

For Sale

**66 Harriett Street,
Belleville, On**

Peter Kostogiannis Broker of Record/President
+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis Salesperson
+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com



78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

Rockwell Commercial Real Estate, Brokerage

©2025 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V250714



Property Facts

Lot Size:	± 1.75 acres
Building Size:	Unit 1 (Car Quest) ± 8,238 sf
	Unit 2 (Mr. Print) ± 3,590 sf
	Total ± 11,828 sf
Lot Size:	± 1.745 acres
Zoning:	Service Industrial Zone (IN2)
Official Plan:	Employment Land
Clear Height (Warehouse):	± 10'11" ft (varies between units)
Shipping/Receiving:	Unit 1 (Car Quest) Three (3) grade 10 ft x 10 ft
	Unit 2 (Mr. Print) One (1) grade 10 ft x 10 ft
Electrical:	200-amp, three-phase, 575v system. (TBC)
Site Services:	Municipal
Property Taxes (2024):	\$12,966.16

Asking Price \$1,975,000.00

Highlights

- Low building coverage ratio of 16%
- Excellent location with easy access to Highway 401 exit 543B, located within just 2.7 kilometers and 6 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.



The Offering

This ± 11,828 sf multi-tenant industrial facility is situated on ± 1.75 acres of land, featuring an advantageous building coverage ratio of only 16%. The property's substantial excess land provides flexibility for future expansion, additional parking, or outdoor storage - a rarity in today's constrained industrial market.

Zoning

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

- Artisan workshop
- Aquaculture
- Brewery and/or distillery
- Business and industrial incubator
- Cannabis production facility (licensed by Health Canada)
- Health club
- Instructional
- Manufacturing, assembling fabricating, or processing plant
- Motor vehicle body shop
- Motor vehicle repair garage
- Motor vehicle washing
- establishment
- office
- printing or publishing establishment
- Research and development facility
- Rental outlet
- Self storage
- Taxi business
- Warehouse
- Wholesale business



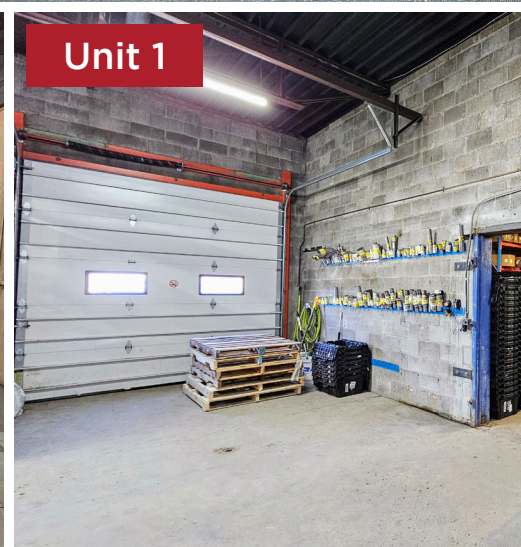
Unit 2



Unit 2



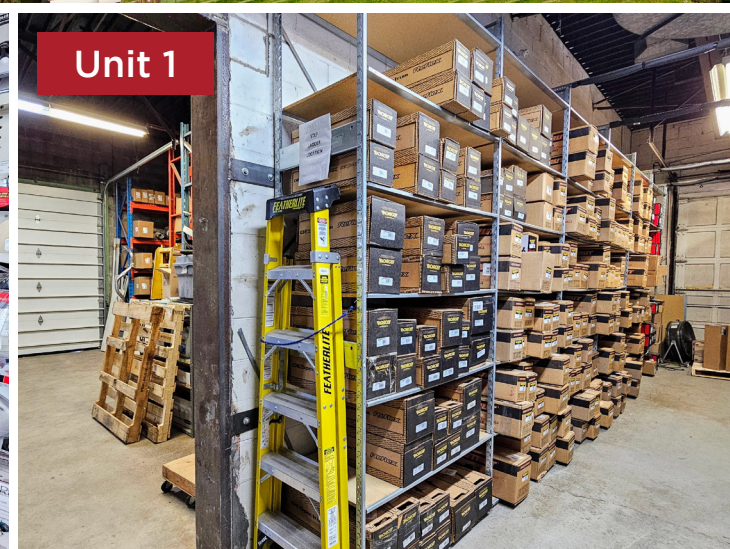
Unit 1



Unit 1



Unit 1



**66 Harriett St,
Belleville, On**

Contact Information

Peter Kostogiannis

Broker of Record/President
+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis

Salesperson
+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com

 Downtown Belleville

Distance by Vehicle

Toronto	Ottawa	Montreal	Kingston
1 hr 55 min 189 kms	2 hr 36 min 269 kms	3 hr 41 min 361 kms	53 min 82 kms



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com