

CONSTRUCTION STARTING 2025

OCCUPANCY Q3 / Q4 2026



CONCEPT DRAWING

FOR SALE \$28,000,000
FOR LEASE \$9.75 /Mth

PROPERTY FEATURES



SITE AREA

10.7 Acres



ZONING

General Industrial (GM) Zone –
Warehousing & Manufacturing



BASE BUILDING

± 141,200 Sqft Plus
5000 sqft Mezzanine

Huff Ave
Trenton, ON



CONCEPT DRAWING

BASE BUILDING FEATURES INCLUDE:

Base Building	<ul style="list-style-type: none"> ± 141,200 Sf Building Footprint 5000 sf of finished office space 5000 sf mezzanine area 	Lighting	<ul style="list-style-type: none"> LED lighting throughout facility to standard warehouse lighting levels Exterior lighting around the building perimeter and parking lot. Emergency / exit lighting throughout the facility.
Building Construction	<ul style="list-style-type: none"> Steelway Building Design Exterior wall systems include architectural masonry, prefinished metal cladding, insulated wall panel and architectural aluminum composite panels at entrance areas 	Utilities	<ul style="list-style-type: none"> 800-amp 600 Volt electrical service, phone and data services Additional conduit run for future hydro upgrade
Ceiling	<ul style="list-style-type: none"> Minimum clear height of 26' to underside of rigid frames Centre clear height 28'. 	Floors	<ul style="list-style-type: none"> 6" reinforced concrete Sealed floors
Bay Size	<ul style="list-style-type: none"> 30' x 50' bay spacing 	Security	<ul style="list-style-type: none"> Interior alarm & security systems
Roof/Walls	<ul style="list-style-type: none"> Pitched Roof: 126,500 sf Flat Roof: 14,700 sf Pre-finished insulated metal panels 	Office	<ul style="list-style-type: none"> 5000 sf of finished office space includes HVAC Final floor plan and finishings to be determined Rough-in for additional office space
Loading Docks	<ul style="list-style-type: none"> 13 - 8'x 9' loading dock doors (Final Number to be Determined) Equipped with 35,000 lb. capacity hydraulic dock levelers, dock seals and dock locks 3 - 14'x14' grade level doors 	Heating	<ul style="list-style-type: none"> Gas fired unit heaters throughout the manufacturing and warehouse space Roof top HVAC units for office space

*Final Building specifications can be subject to modifications

TRENTON OVERVIEW



Proximity to Major Transportation Networks

Trenton is strategically located along the Highway 401 corridor, which is a vital transportation route connecting [Toronto](#), [Ottawa](#), and [Montreal](#). This provides convenient access to major markets in Canada and the United States.



Business-Friendly Policies

The local government in Trenton and the broader Quinte West area often prioritize [economic development](#) and business growth. They strive to create a supportive environment by offering incentives, grants, and resources to attract and retain industrial businesses. Streamlined permitting processes and dedicated business support services are common features that enhance the ease of doing business in the area.



Skilled Workforce

Trenton benefits from a skilled and diverse [workforce](#) with a history of industrial expertise. The region has a strong tradition of manufacturing and related industries, providing businesses with access to experienced professionals. Workforce development programs and collaborations with educational institutions further support the continuous supply of skilled labor.



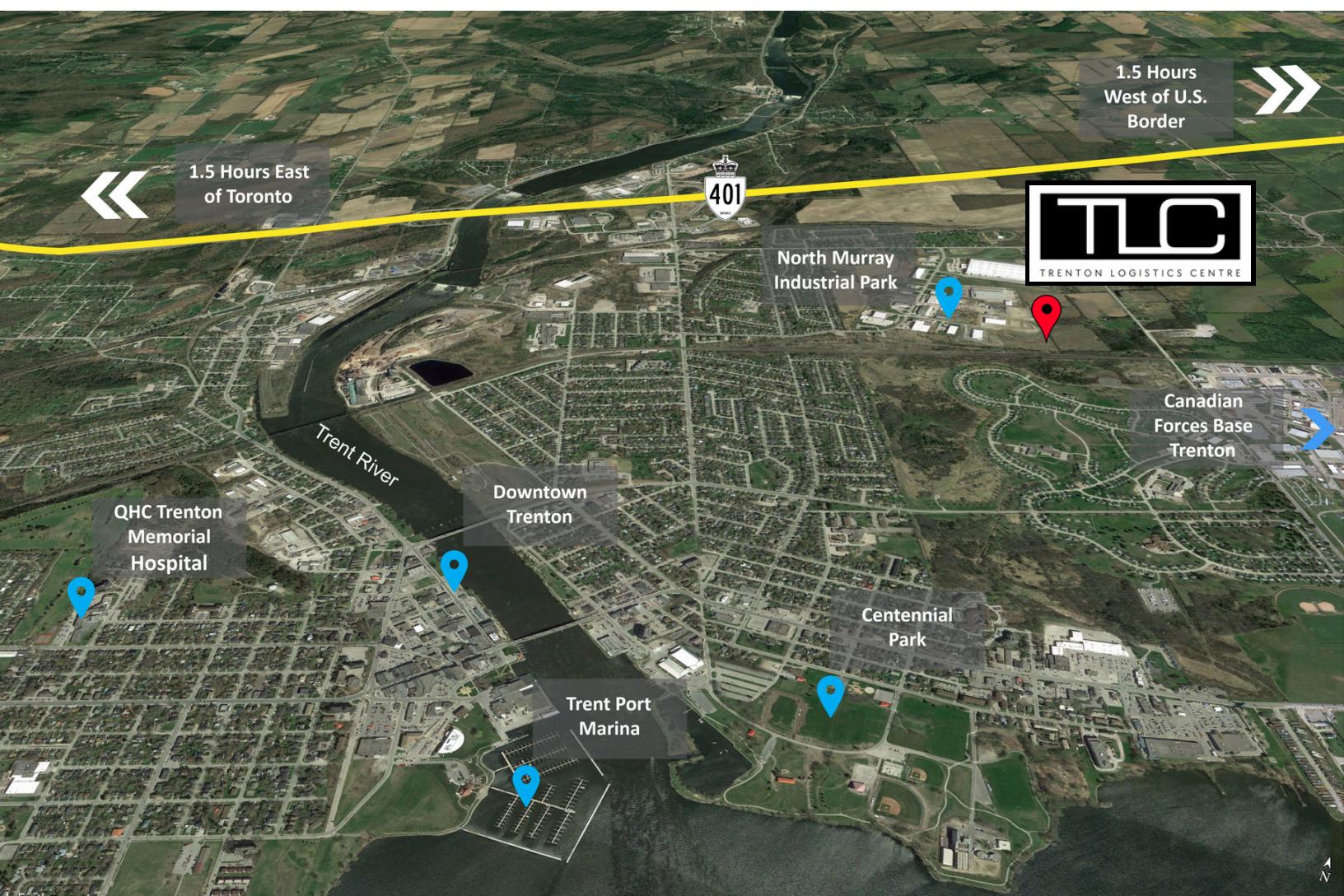
Quality of Life

Trenton offers a [high quality of life](#) for employees and their families. The region provides affordable housing options, excellent schools, recreational amenities, and a vibrant community. This contributes to attracting and retaining a skilled workforce.

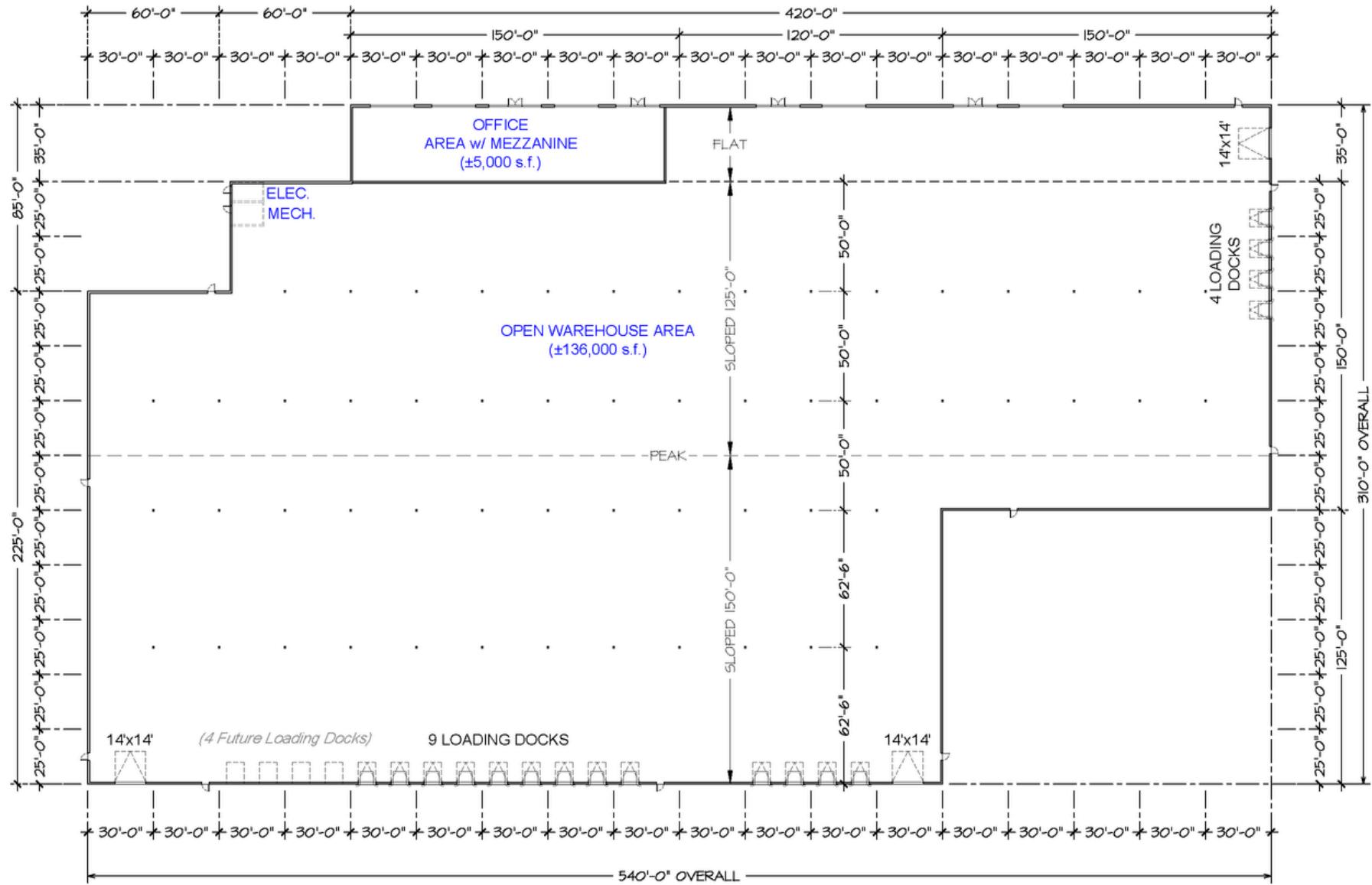


Supportive Infrastructure

Trenton offers a [well-developed infrastructure](#) that caters to industrial needs. Industrial parks within the region provide modern facilities, utilities, transportation networks, and access to high-speed internet connectivity. These features create an environment conducive to industrial operations.



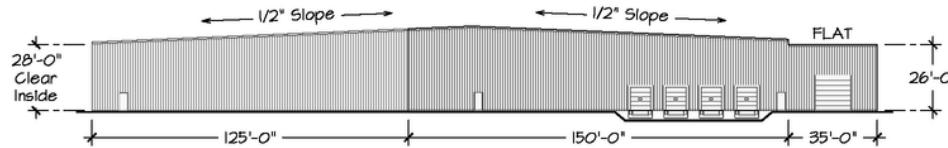
FLOOR PLAN



GROUND FLOOR PLAN

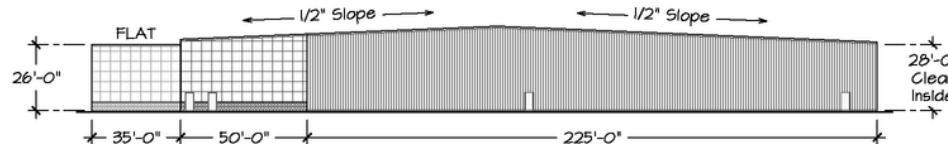
SCALE: 1" = 50'-0"

ELEVATION



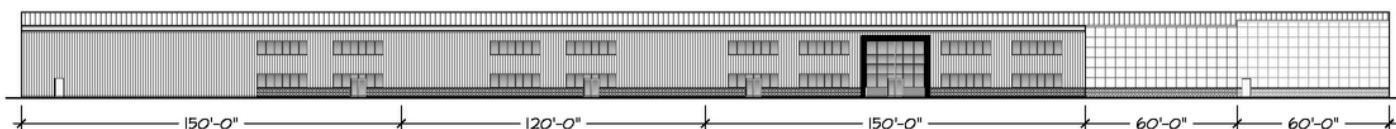
EAST ELEVATION

SCALE: 1" = 50'-0"



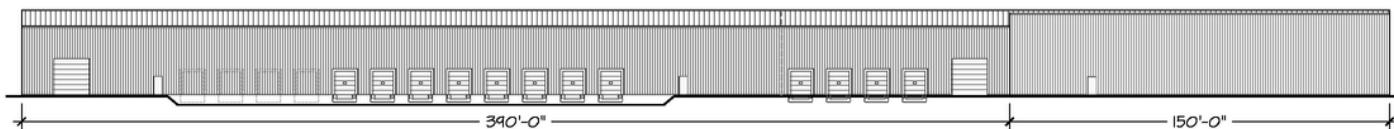
WEST ELEVATION

SCALE: 1" = 50'-0"



NORTH ELEVATION

SCALE: 1" = 50'-0"



SOUTH ELEVATION

SCALE: 1" = 50'-0"



FOR SALE OR LEASE

**FOR MORE
INFORMATION ON
THE TRENTON
LOGISTICS CENTRE,
PLEASE VISIT**

WWW.TRENTONLC.COM

*NOTE: ALL PHOTOS ARE CONCEPT
DRAWINGS AND ARE SUBJECT TO
CHANGE.

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