

# FOR LEASE



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**193 RESOURCE RD, #1 | Kingston, ON K7P 2T3**



## MARKET INSIGHTS

The Greater Kingston & Area has a population (2016 census) of over 161,000. Ideally located almost midway to GTA, Ottawa & Montreal only 53 kms to US Border. Home to Queens University, Royal Military College, Smith School of Business & St. Lawrence College. A consistent Top 20 ranked City to Live by McLeans Magazine.

## ZONING

### Business Park (M1):

Allowable uses include Light Industrial, Office, Research, Training Facility, Transportation Depot, Wholesale, and more per by-law.

## OVERVIEW:

Prime location in Kingston's Cataraqui Business Park. Convenient access to Highway 401, city core, and west-end amenities. This lease includes 10,500 sq.ft. of warehouse/light industrial space (main floor) with five 18' x 16' grade-level doors and 1,500 sq.ft. of office space featuring reception, kitchenette, washrooms, utility room, and finished areas. Additional 1,500 sq.ft. second-floor mezzanine. Property includes 600 Volt 3-phase service on a 2.5-acre lot with ample yard space (landlord reserves five parking spots). Lease applies to Unit #1 (left front-facing side). Triple net lease with TMI estimated at \$5.40/sq.ft./annum. Sublease options available, subject to use and retained space. Nearby amenities include bus routes, trails, Holiday Inn Express, INVISTA Centre, and more.

Lease Rate:  
**\$14.00/sq.ft./annum**



Estimated TMI:  
**\$5.40/sq.ft./annum**

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CONTENT SUBJECT TO CHANGE AND INDEPENDENT VERIFICATION, PRIOR LEASE/SALE E. & O.E.

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### KEY FEATURES

- 4 Grade Level Doors
- 2 Dock Level Doors
- 1,500 sq.ft. Finished Office, Kitchenette, Washrooms w/ Shower, Finished Space
- Fully Drywalled 2nd Floor Mezzanine (Bonus Space)
- Cataraqui Business Park Location Convenient to City and Highway 401



### UTILITIES / SERVICES

- Gas Forced Air Closed Heating
- Air conditioning
- 600 Volt 3 Phase Electrical Service



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