

# 85 Davy Road

Freestanding Industrial Building in Belleville, ON

For Lease: Industrial



**Lennard:**

# 85 Davy Road

Welcome to an exceptional opportunity to lease a stunning industrial building or half in Belleville, ON. This remarkable property offers 22 foot clear height, good power, ample shipping, and versatile usage options. Discover the highlights of this outstanding industrial building:

 Full Building Size <b>162,204 SF</b> Warehouse <b>140,000 SF</b> Mezzanine <b>12,204 SF</b>	 Half Building Size <b>81,102 SF</b> Warehouse <b>70,000 SF</b> Mezzanine <b>6,102 SF</b>
 Office <b>10,000 SF</b>	 Office <b>5,000 SF</b>
 Shipping <b>9 Truck Level</b> <b>1 Drive-In</b>	 Shipping <b>6 Truck Level</b> <b>1 Drive-In</b>
 Clear Height <b>22 ft</b>	 Clear Height <b>22 ft</b>
 Net Rent <b>\$9.25 PSF</b> Taxes <b>\$166,500 (2024)</b>	 Net Rent <b>\$10.00 PSF</b>
 Zoning <b>IN2 - Service Industrial</b>	 Possession Date <b>September 9, 2024</b>
 Power <b>1500 Amps/600 Volts</b>	
 Lot Size <b>7.5 Acres</b>	



## Location:

Accessible location in Belleville, close to Highway 401 and North Front Street.



## Convenient Drive-In Access:

Enjoy the convenience of easy loading and good shipping access.



## Racking:

Entire building is racked (approximately 15,000+ pallet positions).



## Ample Parking:

Generous parking space available on-site.



## Versatile Usage Options:

The zoning permits multiple uses and is ideal for logistics, warehousing and distribution, as well as manufacturing.

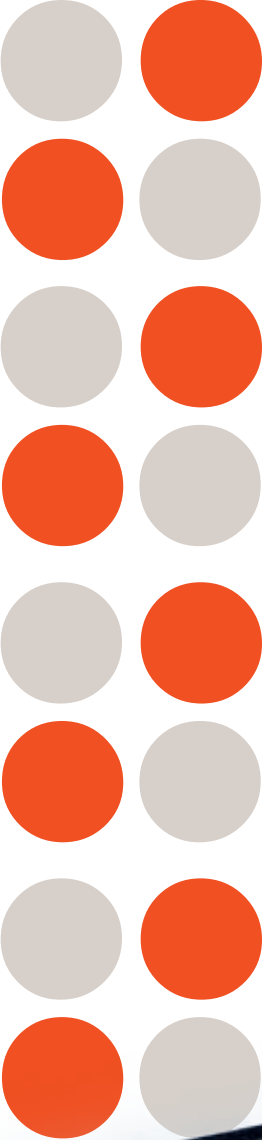


Listing Agent

**Trevor Jackson\***

Vice President  
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\*Sales Representative



# Exterior Shipping



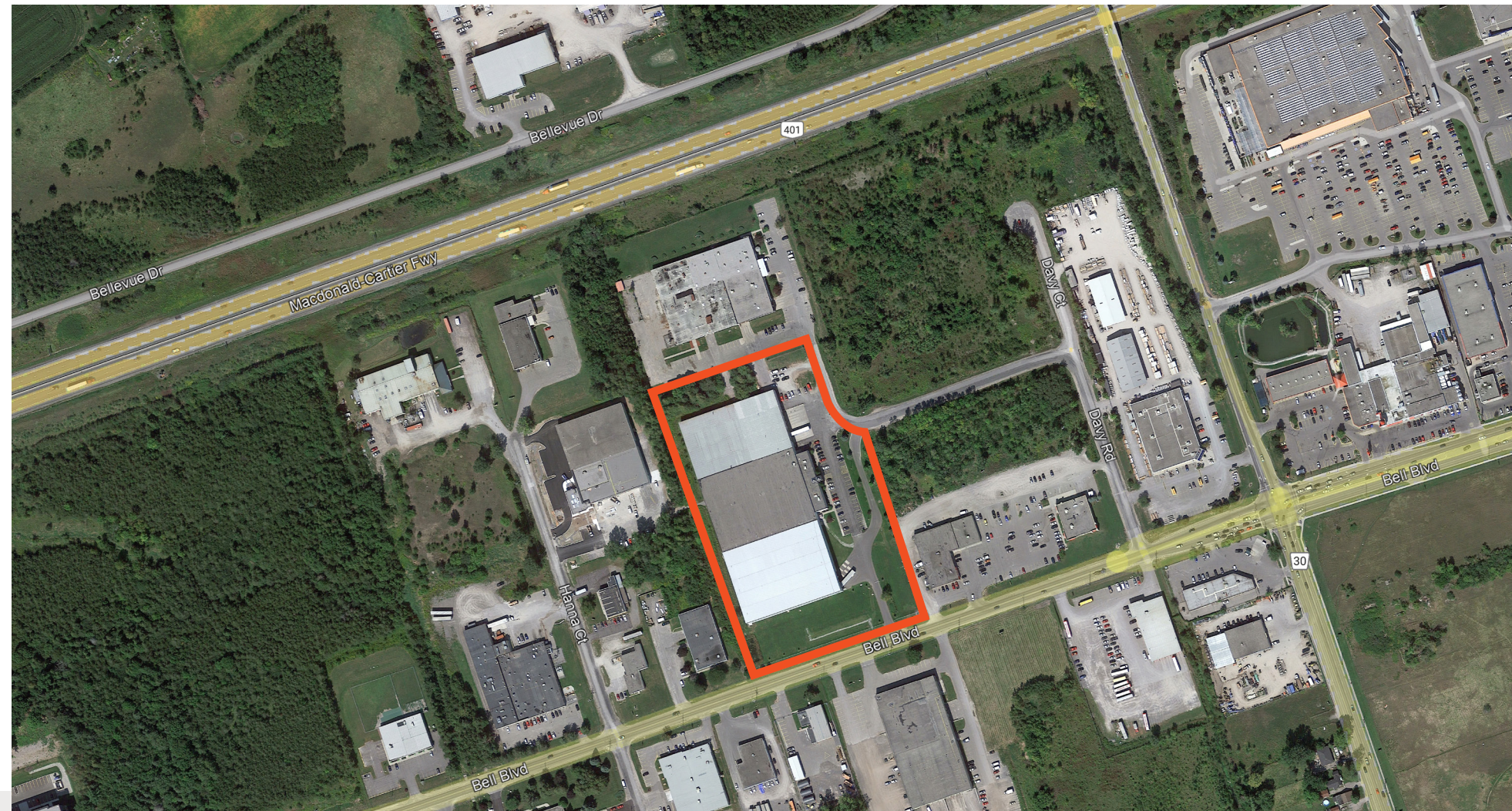
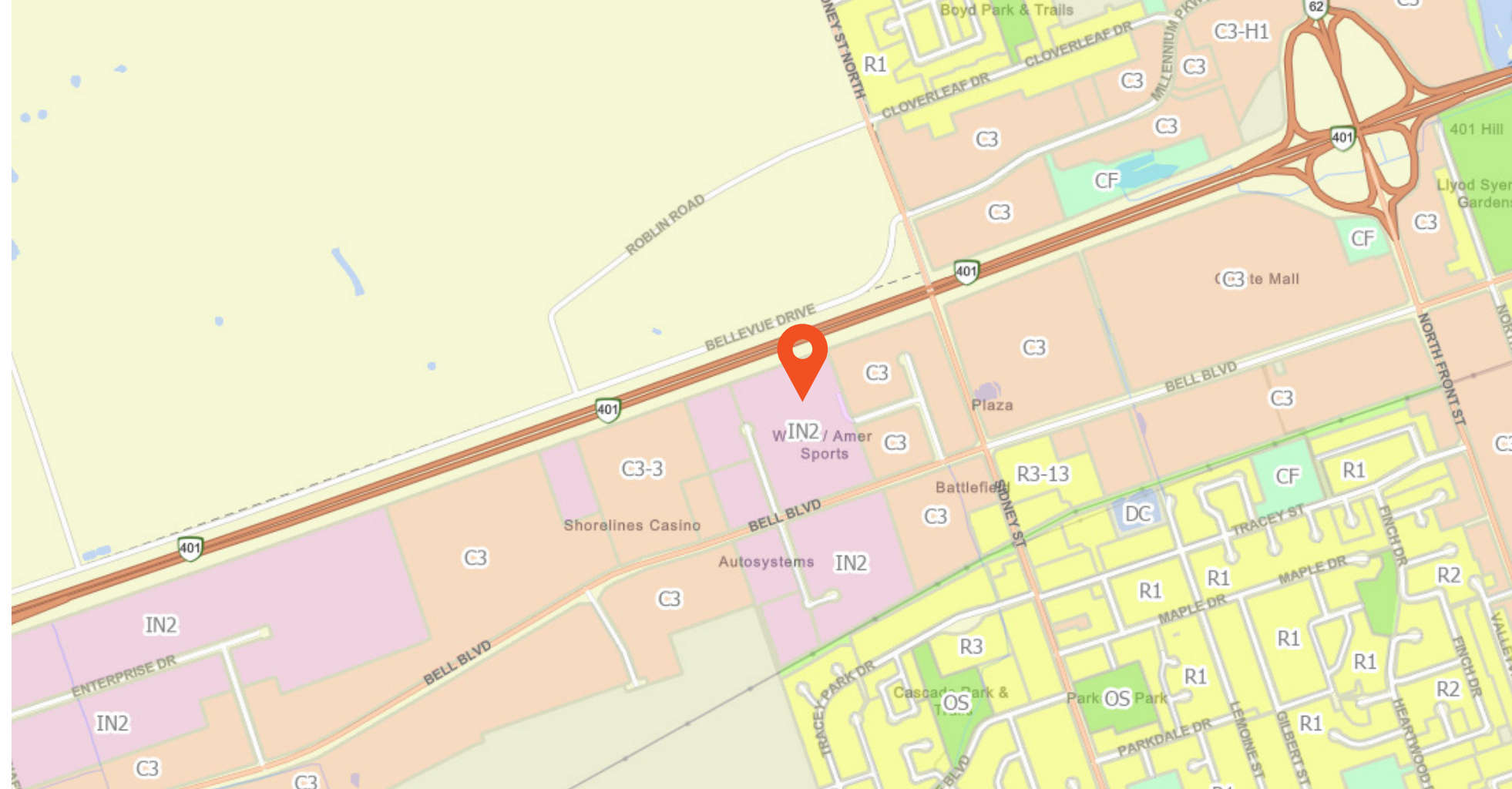
# Zoning

## Zoning: IN2 - Service Industrial Zone

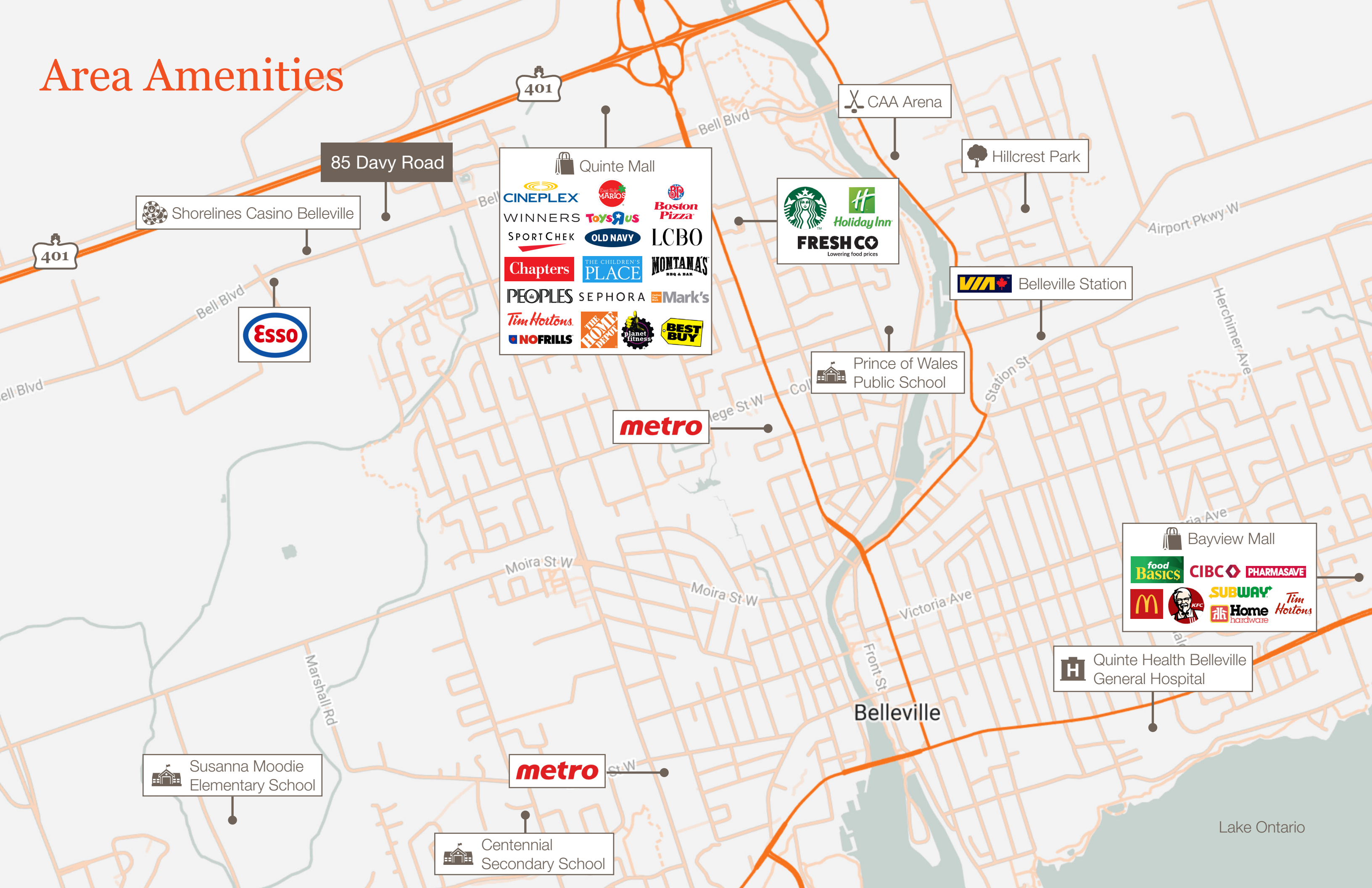
### Permitted Uses:

- Artisan Workshop
- Aquaculture
- Brewery and/or Distillery
- 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 Fueling 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
- Accessory Uses, Buildings, or Structures:
  - a) Any accessory use and accessory building or structure, which is dependent and related to the main use(s),
  - b) Commercial uses accessory to an industrial use, up to 5% of the gross floor area or 100.0 square meters, whichever is lesser
  - c) Urban Agriculture

For more information, please visit the City of Belleville's zoning website at:  
<https://www.belleville.ca/en/city-hall/zoning-by-law.aspx>



# Area Amenities



401

401

85 Davy Road

Shorelines Casino Belleville



Quinte Mall

CINEPLEX	Emilio MARIO'S	Boston Pizza
WINNERS	Toys R Us	LCBO
SPORT CHEK	OLD NAVY	Chapters
PEOPLES	THE CHILDREN'S PLACE	WONTANAS BBQ & BAR
SEPHORA	Mark's	Tim Hortons
NORFRILLS	HOME DEPOT	planet fitness
		BEST BUY

CAA Arena

Hillcrest Park



Belleville Station

Prince of Wales Public School

metro

Bayview Mall

food Basics	CIBC	PHARMASAVE
McDonald's	KFC	SUBWAY
Home Hardware	Tim Hortons	

Quinte Health Belleville General Hospital

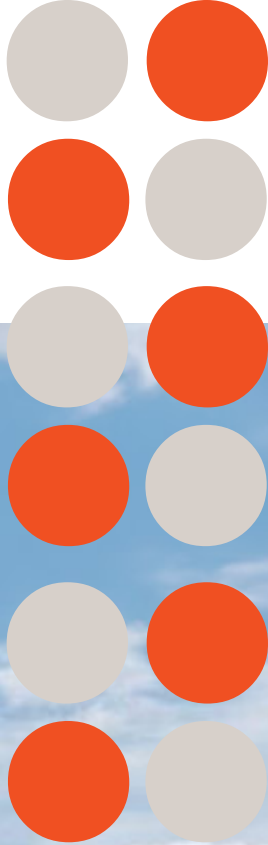
Susanna Moodie Elementary School

metro

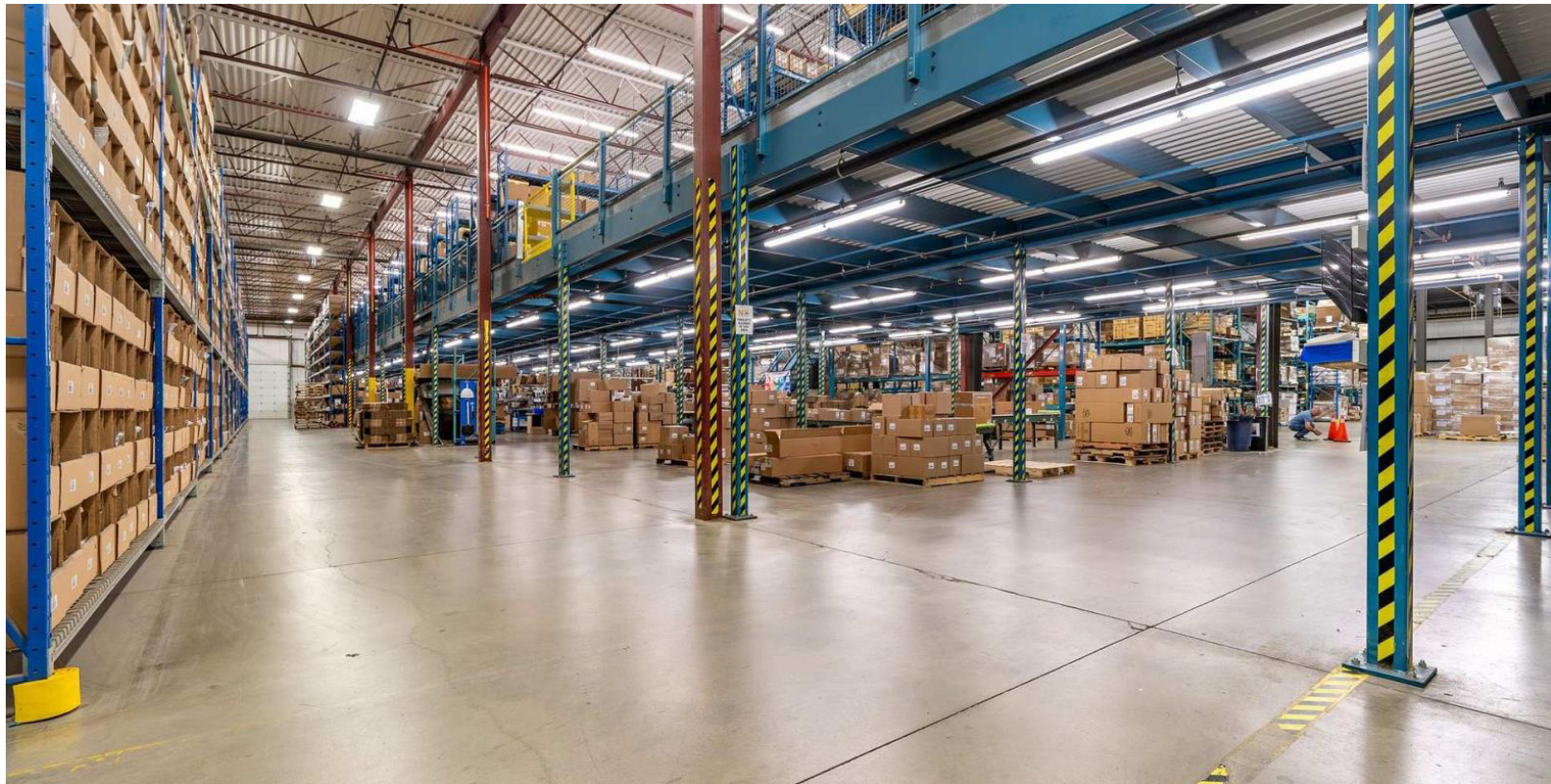
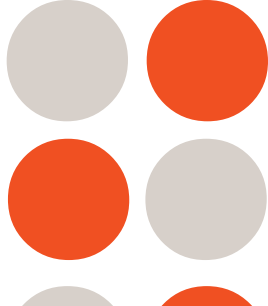
Centennial Secondary School

Lake Ontario

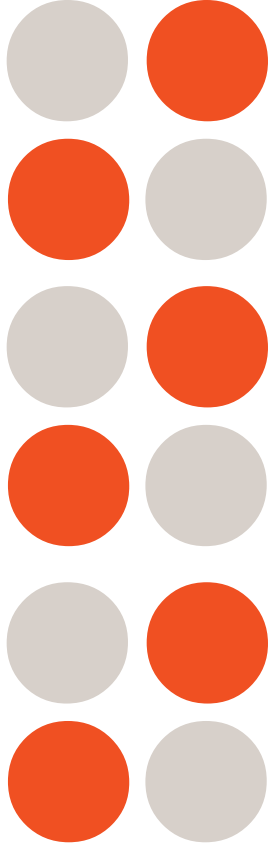
# Photos



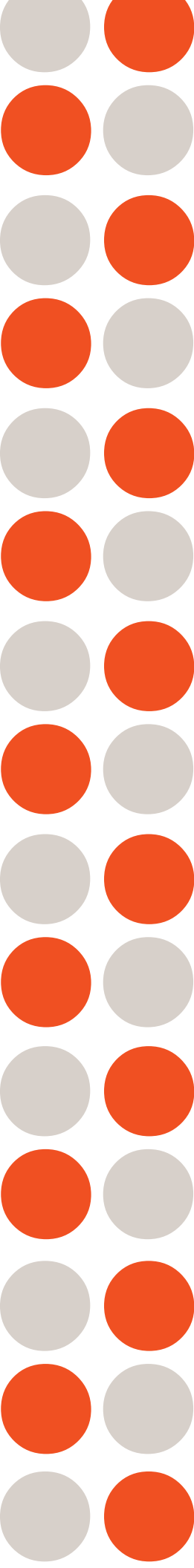
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## **Lennard:**

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