

\$12,000 - 77 Bellevue Drive, Quinte West (sidney Ward)

MLS® #X12316984

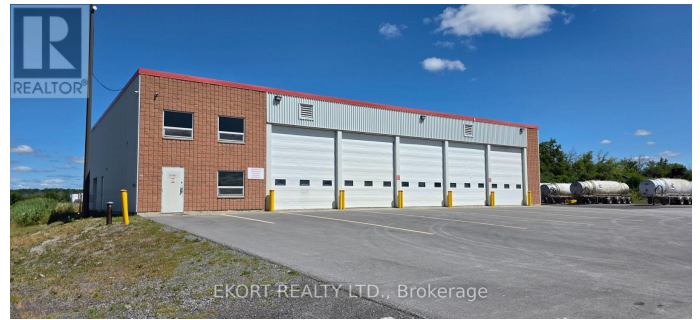
\$12,000

0 Bedroom, 0.00 Bathroom, 7,650 sqft

Industrial on 0.00 Acres

Sidney Ward, Quinte West (sidney Ward),
Ontario

Located in Belleville just off Hwy 401 (Exit 538), this 7,650 sqft heavy vehicle maintenance building is in a prime, high-exposure location that offers exceptional accessibility for transportation and logistics operations. Included in the asking price is approximately 1-acre of land, providing space for parking or outdoor storage, more land is available if required (subject to additional pricing). This building would be an ideal space for a heavy truck maintenance and storage yard, a trailer marshalling yard, or a maintenance depot. The building features 6 overhead bay doors that are 16 ft x 14 ft, and 2 loading docks, making it ideal for large vehicle access. With a ceiling height of 17.5 ft to the truss and 21.2 ft to the roof deck, there is plenty of vertical clearance for heavy-duty operations. Additional highlights include floor drains on the north and south sides of the building with an oil separator, a compressor (Tenant's cost to maintain), 200 amp service, and a main hydro service backup generator. The property is also fully secured with 24/7 access. Asking rent includes all major operating costs - gas, hydro, water/septic, snow removal, realty taxes, building insurance, and security system. There are additional office spaces in the main building on site that are not included in the asking rent, but are available based on a Tenant's need. (id:6289)



Essential Information

Listing #	X12316984
Price	\$12,000
Bathrooms	0.00
Square Footage	7,650
Acres	0.00
Type	Industrial

Community Information

Address	77 Bellevue Drive
Subdivision	Sidney Ward
City	Quinte West (sidney Ward)
Province	Ontario
Postal Code	K8N4Z5

Interior

Heating	Radiant heat
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Exterior

Lot Description	174 x 300 FT
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Listing Details

Listing Office	EKORT REALTY LTD.
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