

FOR LEASE

500 College Street East

Belleville, Ontario

ASGAARD
▲▲



516 350 sq.ft.

of contiguous distribution space along
Eastern Ontario's distribution corridor.

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Up to **516 350 sq. ft.** of contiguous distribution space in the heart of the **Toronto–Montreal corridor.**

Belleville sits midway along **Highway 401** between Canada's two largest markets, with direct highway access less than five kilometres away and a VIA Rail station minutes from the door. The region's manufacturing and food-processing base — Procter & Gamble, Kellogg's, Magna, Redpath and Lactalis all operate nearby — supports a deep pool of skilled labour drawn from a 50-kilometre catchment of more than 210,000 people.

The building offers sprinklered warehouse space with **clear heights ranging from 45' to 62'**, **truck-level** and **drive-in loading**, and **generous secured trailer parking**.

Specifications

Available Area	516,350 sq.ft.
Office Area	Existing kitchen, small office area and washrooms
Shipping Doors	96 dock-level doors + 1 drive-in door
Clear Height	Varies by section, with significant high-bay areas offering approximately 45'–62' clear, and lower enclosed areas ranging from approximately 17'–22' clear
Column Spacing	Varies throughout, with approximately 27' x 27' spacing in conventional areas and approximately 55' x 55' spacing in the high-bay sections
Heat Type	Gas-fired boiler system with hot-water-fed RTUs, supplemented by gas-fired radiant and tube heaters
Power	5,000 amps at 600V, 3-phase, distributed across eight existing switchboards throughout the premises
Rent	Operating Expenses: \$2.89/SF Realty Taxes: \$1.17/SF
Availability	January 2028
Net Rent	Contact Agents

HIGHLIGHTS

- 516,350 sq.ft. of contiguous warehouse space
- 45' - 62' clear height throughout
- Truck-level doors with levelers, plus drive-in access
- Fully sprinklered · gas-fired forced-air heating
- Ample secured trailer parking on site

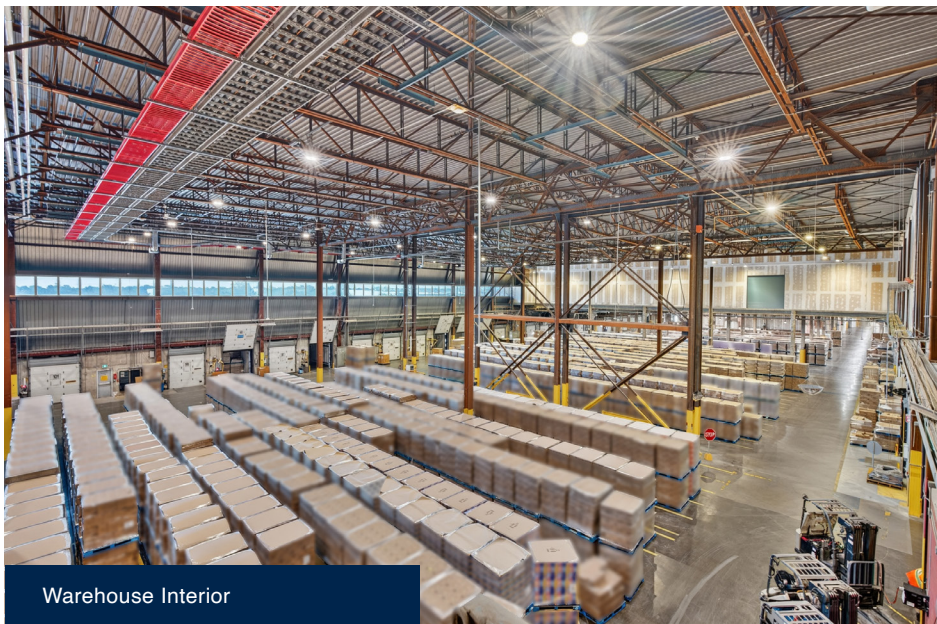




EXTERIOR | Loading Docks



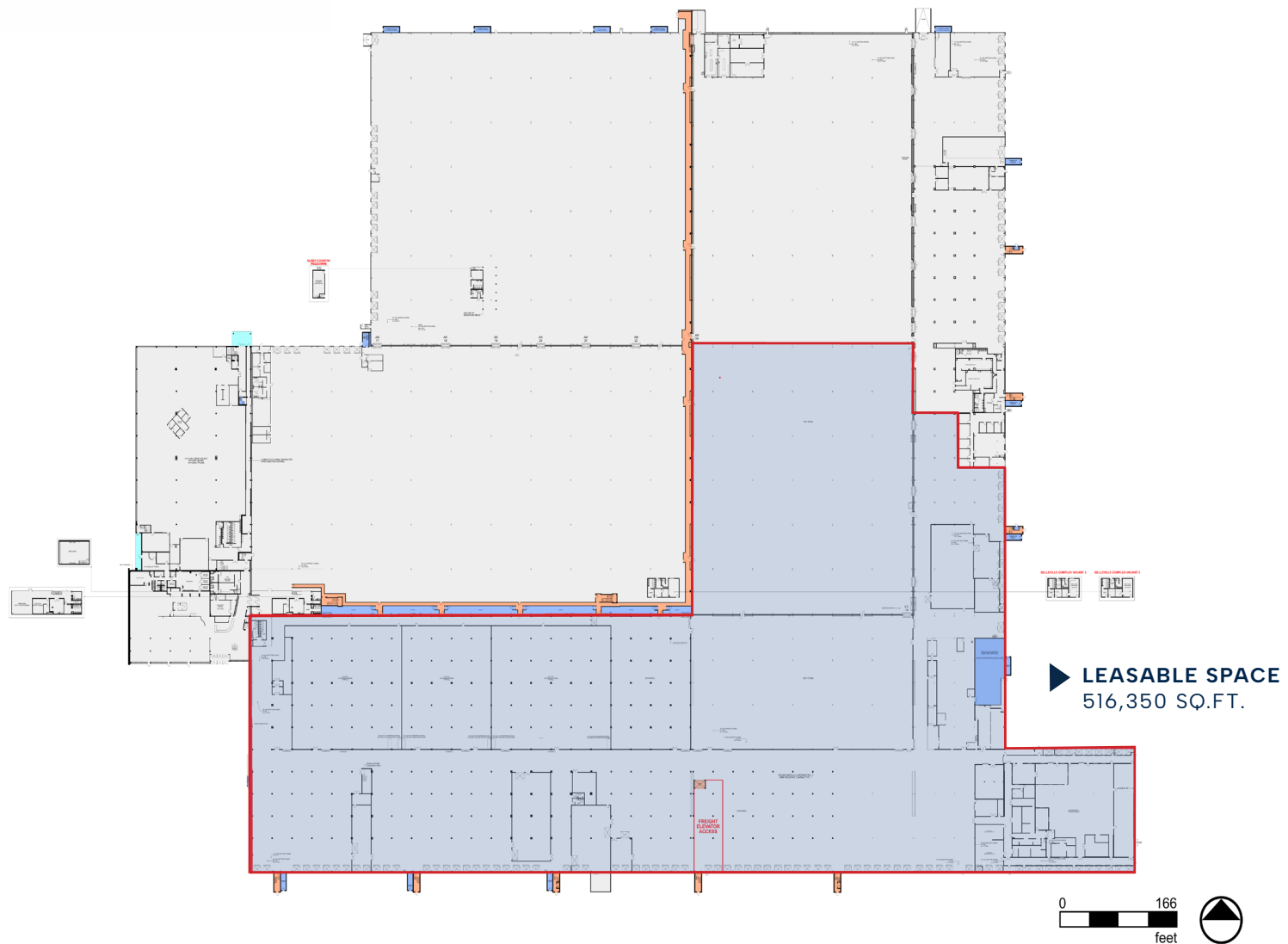
Warehouse Interior



Warehouse Interior



EXTERIOR | Loading Docks



The Market Surrounding the Property

Demographic Overview

Belleville is a well-established **industrial and distribution hub** in Eastern Ontario, strategically located along the **Highway 401 corridor**. Its position between the Greater Toronto Area, Ottawa and Montréal provides businesses with efficient access to major markets, transportation routes and regional supply chains.

The city has a diversified industrial base with established strengths in manufacturing, food and beverage production, transportation, warehousing and wholesale trade. Belleville's Northeast Industrial Area alone includes approximately **4.5 million sq. ft. of industrial space** and supports roughly **5,000 jobs**, reinforcing the city's role as a significant employment centre within the Bay of Quinte region.

Belleville continues to support industrial growth through the expansion of its employment lands and municipal infrastructure. The Northeast Industrial Park is planned to expand by approximately 160 hectares, providing additional capacity for manufacturing and employment uses over the longer term.



CITY OF BELLEVILLE

± 61,150

Estimated Population – 2025



BELLEVILLE-QUINTE
WEST REGION

± 62,800

Labour Force – May 2026



NORTHEAST
INDUSTRIAL AREA

± 4.5M SF

City of Belleville



JOBS

± 5,000

Northeast Industrial Area



TRAVEL DISTANCES | Driving from site

VIA Rail Station	3.3 km 7 minutes
Highway 401	4.2 km 9 minutes
Downtown Belleville	4.8 km 10 minutes
Kingston	78 km 54 minutes
US Border Crossing @ 1000 Islands	123 km 1h15 minutes
Oshawa	133 km 1 h 22 minutes
Toronto Pearson International Airport	217 km 2 hours



AVAILABLE SPACE

FOR MORE INFORMATION

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