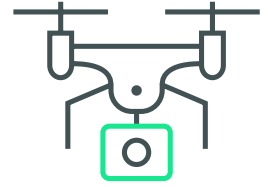


Industrial | For Lease



340 University Avenue

BELLEVILLE, ONTARIO



Take a Tour



340 University Avenue
Belleville, Ontario

Industrial | For Lease

Property Details

Building Size	126,200 sq. ft.
Office	7,200 sq. ft.
Lot Size	19.6 ac.
Clear Height	21 ft. - 28 ft.
Shipping	9 Truck-level & 4 Drive-in doors
Bay Size	30 ft. x 50 ft.
Water Service Type	Municipal
Sanitation Type	Municipal
Hydro Supply On-site	44,000 KVA-3200 Amp, 600 Volts
Parking Stalls	60+
Sprinkler System	Wet System - 6" Automatic Valve
Asking Rate	Contact Listing Agent
TMI (2025)	\$2.74 per sq. ft.
Possession	Immediate

Ability to demise the space¹

Property Highlights



Office spaces are updated, including new flooring



Lighting has been upgraded to 4' LED shatterproof fixtures



Property fronts on University Ave. with exposure to Highway 401



Facility expansion opportunity
Site would permit current additional buildings



Ability for excess trailer parking or outside storage

¹please speak with Listing Agents



Zoning & Permitted Uses



- Industrial
- Open Space
- Development Control

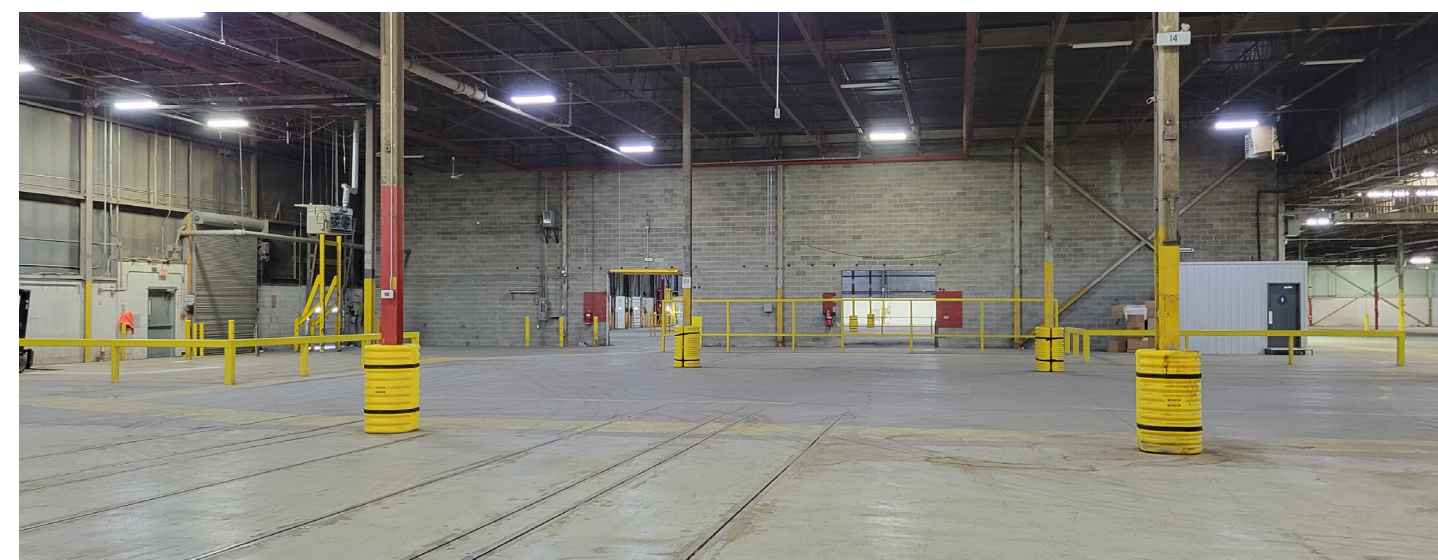
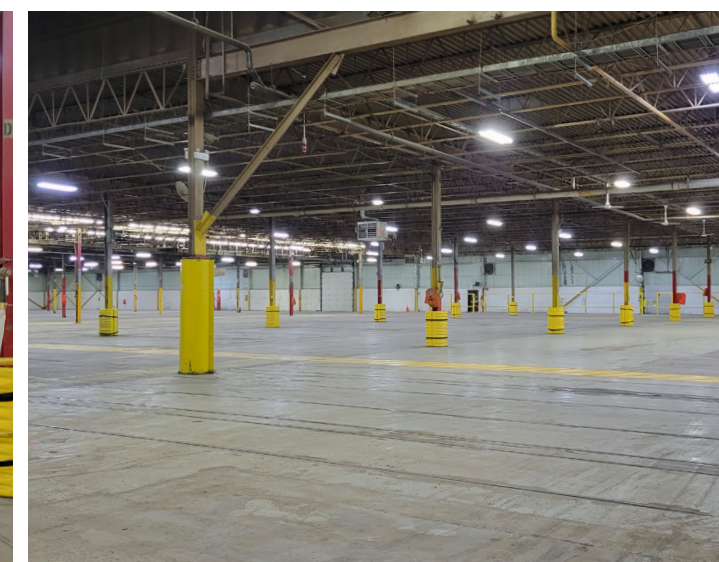
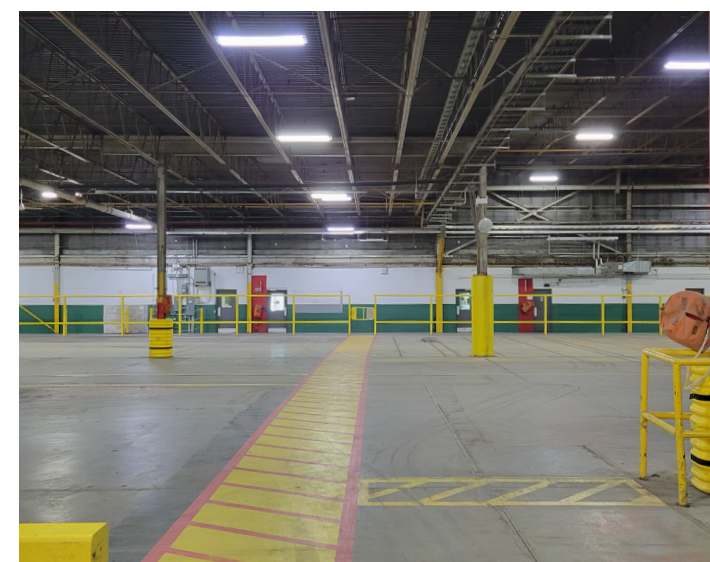
IN2 - SERVICE INDUSTRIAL

Permitted Main Uses in Industrial Zones

- Artisan workshop
- Aquaculture
- Brewery and/or distiller
- Business and industrial incubator
- Cannabis production facility (licensed by Health Canada)
- Health club
- Instructional facility
- Manufacturing, assembling, fabricating, or processing plant
- Motor vehicle body shop
- Motor vehicle fuelling 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

[Click here for more info](#)

Property Photos



Location Overview & Amenities



Distance From



Highway 401

4 min | 2.7 km



US Border

1 hr 10 min | 124 km



Toronto

1 hr 57 min | 189 km



Ottawa

2 hr 31 min | 267 km



Montreal

3 hr 34 min | 360 km



Industrial | For Lease

340 University Avenue
Belleville, Ontario



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