FOR SALE

300 MARMORA STREET

TRENTON, ON

ACTIVE RAIL SPUR

15.5 MEGAWATTS +

$4.5MM DEVELOPMENT CHARGE CREDITS



ARTIST RENDERING

94 TOTAL ACRES

ASKING PRICE: $14,000,000

ZACK PARENT* SIOR
Senior Vice President
+1 905 501 6441
zack.parent@cushwake.com

JAMIE TROKE* CCIM
Broker of Record
Ekort Realty Ltd., Brokerage*
+1 613 969 9901
jamie@ekortrealty.com

CUSHMAN & WAKEFIELD

EKORT REALTY LTD. BROKERAGE

*Sales Representative **Broker

Cushman & Wakefield ULC, Brokerage

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PROPERTY DETAILS

Address:	300 Marmora Street, Trenton, ON
Legal Description:	Contact Listing Broker
Pin:	403740186, 403740195
Fronting On:	Marmora Street
Site Area:	94 acres
Approx Useable Area:	60 acres
Non Hazardous Landfill Area:	34 acres
Demolition:	Contract awarded, estimated completion December 2025
Lagoons:	to be decommissioned and backfilled
Rail Spur:	CP main rail line
Hydro:	15.5 megawatts supplied to the site
Zoning:	General Industrial (GM-2) Zone Environmental Protection (EP) Zone
Land Use:	Planning District 2A
Environmental Reports:	Phase I and phase II available with NDA
Development Charge Credits:	Estimated value $4.5 million based on 265,000 SF

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INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION

The Property benefits from a strategic location ideal for industrial or commercial operations. Situated less than 4 kilometers from Highway 401, it provides seamless access to Ontario's primary transportation artery, enabling efficient connections to major markets such as Toronto, Ottawa, and Montreal. The site's direct access to the Trent River combined with its proximity to the Canadian National (CN) and Canadian Pacific (CP) railway lines enhances its logistics capabilities as well as access to water for operations. Additionally, its location within the well-eastablished Trenton Industrial Park ensures access to modern infrastructure and utilities. More than 165 million consumers live within one days' driving distance of the Property.

EXISTING INFRASTRUCTURE

The Property offers direct rail access off the main line, making it an excellent option for businesses / uses with high-volume shipping or manufacturing needs. Furthermore, the site has heavy power service due to the previous manufacturing use on-site.

DIVERSE RANGE OF PERMITTED USES

The Property is zoned GM-2 – General Industrial which allows for a range of industrial uses including general and light industrial, warehousing and a transportation terminal, among others. The Official Plan is also supportive of the development of industrial uses, permitting them throughout District 2.

FLEXIBLE REDEVELOPMENT POTENTIAL

The Site consists of approximately 94 acres of land. The Property was previously in use as a pulp and paper mill and approximately 60 acres of the site are improved with various structures related to that operation (decommissioned late 2024). The size and shape of the site will allow for a phased redevelopment with a range of options for site configuration, built form and total gross floor area. The Property represents a rare opportunity to acquire a site of this scale in a location with excellent highway access and proximity to major markets.

OFFERING PROCESS: Initial LOI required. Standard Seller APS

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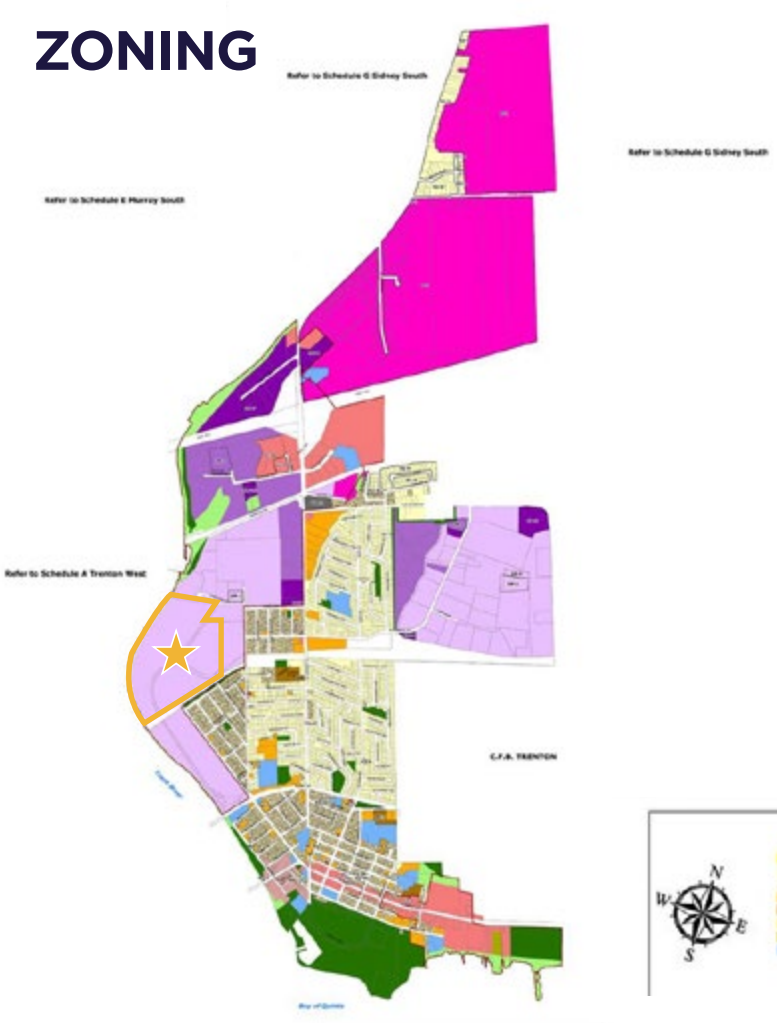


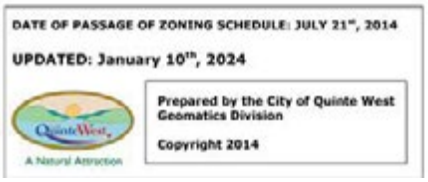


SOUTH VIEW

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ZONING







COMPREHENSIVE ZONING BY-LAW 21-071 – CITY OF QUINTE

General Industrial (GM-2) – Permitted Uses

- Accessory Outdoor Storage
- Bulk Fuel Depot
- Call Centre
- Contractor's Yard
- Industrial Use, General
- Industrial Use, Light
- Transportation Terminal
- Warehouse
- Wholesale Shop

EP – Environmental Protection

The portion of the Site that directly abuts the Trent River is zoned EP. Development in this area is generally prohibited, and setbacks are required from these areas.

City of Quinte West Official Plan

The subject Property is located within Planning District 2 in the City of Quinte West Official Plan. Planning District No. 2 represents one of the major industrial/commercial employment areas of the Trenton Urban Service Area and the City. The primary objective in the area is to ensure that development within the district is sensitive to environmental impacts while at the same time providing long term economic stability to the City. Industrial uses are encouraged in all subdistricts of District 2.

Lower Trent Conservation

A portion of the Site is located with the the Lower Trent Conservation Regulated Area.

Zone Regulations

- Minimum Front Yard 15 m except where the opposite side of the street is in a residential zone in which case the minimum front yard is 22 m
- Minimum Rear Yard 7.5 m except where a rear yard abuts a residential zone, Environmental Protection Zone or an Open Space Zone, the minimum rear yard shall be 15 m, where a rear yard abuts a railway right-of-way providing loading facilities the minimum rear yard shall be 0 m
- Minimum Interior Side Yard 6 m except where the yard abuts a residential zone, Environmental Protection Zone or an Open Space Zone in which case the minimum interior side yard shall be 15 m
- Where an interior side yard abuts a railway right-of-way providing loading facilities the minimum interior side yard shall be 0 m, Minimum Exterior Side Yard 15 m where the opposite side of the street is in a residential zone in which case the minimum front yard is 22 m
- Maximum Lot Coverage 50%
- Maximum Building Height 15 m
- The maximum gross floor area for a permitted accessory retail use is limited to 5% of the gross floor area used for the main use or 93 m2, whichever is the lesser

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AMENITIES

Boston Pizza	Subway	Dairy Queen	YMCA	Starbucks
Domino's Pizza	LCBO	Metro	Tim Hortons	McDonalds
Pizza Pizza	Red's Diner	Walmart	Subway	Shoeless Joes

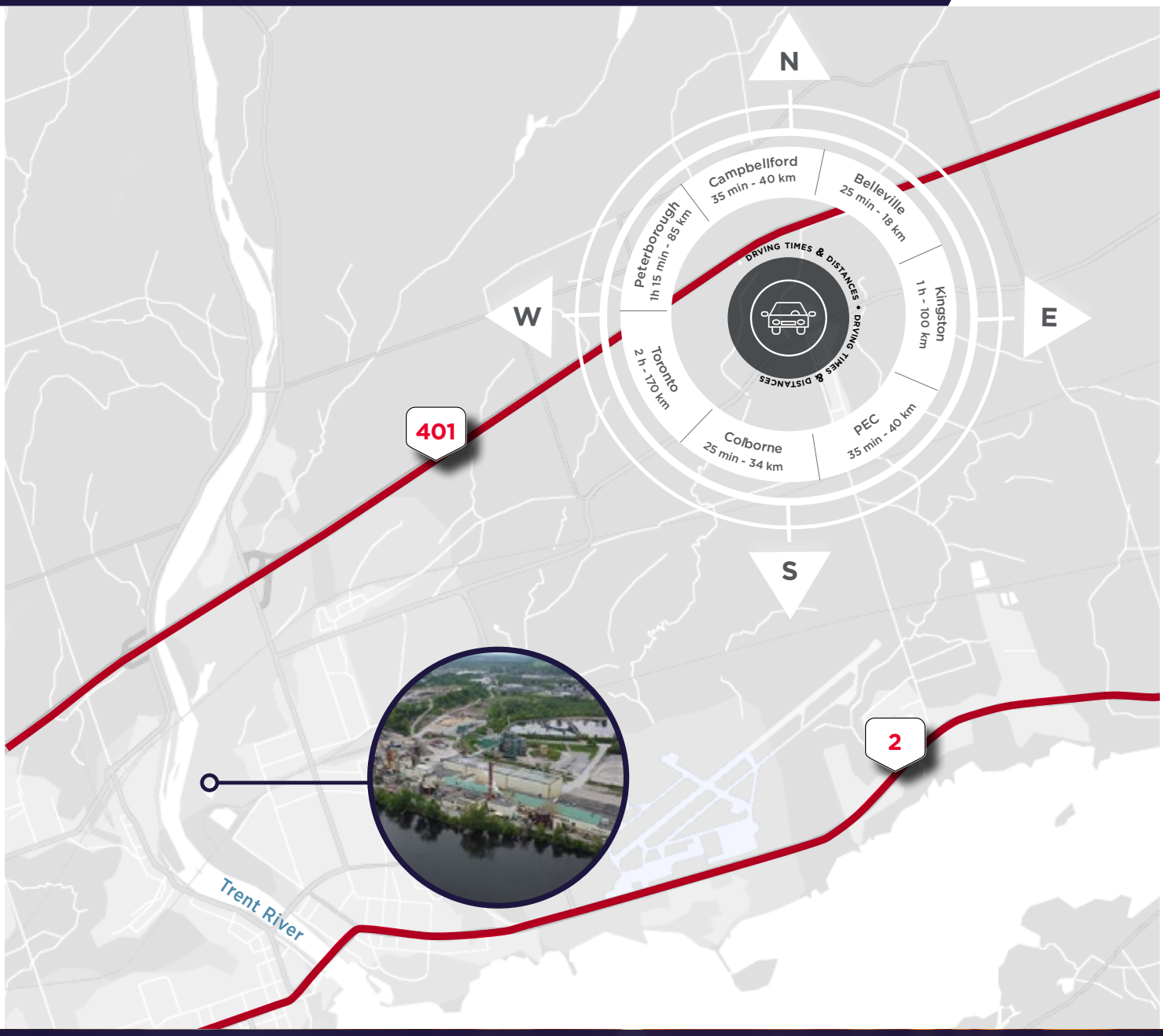
CORPORATE NEIGHBORS

Walmart Supercentre	Kruger	Domtech	Crawford Metal Corporation
Nvent	Fastenal Canada	McKesson Canada	All-Can Pro Logistics
CFB Trenton	Quinte Custom Foods	Deca Cables	Canadian Blast Freezers
Trenton Cold Storage	ElectroCables	nVent Thermal	Vaga Refrigeration

HOTELS

Travelodge	Comfort Inn	Ramada by Wyndham

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SKILLED LABOUR FORCE

Trenton benefits from its proximity to Loyalist College in Belleville, which offers workforce training and technical programs. In addition, CFB Trenton is a significant economic driver. It creates opportunities for businesses related to aerospace, defense, and logistics as well as a steady influx of highly trained military personnel transitioning to civilian employment.

MAJOR EMPLOYERS

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RENDERING



For more information, please contact:

ZACK PARENT* SIOR
Senior Vice President
+1 905 501 6441
zack.parent@cushwake.com

JAMIE TROKE* CCIM
Broker of Record
Ekort Realty Ltd., Brokerage*
+1 613 969 9901
jamie@ekortrealty.com

Cushman & Wakefield ULC, Brokerage
1 Prologis Boulevard, Suite 300
Mississauga, Ontario L5W 0B3
cushmanwakefield.ca

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