



FOR SALE

400 HERCHIMER AVENUE, BELLEVILLE

4.64-ACRES | INDUSTRIAL DEVELOPMENT LAND

Mark Cascagnette, SIOR
President | Managing Principal
Sales Representative
416.619.4400
mcascagnette@lee-associates.com

Owen Cascagnette
Senior Real Estate Coordinator
Sales Representative
905.749.6942
owencas@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee & Associates Commercial Real Estate Inc. is pleased to present 400 Herchimer Avenue, a 4.64-acre industrial development property located in the heart of Belleville's growing commercial corridor.

Strategically positioned near Station Street with excellent access to Highway 401 and the Belleville VIA Rail Station, the site provides strong regional connectivity between Toronto, Ottawa, and Montreal. The property includes approximately 2.0 acres of developable land outside the EP zone and benefits from a legal non-conforming designation, allowing existing uses such as parking and outdoor storage to continue across the full parcel.

This site is ideally suited for industrial users, developers, or investors seeking opportunity in Eastern Ontario's expanding industrial market.

PROPERTY DETAILS:

PIN	40509-0109
TOTAL SIZE	4.64 Acres 2 Acres Immediately Developable
FRONTAGE	358' Along Herchimer
AVAILABILITY	Immediate
SERVICING	Septic
ZONING	C3 (General Commercial) / EP
ASKING PRICE	Contact Listing Agents



PROPERTY IMAGES



AERIAL FACING NORTH



AERIAL FACING SOUTH



AERIAL FACING WEST

ZONING

The property is subject to **Environmentally Protected (EP)** zoning under the City's updated **Zoning By-law 2024-100**, enacted in **March 2024**.

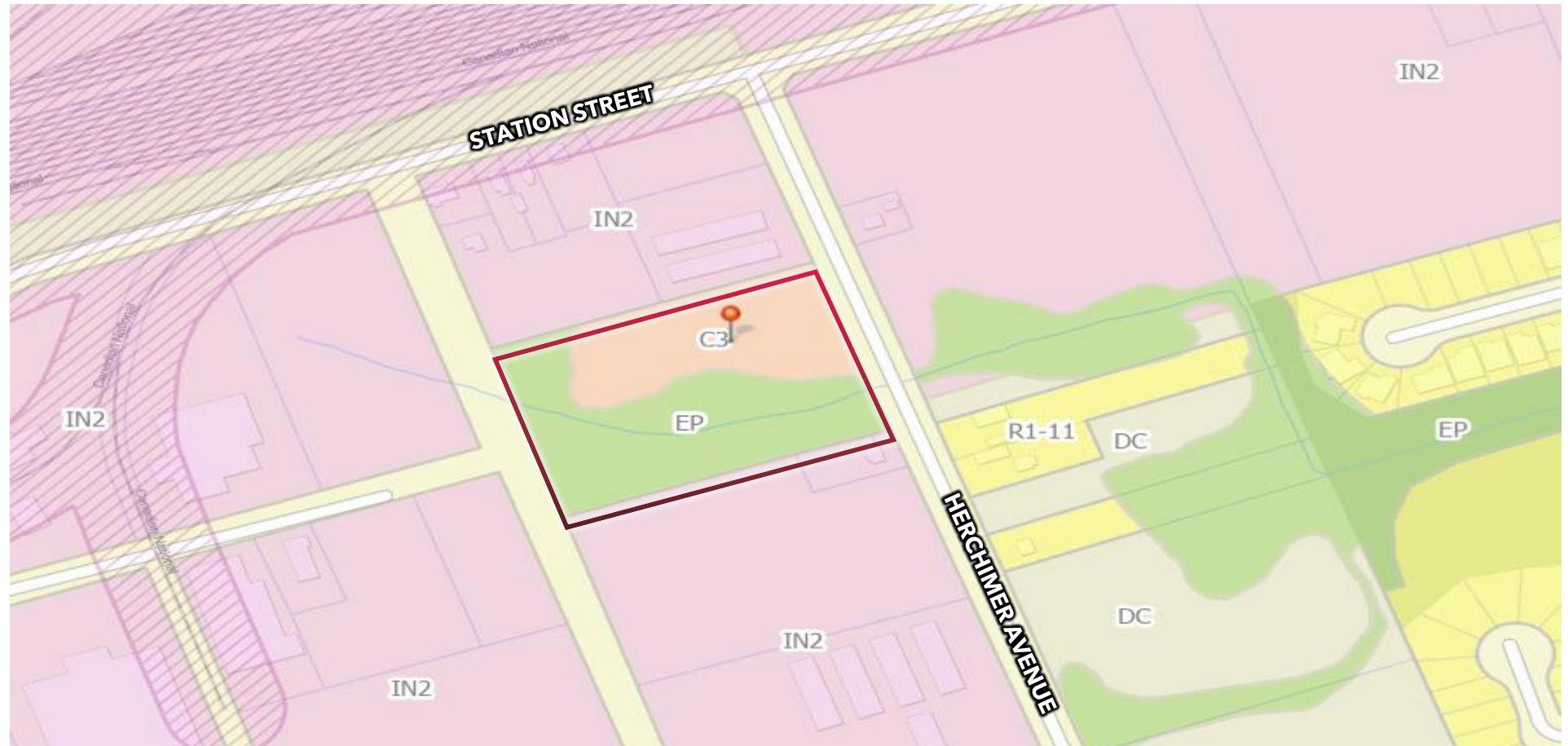
Total Lot Size: 4.64 Acres

EP Zoned Area (2024): 2.64 Acres

Non-EP (Developable) Area: ±2.0 Acres

Legal Status: *Legal, Non-Conforming Use*

The site benefits from a **legal non-conforming designation**, allowing current uses such as **parking and outdoor storage** to continue across the full property. However, new development is limited to the non-EP area unless a **minor variance** is approved by the City.



LABOUR & DEMOGRAPHICS

Positioned strategically between Toronto and Ottawa, **Belleville** offers a compelling proposition for businesses seeking scalability, connectivity, and access to a skilled workforce in Eastern Ontario.

Belleville's location along the Highway 401 corridor ensures seamless access to major urban centers, including Toronto, Ottawa, and Montreal. The city is served by the Belleville VIA Rail Station, providing efficient passenger and freight rail services. Additionally, proximity to regional airports enhances connectivity for business operations.

Belleville boasts a diversified economy with strengths in advanced manufacturing, food processing, logistics, and technology. The city is home to over 100 manufacturers, including notable companies such as Magna Lightning, Hanon Systems, and Sofina Foods. Belleville's strategic location, robust infrastructure, diversified economy, skilled workforce, and supportive planning framework make it an ideal destination for businesses seeking to establish or expand operations in Eastern Ontario.



75,052

TOTAL POPULATION



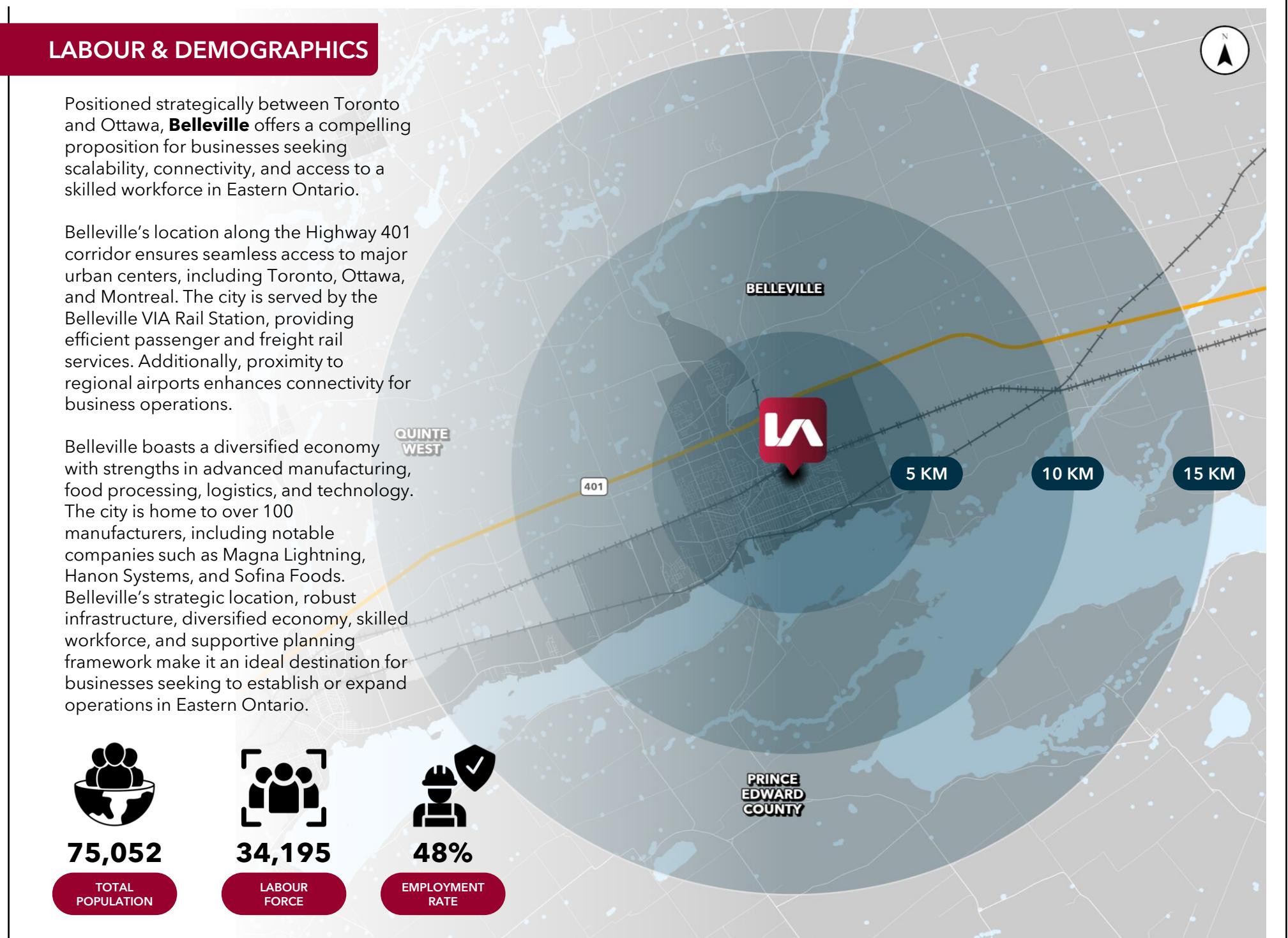
34,195

LABOUR FORCE

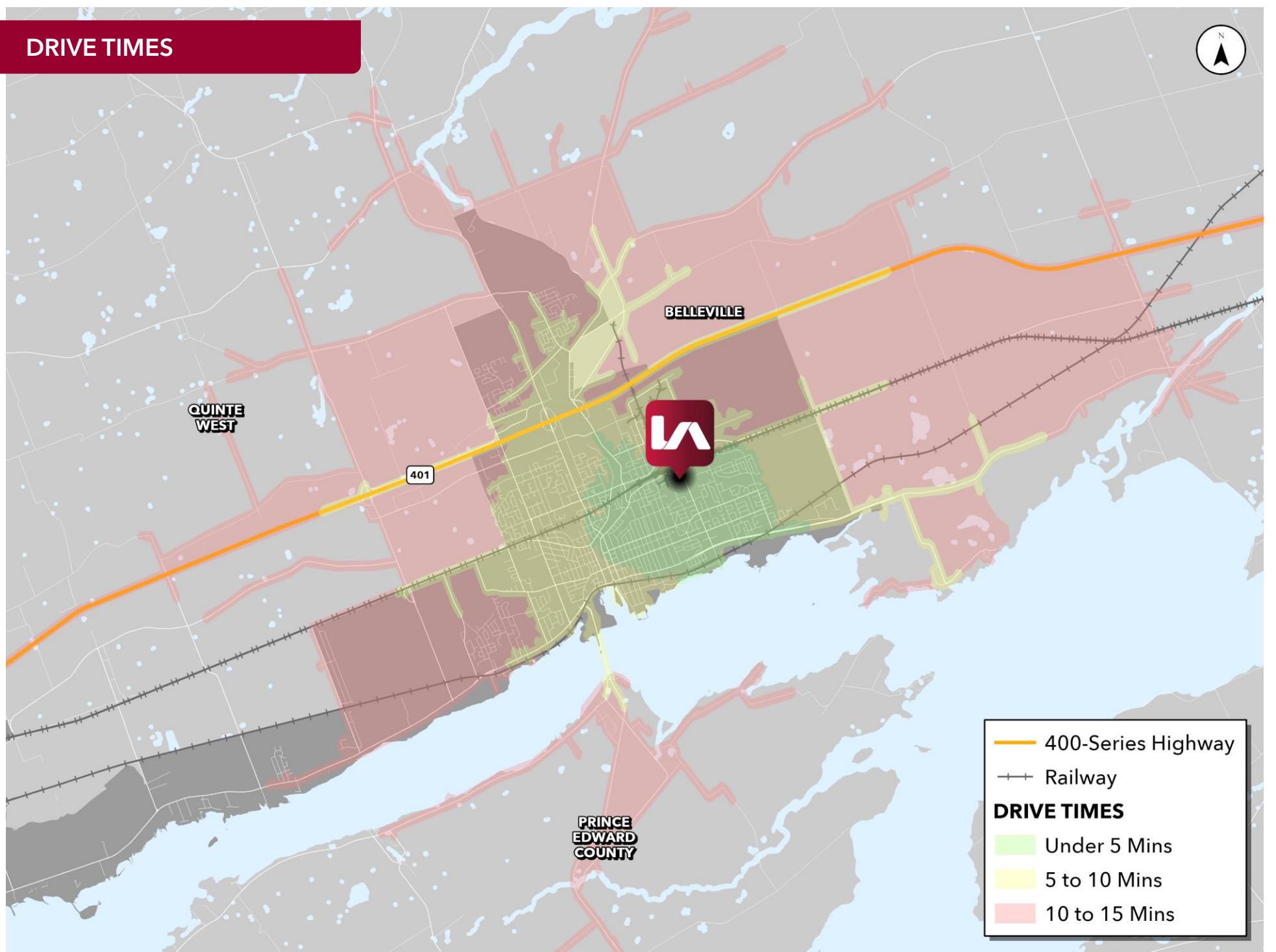


48%

EMPLOYMENT RATE



DRIVE TIMES



- 400-Series Highway
- +— Railway

DRIVE TIMES

- Under 5 Mins
- 5 to 10 Mins
- 10 to 15 Mins



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