



FOR SALE

AMHERSTVIEW, ONTARIO

New Industrial Building
Under Construction

3,954 SF | Loyalist East Business Park

The image shows the exterior of a modern industrial building. The building has a blue metal roof and light-colored vertical siding. A large sign above the entrance reads 'Your Business Here' in a serif font. The entrance features a black-framed glass door and two large windows. The building is surrounded by landscaping, including bushes and a small tree. The sky is blue with some clouds.

Your Business Here

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REMAX RISE Executives - COMMERCIAL DIVISION
OFFERED BY: **PATRICK HULLEY**
BROKER OF RECORD / CO-OWNER



LOT 15 JACK DAVEY CRESCENT

FOR SALE

AMHERSTVIEW, ON

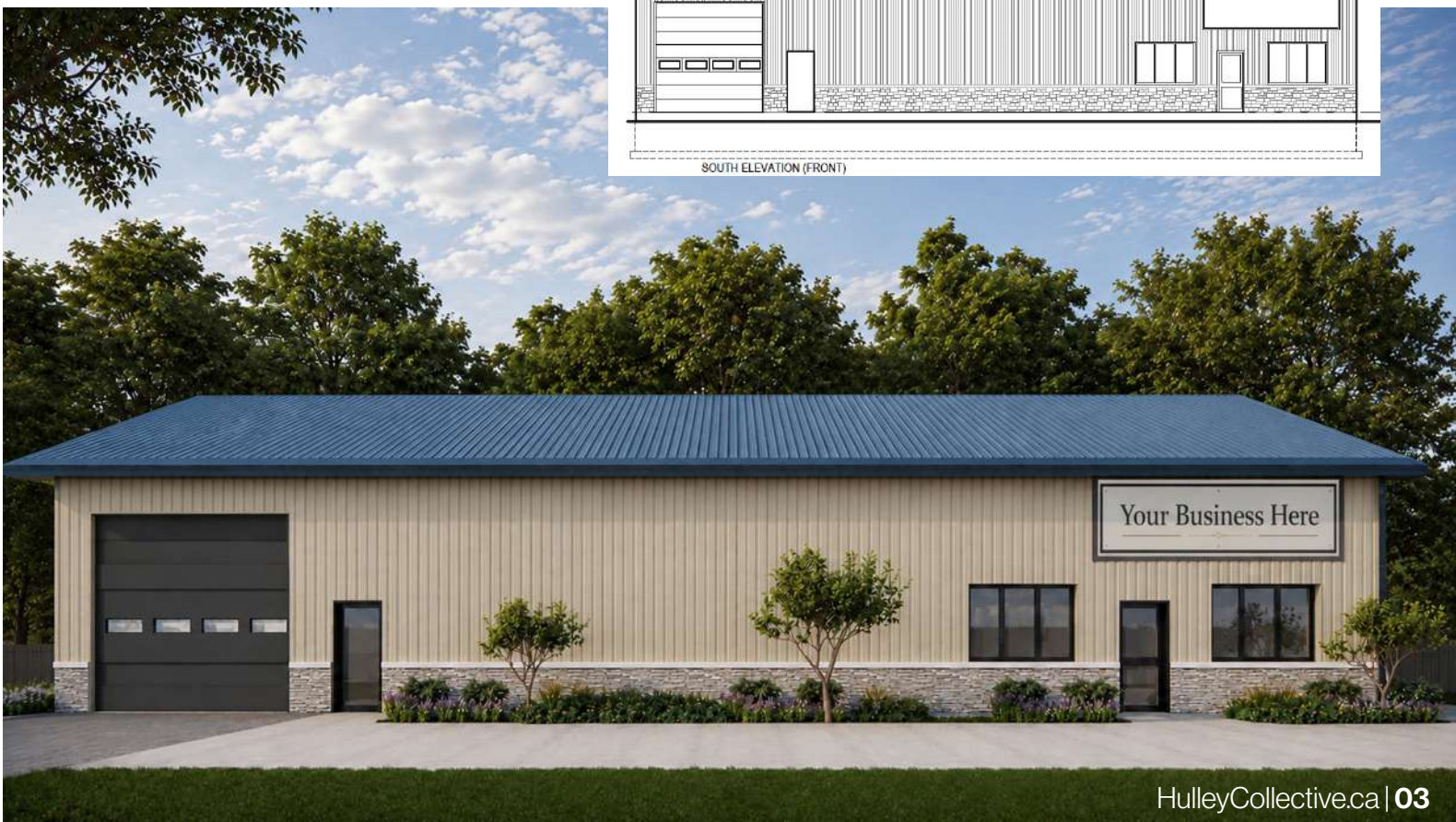
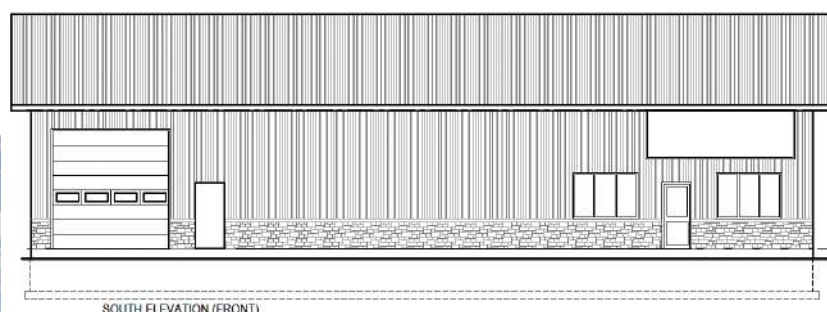
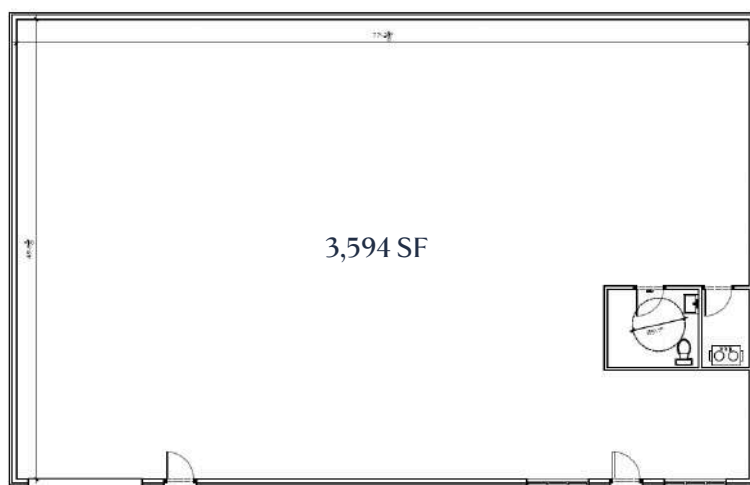
Outstanding opportunity to acquire a brand-new 3,954 square foot industrial building currently under construction in Loyalist East Business Park. Strategically positioned just west of the Taylor-Kidd Boulevard and County Road 6 intersection, the property provides excellent access to Kingston, Napanee and Highway 401. Situated on approximately 0.618 acres, the building has been thoughtfully designed for warehouse, contractor, industrial and commercial users seeking modern construction, functional warehouse space and long-term investment quality. Completion is anticipated in 2027, subject to construction progress.

WHY LOYALIST EAST BUSINESS PARK?

A GROWING INDUSTRIAL LOCATION

Loyalist East Business Park continues to attract industrial, manufacturing, logistics and commercial users due to its strategic location immediately west of Kingston. Excellent transportation connections, full municipal servicing and proximity to Highway 401 make it an ideal location for owner-occupiers and investors alike.

- ANTICIPATED OCCUPANCY FALL 2027
- 120' X 220' LOT
- M1-12 INDUSTRIAL ZONING
- 12' X 12' DRIVE-IN-DOOR
- FULL MUNICIPAL SERVICES
- MINUTES TO HWY 401



BUILDING FEATURES

Designed as a Group F Division 2 Medium Hazard Industrial Occupancy, the building incorporates durable modern construction and efficient warehouse functionality while maintaining an attractive exterior suitable for professional commercial users.

- WAREHOUSE WITH 14' CLEAR HEIGHT
- BARRIER-FREE WASHROOM
- LED LIGHTING THROUGHOUT
- ICF FOUNDATION
- ENGINEERED ROOF TRUSSES
- R-60 ROOF INSULATION



- 200 AMP ELECTRICAL SERVICE
- MUNICIPAL WATER & SEWER
- 6 PARKING SPACES

≡ **ASKING:** \$1,049,000

≡ **LOT SIZE:** 120' x 220'

≡ **BLDG SIZE:** 3,954 SF



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