

FOR SALE

9,500 SF INDUSTRIAL BUILDING



100 CIRCUIT RIDER DRIVE, NAPANEE \$2,495,000

- 9,500 sq ft Industrial building for sale located within Napanee's expanding Richmond Industrial Park
- Currently the building is configured with 1,950 sq ft of office space and 7,550 sq ft of climate-controlled cultivation rooms, laboratory research rooms, and secure storage areas, making it an exceptional opportunity for agricultural, medical or food grade requirements
- Situated on a 3.03 acre lot with ample parking
- M2 Zoning permits a wide variety of uses including manufacturing, processing, packaging, distribution, storage, warehousing and assembling
- The building has been designed and constructed to be licensable with Health Canada, having previously been granted licenses for Cannabis Production and a Controlled substance Dealers License (CSDL)

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

ALEX ADAMS

Sales Representative

✉ aadams@rtcr.com

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

☎ 613-384-1997

FOR SALE

100 CIRCUIT RIDER DRIVE NAPANEE

PROPERTY DETAILS

ADDRESS: 100 Circuit Rider Dr.,
Napane, ON, K7R 3L2

PRICE: \$2,495,000

PROPERTY TYPE: Industrial

SITE AREA: 3.034 Acres

BUILDING AREA: 9,500+/- sq ft

FRONTAGE: 361.48 ft

ARN: 112107004017824

PIN: 450770201

LEGAL DESCRIPTION: PT LOT 23 CON 2 RICHMOND
PART 2 29R10369 TOWN OF
GREATER NAPANEE

ZONING: M2

YEAR CONSTRUCTED: 2019

REALTY TAXES: \$20,034.86 (2024)

HVAC: Electric Heat Pumps & Electric A/C

ELECTRICAL: 600V 3 Phase 400Amp

SEWER & WATER: Municipal

GAS: Available

ROOF: Pitched Galvalume standing seam

CEILING HEIGHT: 16' at eaves, 18' at peak

CONSTRUCTION: Steel frame

FLOOR: 7" Reinforced concrete



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

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100 CIRCUIT RIDER DRIVE NAPANEE



North Facade



South & West Facade



Interior

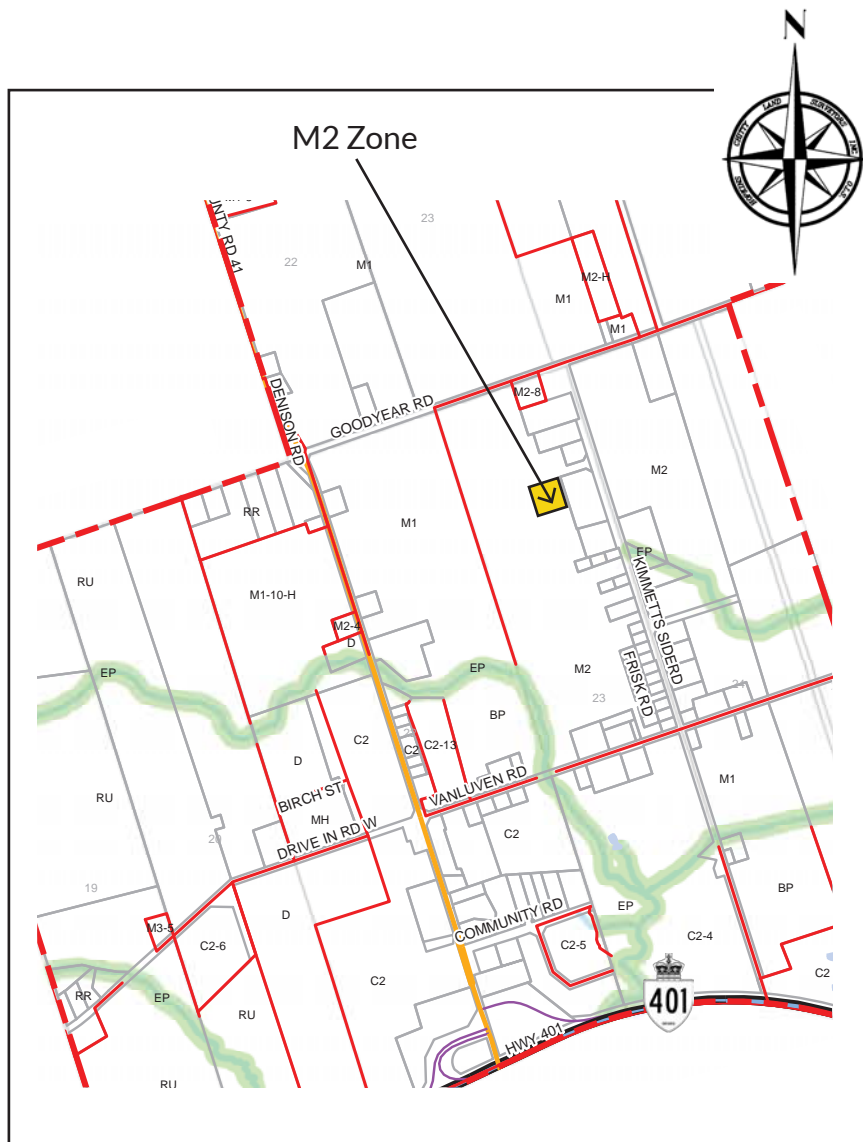


Cultivation Room



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M2 ZONING - Permitted Uses

- Animal Shelter
- Building supply outlet
- Contractor's yard
- Equipment sales and rental
- Greenhouse, commercial
- Machine or welding shop
- Motor vehicle body shop
- Motor vehicle service station
- Printing establishment
- Saw and/or planing mill
- Truck or transport depot
- Water tower
- Wholesale establishment
- Feed mill or seed cleaning plant
- Agricultural produce warehouse
- Recycling and/or material recovering facility
- Small engine sales and service establishment
- Farm implement and equipment sales and service establishment
- Fuel depot and bulk storage and processing of petroleum products
- Business, professional or administrative office, provided such use is accessory, to a permitted non-residential use specified herein
- Garden nursery of greenhouse, sales and supply
- Laboratory and/or research and development facility
- Manufacturing, processing, assembling or fabricating plant
- Municipal, County, Provincial maintenance depot
- Public use in accordance with the General Provisions of this By-law
- Retail or wholesale establishment (where such use is accessory and incidental to a permitted non-residential use otherwise specified herein and does not exceed 10% of the gross floor area of all buildings and structures)
- Abattoir
- Bulk storage tanks & related facilities
- Custom Workshop
- Fire hall, police station, ambulance depot
- Light manufacturing plant
- Medical marijuana production facility
- Motor vehicle repair garage
- Park
- Salvage yard
- Towing office
- Telecommunication tower
- Water treatment control plant
- Workshop
- Dry cleaning establishment or plant
- Warehouse and/or mini storage warehouse



FOR SALE

100 CIRCUIT RIDER DRIVE NAPANEE



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 15,892 making it a great place to live, work and play.

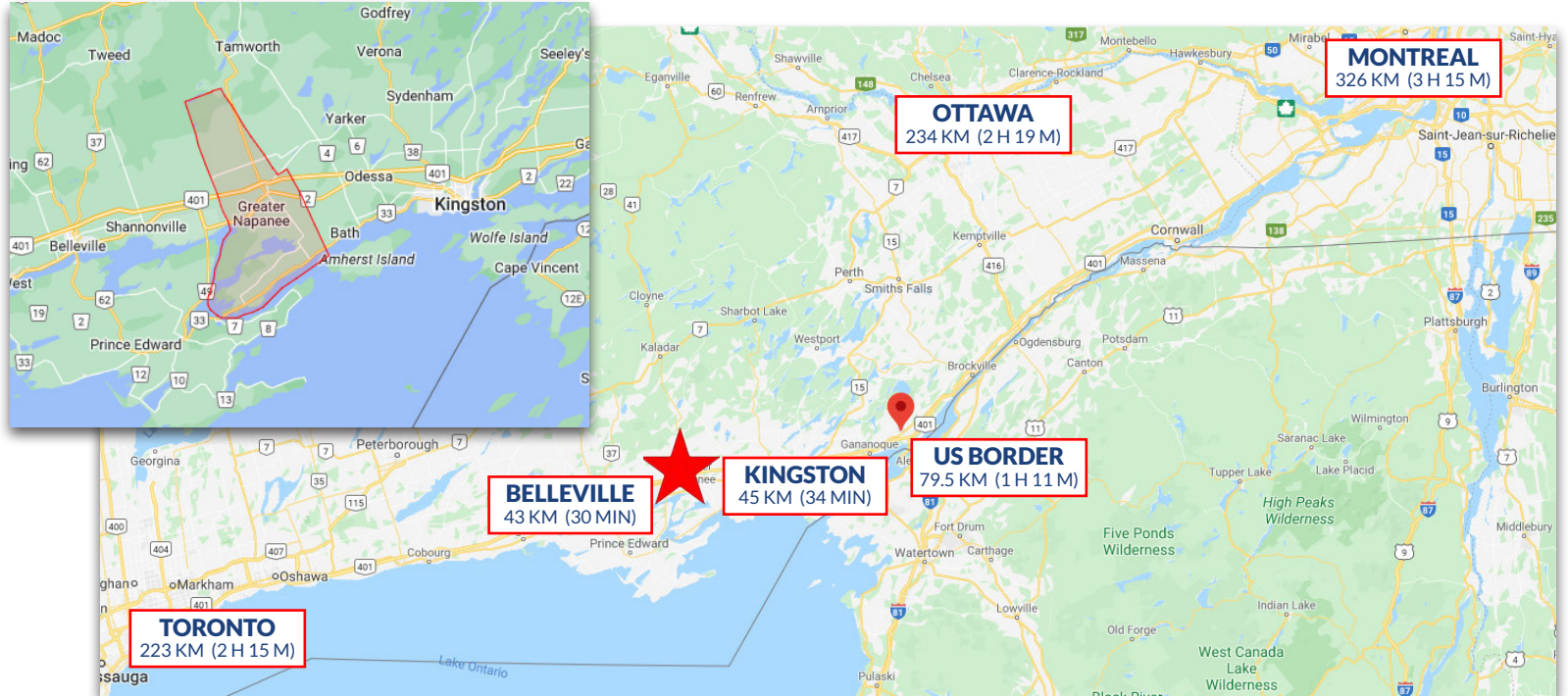
Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- Canada Post
- New York Cafe
- Tim Horton's
- Shakti Yoga
- Wallace's Drug Store
- RBC, BMO, TD
- Mainstay Natural Foods
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro



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