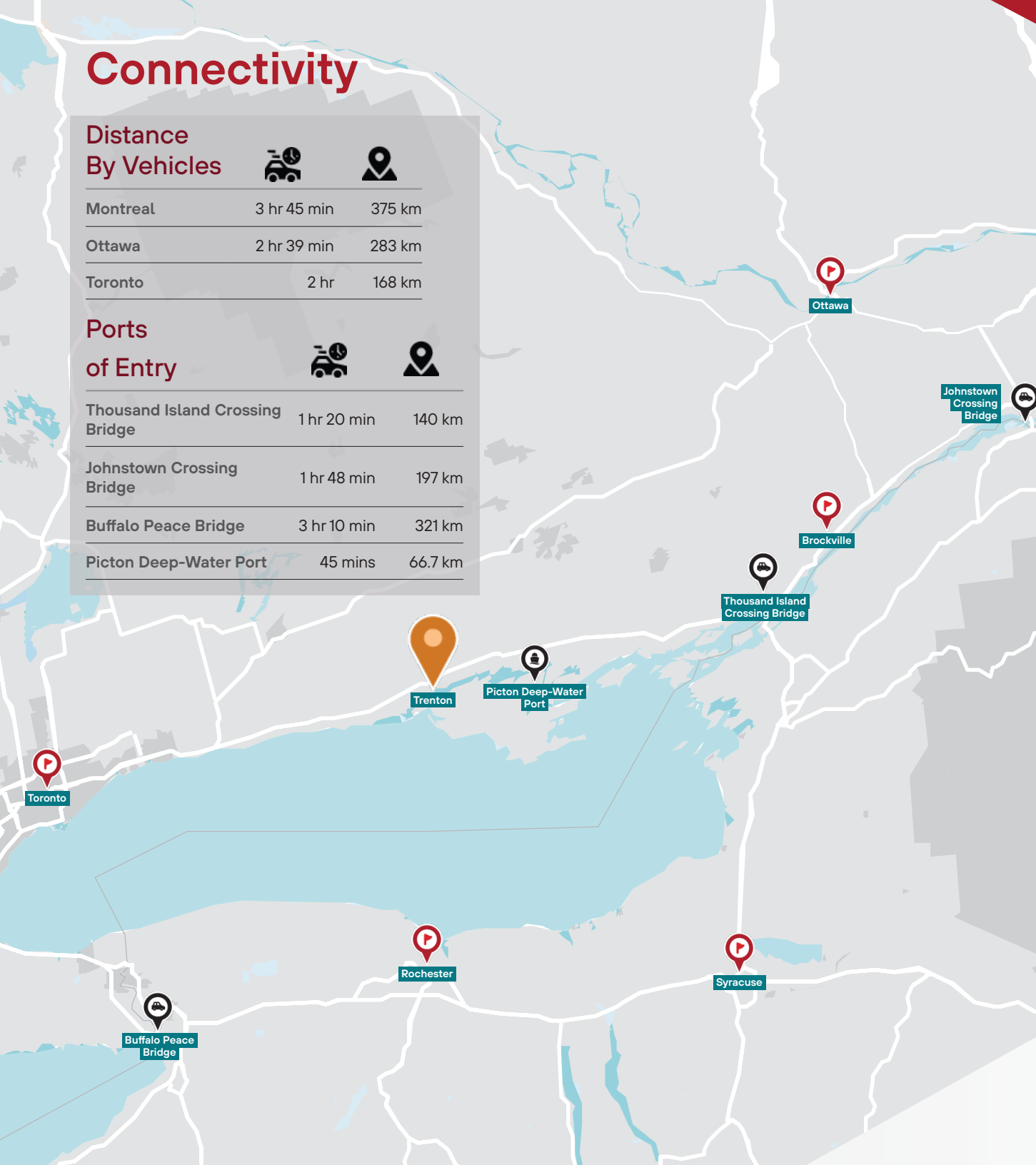
Connectivity

Distance By Vehicles

Montreal	3 hr 45 min	375 km
Ottawa	2 hr 39 min	283 km
Toronto	2 hr	168 km

Ports of Entry

Thousand Island Crossing Bridge	1 hr 20 min	140 km
Johnstown Crossing Bridge	1 hr 48 min	197 km
Buffalo Peace Bridge	3 hr 10 min	321 km
Picton Deep-Water Port	45 mins	66.7 km



Rockwell
COMMERCIAL

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