

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:

Exceptional West End Kingston opportunity to locate your business within Kingston's Catarauqui Business Park, offering convenient access to Highway 401. Clear-span building features four 18 ft high by 16 ft wide drive-in doors, with two at the front and two at the rear for full drive-through capability, plus two 8 ft wide dock-level loading doors. Ceiling height ranges from approximately 19 ft at the beam lines to 22 ft plus at the centre. Approximate space configuration includes 10,500 sq ft of warehouse, 1,500 sq ft of office area (offices, reception, washrooms including rear access washroom with shower, lunchroom, utility, and air conditioning for the office area), plus a bonus second-floor mezzanine of approximately 1,500 sq ft with stair access. The property offers 600-volt, 3-phase service and is situated on a 2.5-acre lot with a full rear yard and gated front access. There is only one adjacent tenant in the building, with shared use of the rear lot area allocated based on the building midline between units. Unit 1 is the left-hand, front-facing unit. Convenient access, proximity to the city core, and nearby services including bus routes, trails, the Holiday Inn Express, and the Invista Centre further enhance this location. The lease is triple net on the landlord's form of lease, with TMI estimated at \$5.55 per sq ft per annum. The landlord may also consider subleasing a portion of the premises, subject to suitability of use and the landlord retaining a portion of the unit.

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



Estimated TMI:
\$5.55/sq.ft./annum

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

193 RESOURCE RD #1 | Kingston - Ontario

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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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Content subject to change without notice, prior sale and/or lease. Income/Operating Statements & all dimensions subject to independent verification. E. & O.E.

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