

CONSTRUCTION STARTING 2026

OCCUPANCY Q2 2027



CONCEPT DRAWING

FOR SALE \$29,000,000
FOR LEASE \$10.75 / per sqft

PROPERTY FEATURES



SITE AREA
10.7 Acres



ZONING
General Industrial (GM) Zone –
Warehousing & Manufacturing



BASE BUILDING
± 141,200 Sqft Plus
5000 sqft Mezzanine

NEW BUILD OPPORTUNITY

108 Huff Ave
Trenton, ON



CONCEPT DRAWING

BASE BUILDING FEATURES INCLUDE:

| | |
|---|---|
| <p>Building Construction</p> <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 | <p>Lighting</p> <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 |
| <p>Base Building</p> <ul style="list-style-type: none"> • ± 141,200 Sf Building Footprint • 5000 sf mezzanine area | <p>Utilities</p> <ul style="list-style-type: none"> • 800-amp 600 Volt electrical service • Additional conduit run for future hydro upgrade |
| <p>Ceiling</p> <ul style="list-style-type: none"> • Warehouse Area is 30ft + clear height under roof frame | <p>Floors</p> <ul style="list-style-type: none"> • 6" reinforced concrete • Sealed floors |
| <p>Roof/Walls</p> <ul style="list-style-type: none"> • Pitched Roof: 126,500 sf • Flat Roof: 14,700 sf • Pre-finished insulated metal panels | <p>Office</p> <ul style="list-style-type: none"> • 5000 sf of unfinished office space |
| <p>Loading Docks</p> <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 | <p>Heating</p> <ul style="list-style-type: none"> • Roof top HVAC units for office space |
| | <p>Bay Size</p> <ul style="list-style-type: none"> • 30' x 50' bay spacing |

**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.



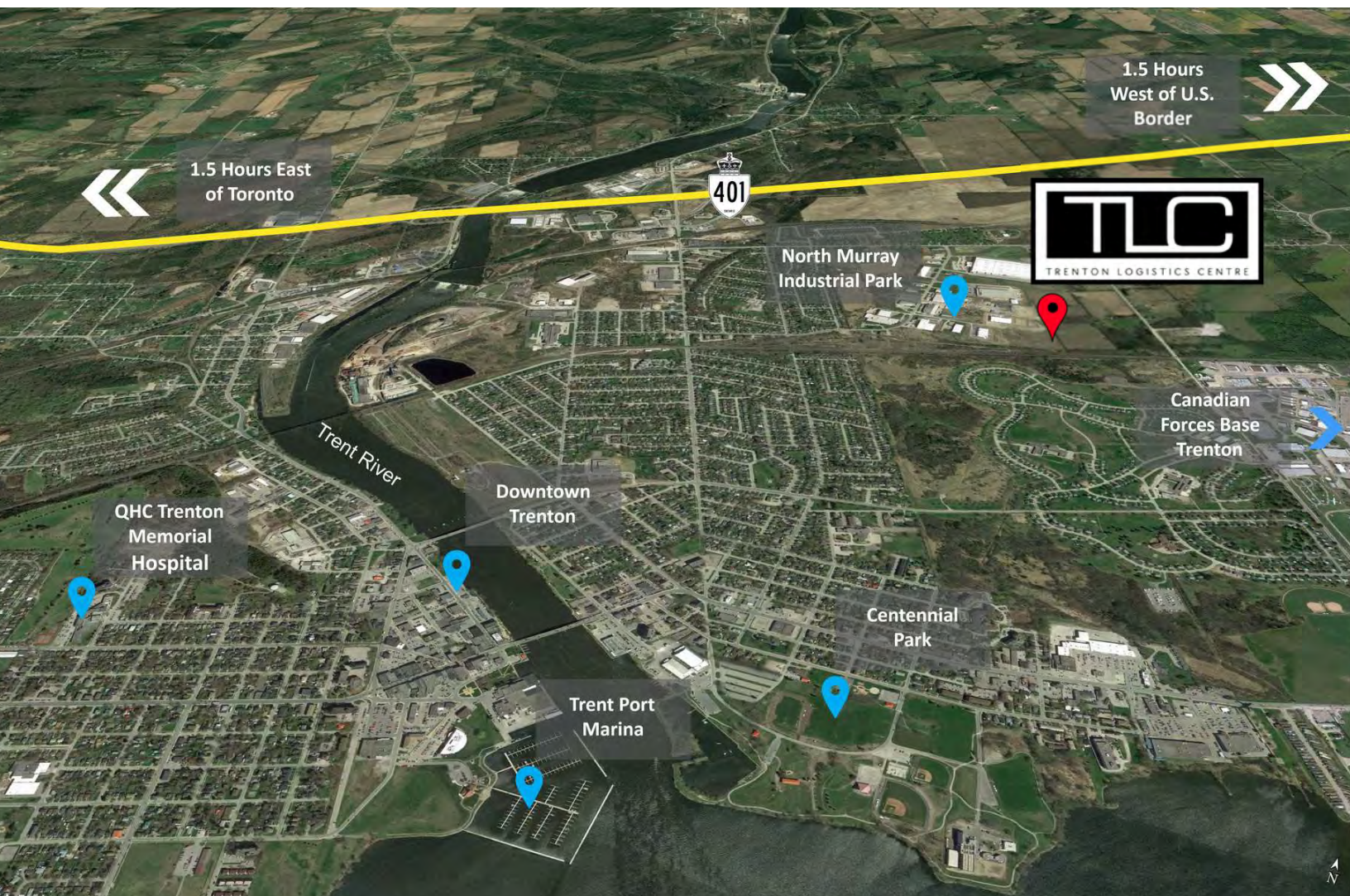
Quality of Life

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.

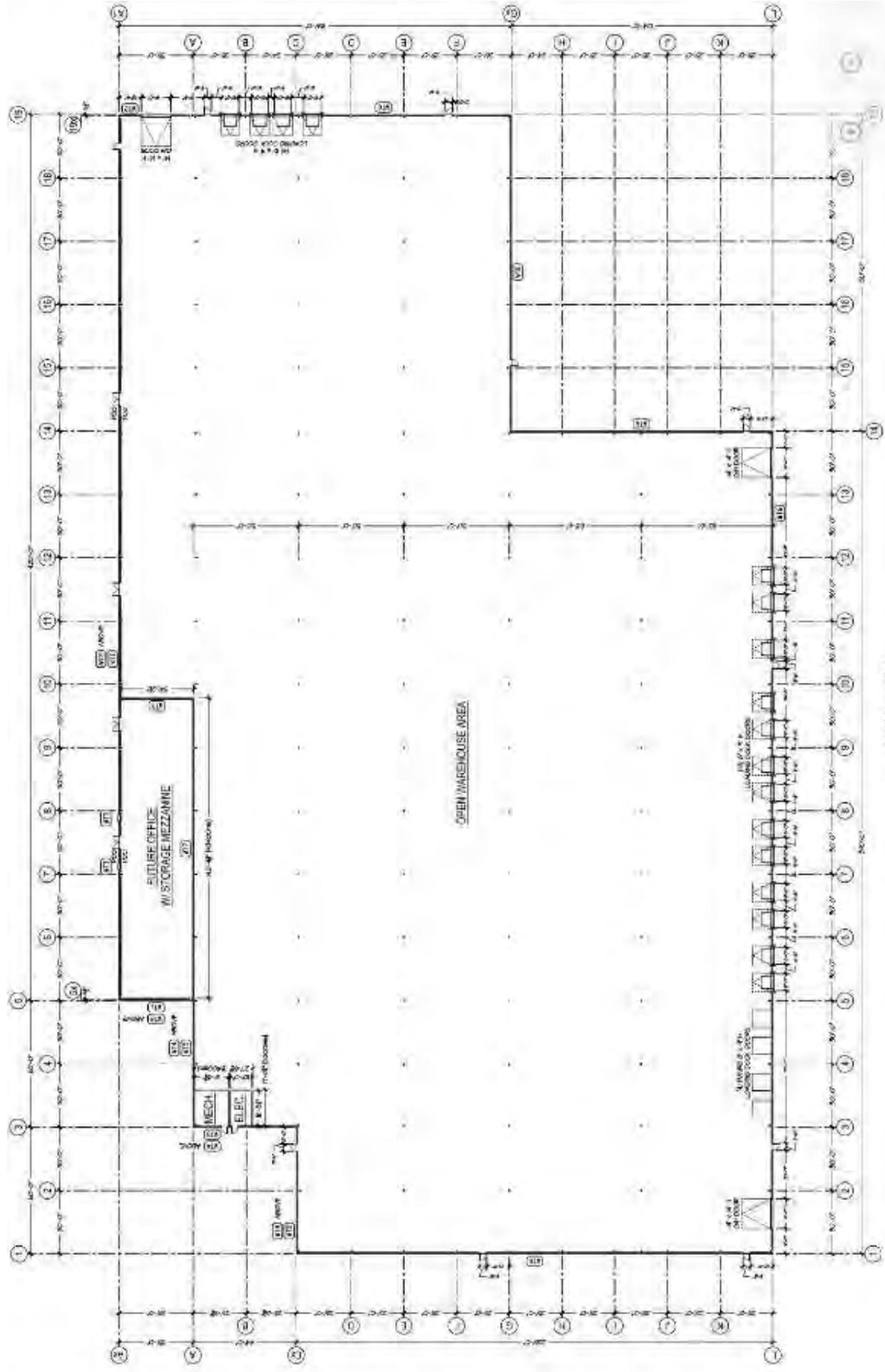


Supportive Infrastructure

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.

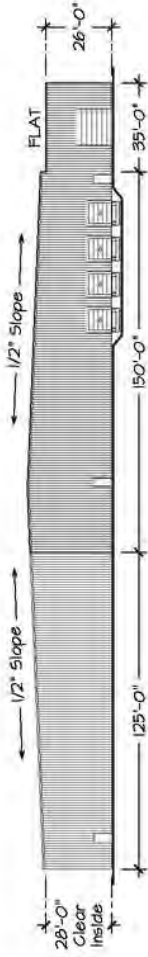


FLOOR PLAN



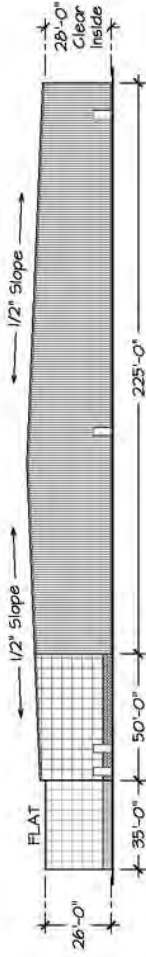
FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELEVATION



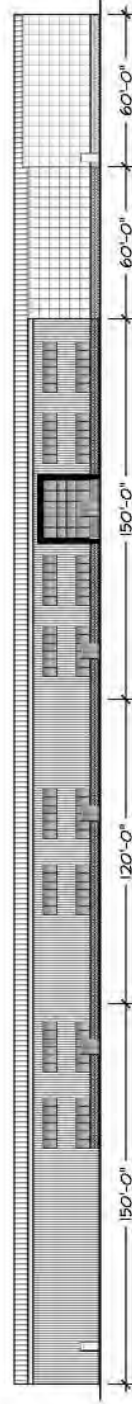
EAST ELEVATION

SCALE: 1" = 50'-0"



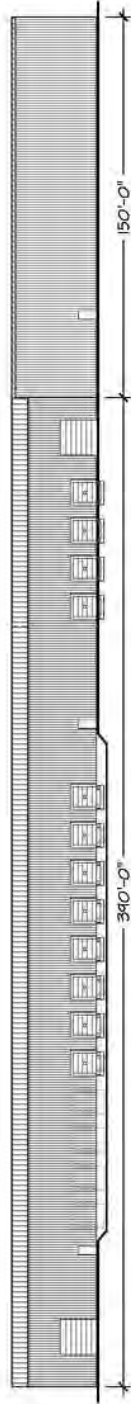
WEST ELEVATION

SCALE: 1" = 50'-0"



NORTH ELEVATION

SCALE: 1" = 50'-0"



SOUTH ELEVATION

SCALE: 1" = 50'-0"



FOR SALE OR LEASE

**PLEASE CONTACT
US FOR MORE
INFORMATION ON
THE TRENTON
LOGISTICS CENTRE**

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

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