

CONSTRUCTION STARTING 2026

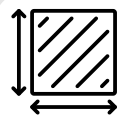
OCCUPANCY Q2 2027



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 clear height under roof frame is minimum 30ft and maximum 36ft 	<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"> • 18 - 8'x 9' loading dock doors • 2 - 14'x14' grade level doors • 1 - 14'x20' grade level door • Equipped with 35,000 lb. capacity hydraulic dock levelers, dock seals and dock locks 	<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.



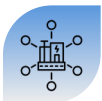
Skilled Workforce

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.



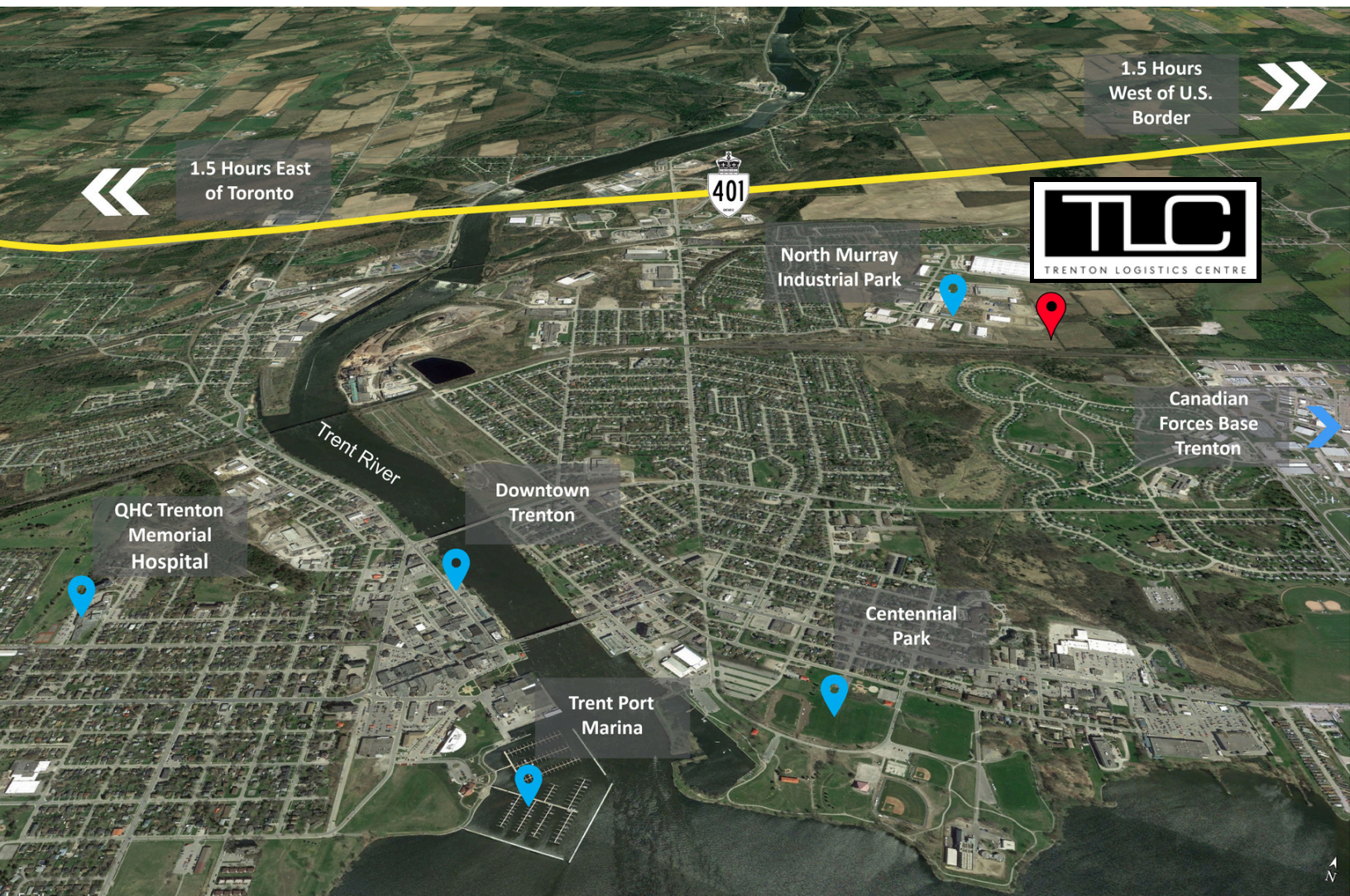
Quality of Life

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

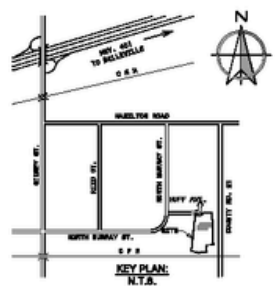
Trenton offers a [well-developed infrastructure](#) that caters to industrial needs. Industrial parks within the region provide modern facilities, utilities, transportation networks, and access to high-speed internet connectivity. These features create an environment conducive to industrial operations.



SITE PLAN

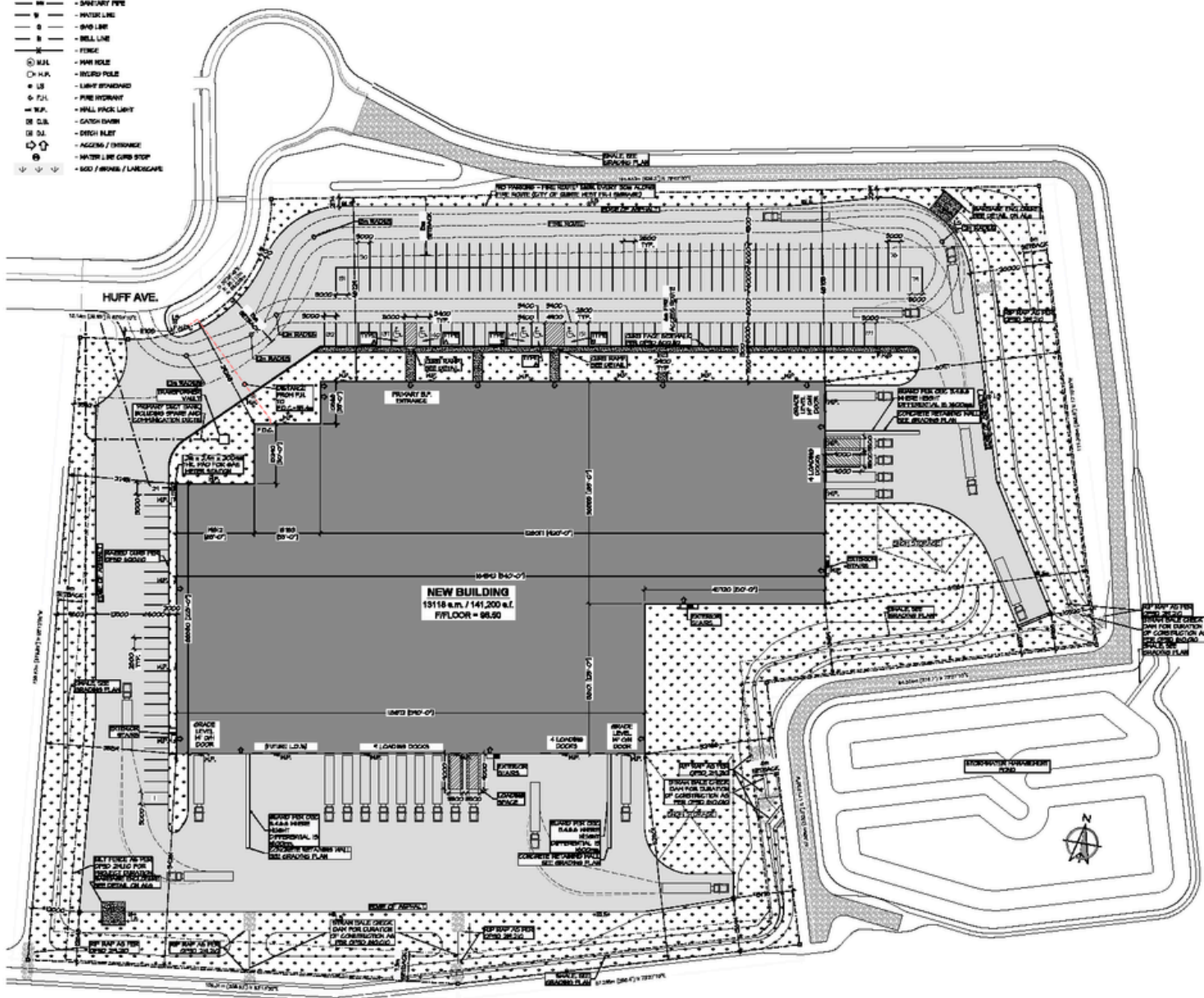
LEGAL DESCRIPTION:
INFO TAKEN FROM:
 REGISTERED PLAN 21R-26173
 AND 21R-26343
 PLAN OF SURVEY OF
 PART OF LOTS 2 AND 3,
 CONCESSION 1
 (TOWNSHIP OF SIDNEY NOW IN)
 CITY OF QUINTE WEST
 COUNTY OF HASTINGS
 GIFFORD, HARRIS SURVEYING LTD

- SITE LEGEND:**
- + 50.00 - POINT, GRADE ELEVATION
 - - PROPOSED GRADE ELEVATION
 - - PROPOSED DITCH ELEVATION
 - - PLUM / LANDSCAPE
 - - WYDOW
 - - SECOND PIPE
 - - SEWER PIPE
 - - WASTE LINE
 - - GAS LINE
 - - BELL LINE
 - - FORCE
 - - MAIN HOSE
 - - WYDOW POLE
 - - LIGHT STANDARD
 - - FIRE HYDRANT
 - - WALL PACK LIGHT
 - - CATCH BASIN
 - - DRIVE PILE
 - - ACCESS / DRIVEWAY
 - - WATER / ICE CURB STOP
 - - SOG / MOUND / LANDSCAPE



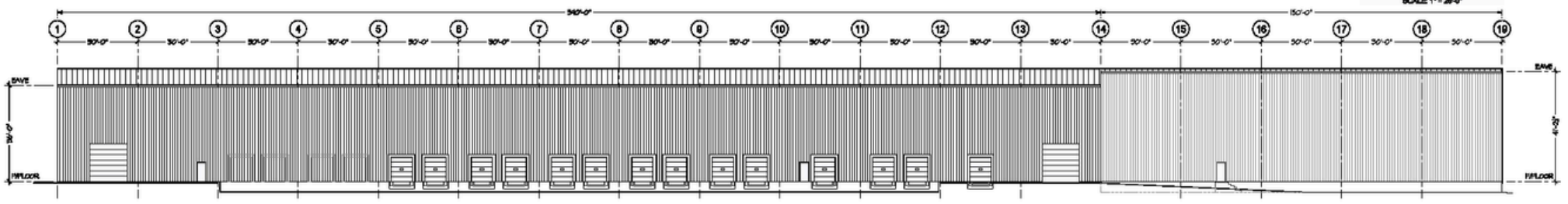
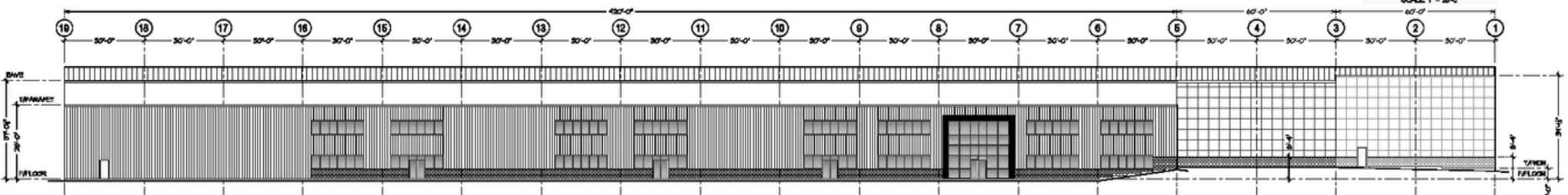
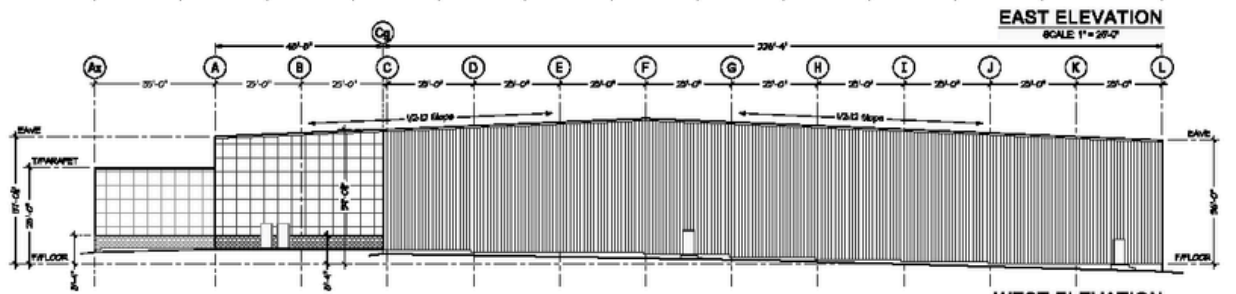
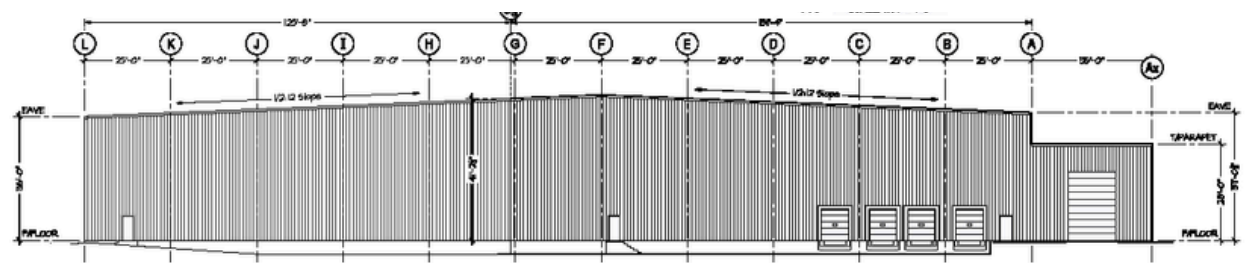
SITE STATISTICS:

ZONE:	SB Zone
PROPERTY AREA:	43900 s.f.
NEW FACILITY AREA:	19118 s.f.
SECOND FLOOR AREA:	19118 s.f.
LIT. COVERAGE:	90 %
PAYMENT AREA:	10820.3 s.f.
GRASS-LANDSCAPE AREA:	10821.2 s.f.
CONCRETE, CURB & SIDEWALK AREA:	287.9 s.f.
BUILDING HEIGHT:	10.89 m.
NO. OF STOREYS:	-1-
MIN. FRONT YARD SETBACK:	10 m.
MIN. INTERIOR SIDEWALK SETBACK:	6 m.
MIN. REAR YARD SETBACK:	7.5 m.
NO. OF PARKING SPACES SHOWN:	177 SP.
NO. OF BARRELS-PILE SPACES (INCL.):	6 SP.
NO. OF REQUIRED PARKING SPACES (TREATMENT):	114 SP.
NO. OF LOADING SPACES REQUIRED:	4 SP.
TYPICAL PARKING WIDTH @ AISLE END:	6 m.
TYPICAL PARKING WIDTH:	6.4 m.
TYPICAL PARKING LENGTH:	6 m.



SITE PLAN
SCALE = 1 : 500

ELEVATION



SOUTH ELEVATION
SCALE: 1" = 25'-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.

JAMIE TROKE

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