

# 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:

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

BONUS  
COMMISSION\*  
\$150,000

TOTAL  
COMMISSION\*  
NOW  
\$475,000

\*10 Year Deal



**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\***  
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\*Sales Representative





# Exterior Shipping





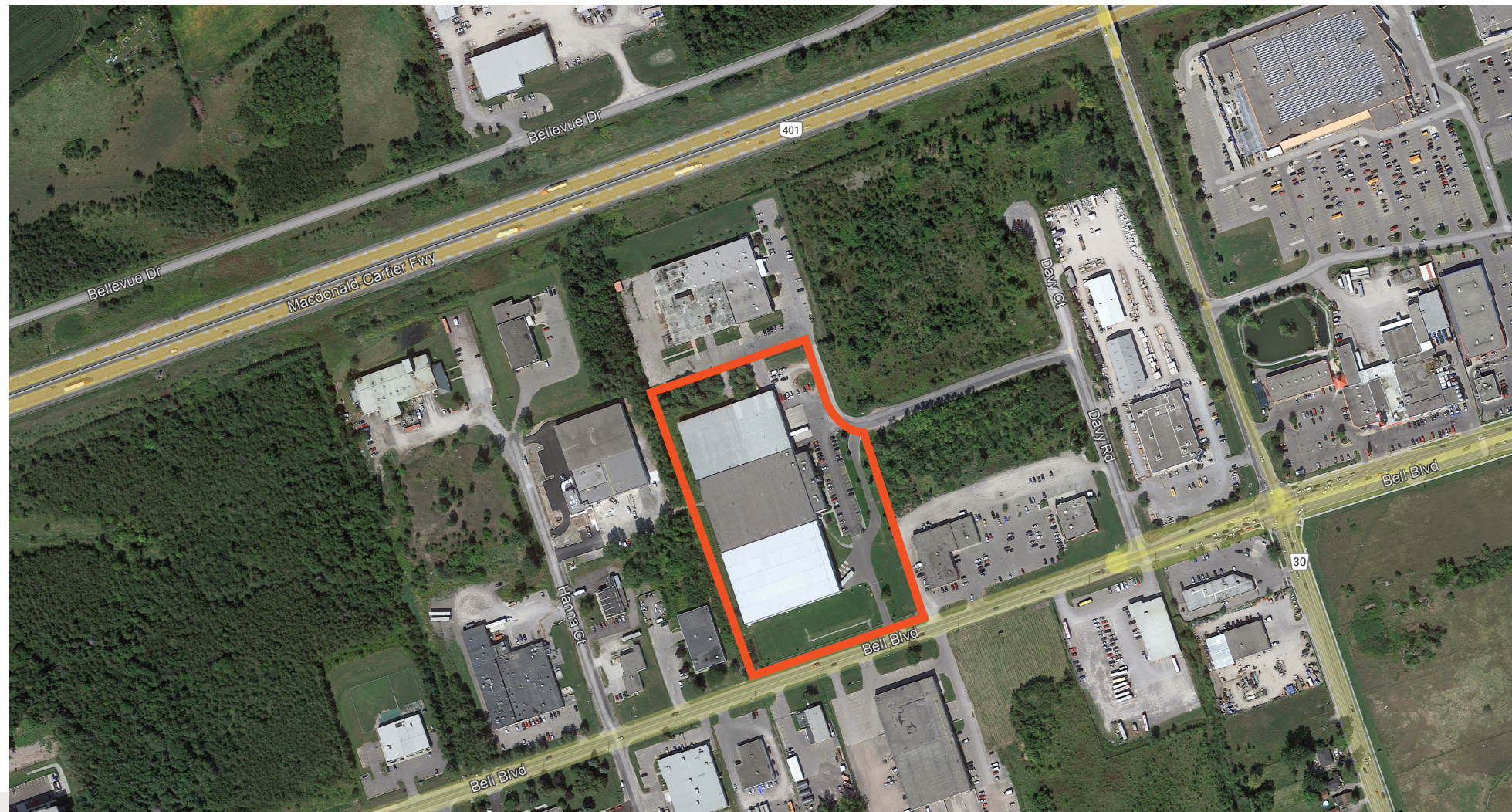
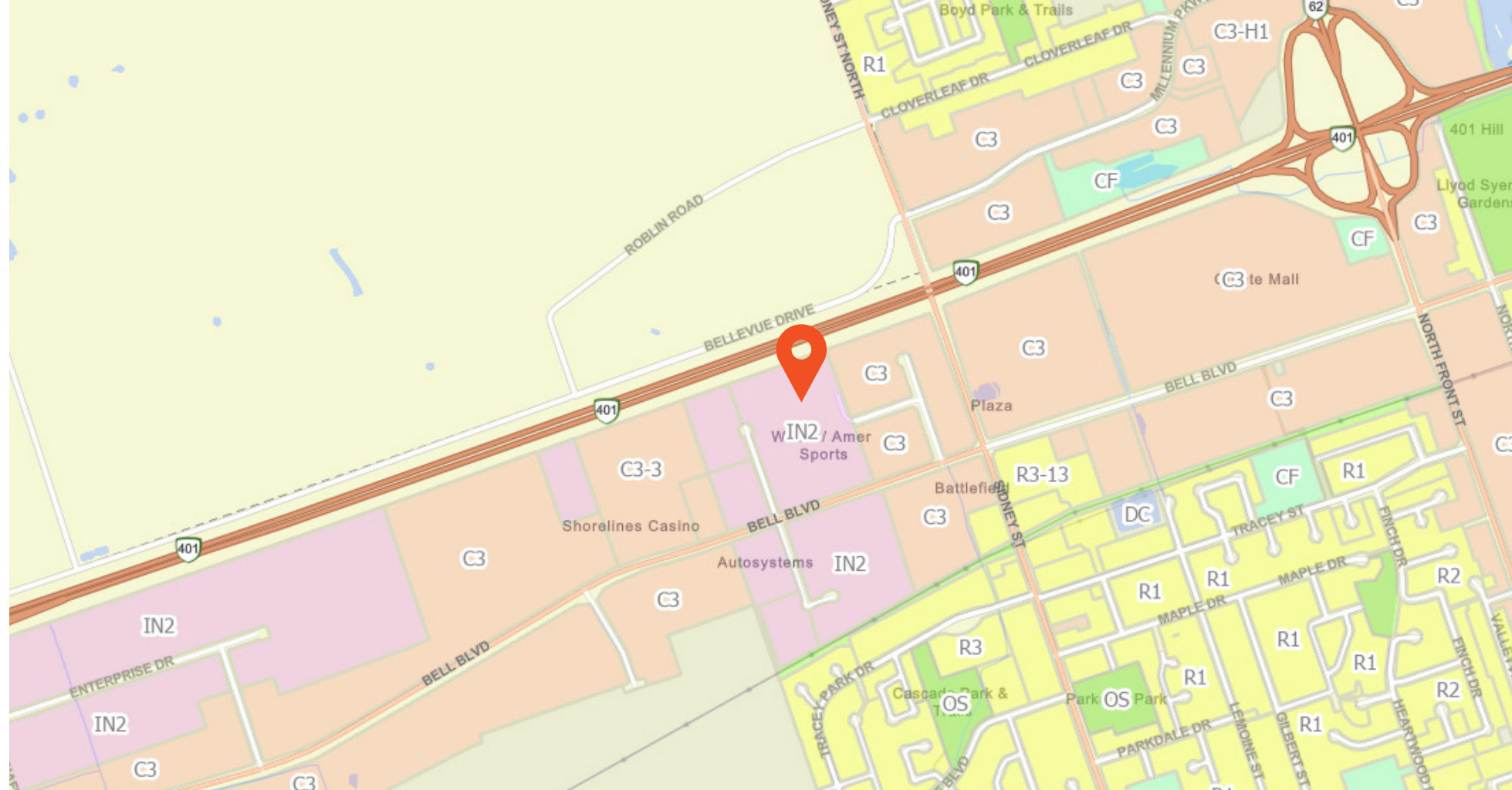
# Zoning

## Zoning: IN2 - Service Industrial Zone

### Permitted Uses:

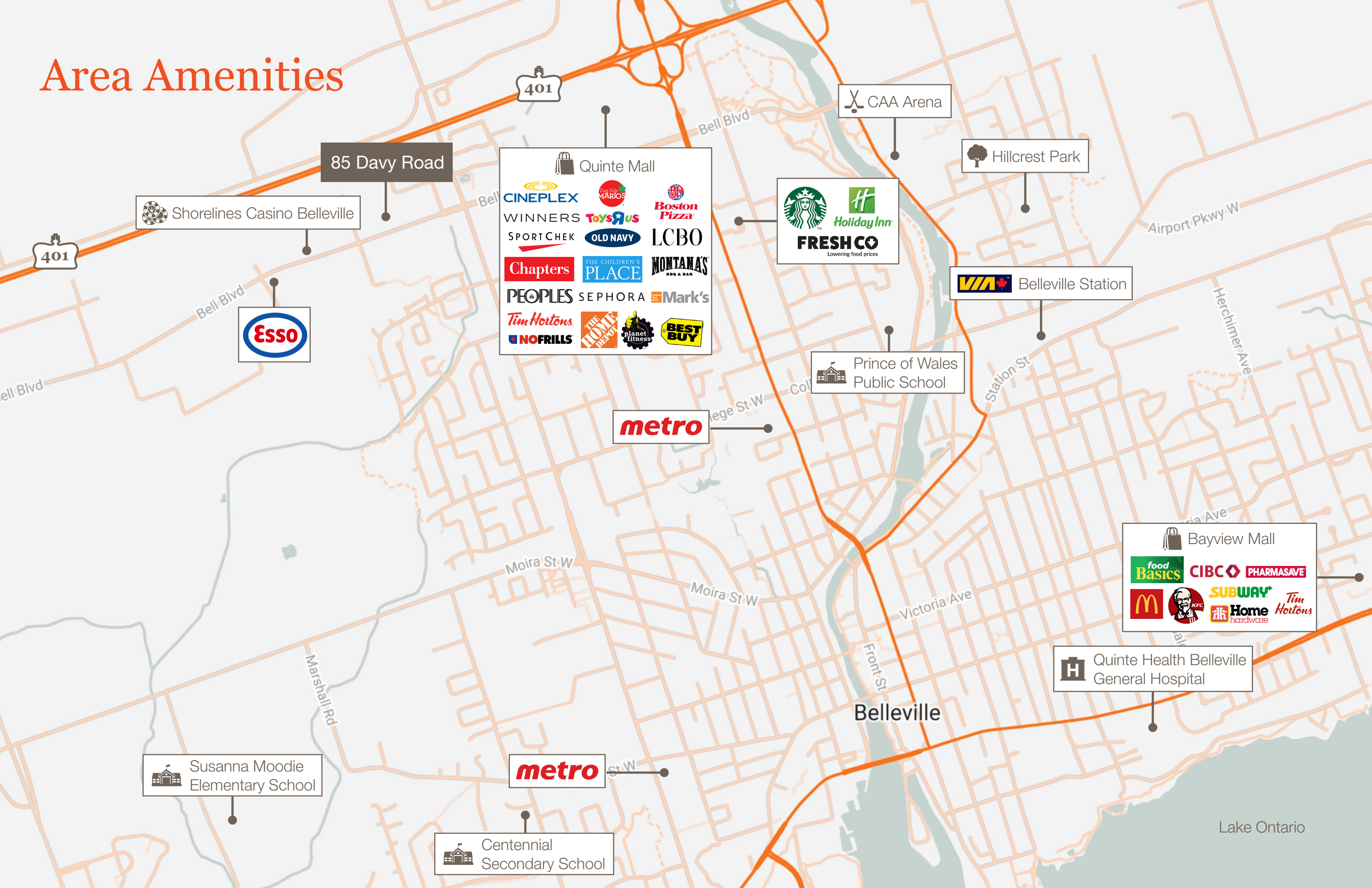
- Artisan Workshop
- Aquaculture
- Brewery and/or Distillery
- Business and Industrial Incubator
- Cannabis Production Facility (Licensed by Health Canada)
- Health Club
- Instructional Facility
- Manufacturing, Assembling, Fabricating, or Processing Plant
- Motor Vehicle Body Shop
- Motor Vehicle Fueling 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



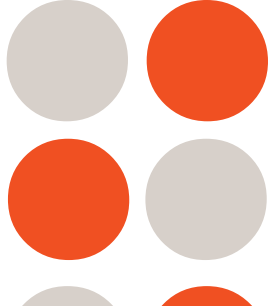


# Photos



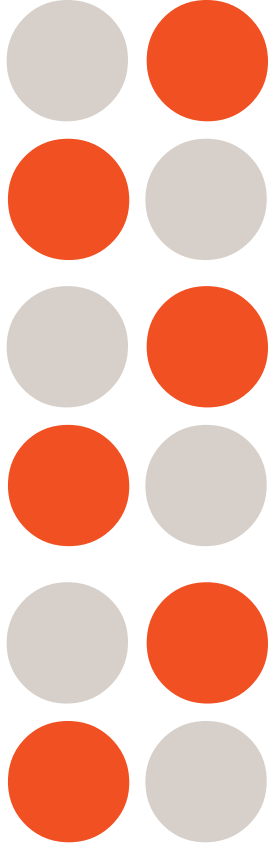
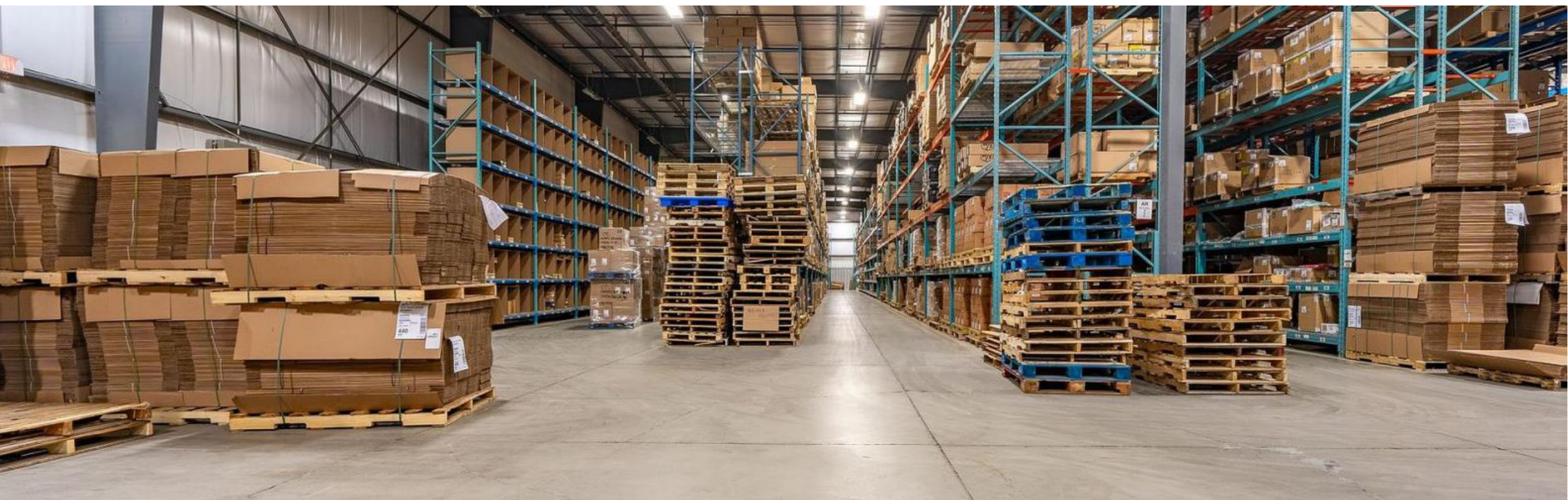


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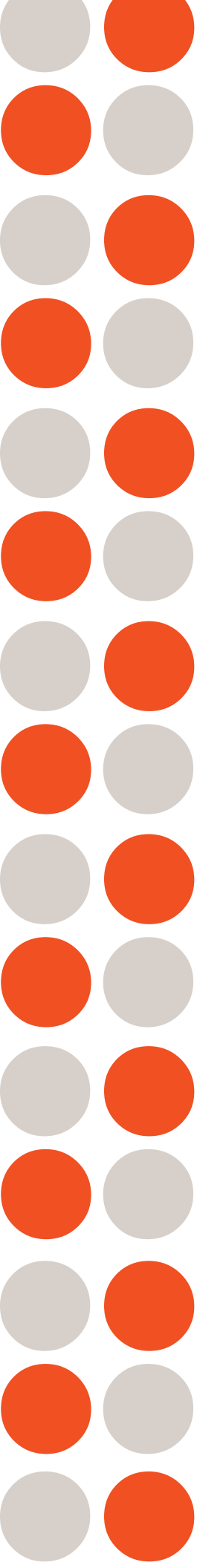




# Photos







## Lennard:

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