



Food Production Facility

— For Sub Lease —



354 Tate Road, City of Quinte West

**+/- 46,944 sf Food Production Facility for Sub Lease to March 30 2028
Multi-Tenant Industrial Building**



← Location Highlights

1.5 hour east of Toronto

Excellent proximity to Highway 401

More than 47 million people live within 500 kilometres (310 miles) of the Bay of Quinte and more than half of North America's industrial markets are within a day's truck run.

Population 236,000 (Greater Bay of Quinte Region)

The Bay of Quinte Region includes a wide range of multi-national distribution and manufacturing companies, including FedEx, Procter & Gamble, Kellogg's, Magna International, JBS Foods and Cascades.



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at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com

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Property Overview

Building Details

Available Space: 46,944 sf

Space Breakdown as Follows:

Production: 17,400 sf

Shipping: 8,900 sf

Coolers: 3,700 sf

Common Area: 4,700 sf

Maintenance: 930 sf

Loading Doors: 2 dock doors with levellers, and third door for waste compactor

Utilities

Power: Hydro Oe

Utility Sewer: Municipal

Water: Municipal

Comments

Other uses possible in Light Industrial Zone but currently operating as Food Production

Great location only minutes from Highway 401

Some Of Tenant's Existing Equipment May Be Negotiable

Sub Lease Information

\$3.50 / sf net

(Subject To Annual CPI Increase), Plus TMI, Plus HST, Plus Utilities

Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

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Property Contact

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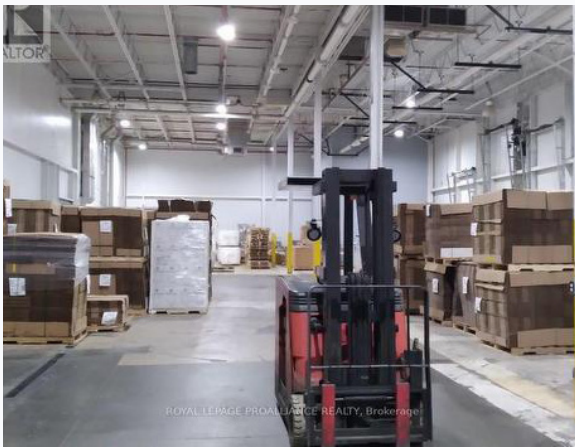
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