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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

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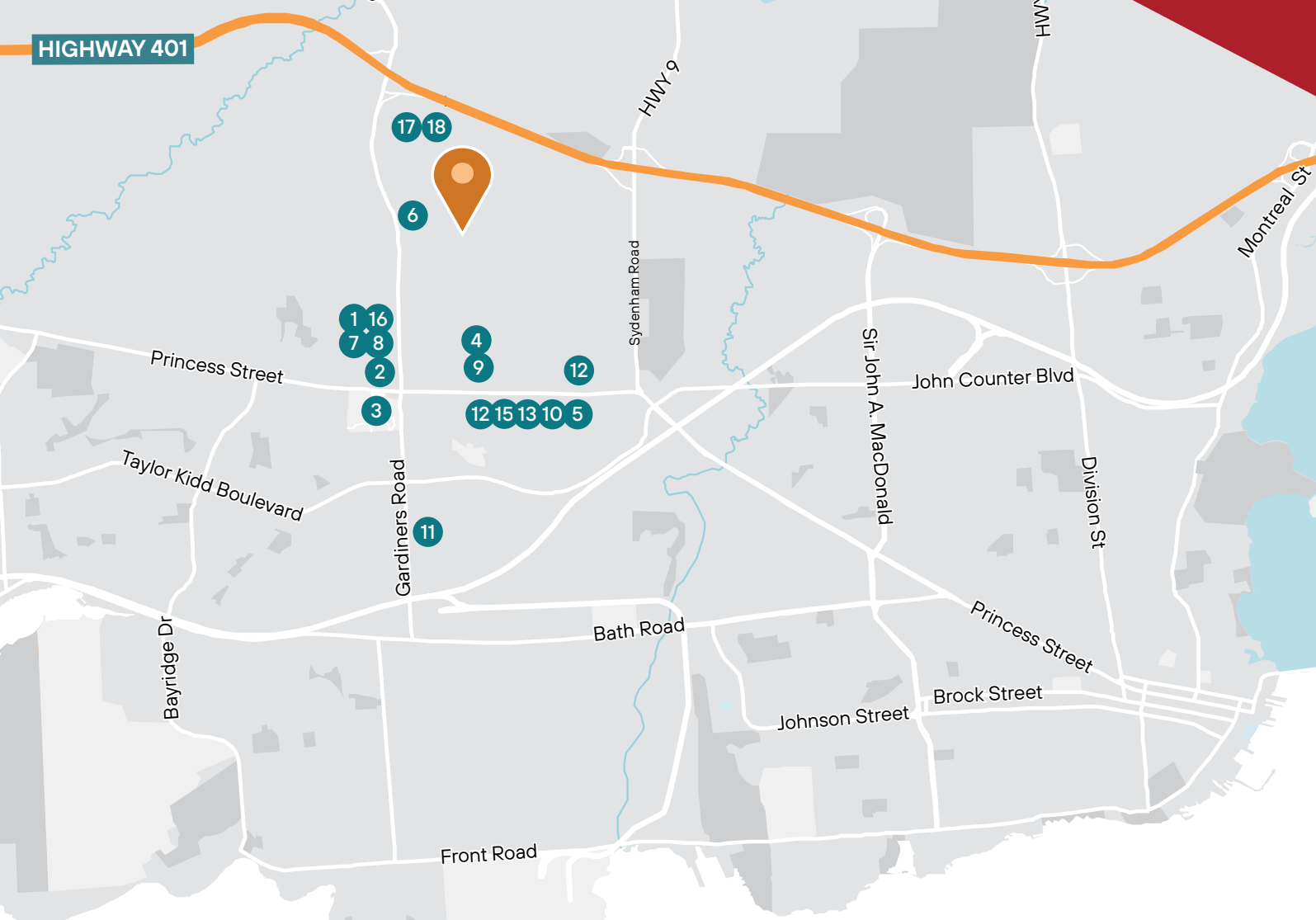
Property Details

Asking Rate:	\$14.95 psf
Additional Rent:	\$5.43 psf (2024 estimate)
Rentable Area:	± 6,000 sf (ground floor)
Mezzanine:	± 1,580 sf of bonus storage space located above office area
Availability:	Immediate
Clear Ceiling Height:	14'9" to 16'9"
Doors:	Two grade-level (12' x 14')
HVAC:	<ul style="list-style-type: none"> Suspended gas-fired heaters in warehouse Gas furnace with A/C serviced office area
Lot Area:	100' x 325' (0.75 acres)
Office Area:	± 1,475 sf including reception and open workspace, 3 private office, 2 washrooms, kitchen, mechanical room and, closet.
Utilities:	Water/sewer included in Additional Rent. Hydro and gas paid separately by tenant.

Zoning M2 General Industrial Zone (By-Law 2022-62)

Allows for a wide range of uses including but not limited to:

- Automobile body shop
- Automobile repair shop
- Equipment rental
- Industrial repair shop
- Light industrial use
- Outdoor storage
- Repair shop
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop



Location Overview

719 Fortune Crescent is located only 1.7 kms south of the Highway 401/Gardiners Road Intersection in the Cataraqui Estates Industrial Business Park, which is situated in Kingston's west end, the region's fastest growing commercial and residential area. Highway 401 provides direct access to all major cities along the main transportation corridor between Detroit and Montreal, making this location ideal for distribution/ warehousing uses.

Kingston is situated on Highway 401 approximately half way between Montreal and Toronto. Just a half hour's drive east of Kingston the 401 connects with Interstate 81 (New York State) which travels into the heartland of the United States. The nation's capital, Ottawa, is accessed by Highway 416, which meets Highway 401 approximately one hour east of Kingston.

Distance By Vehicles



Montreal	2 hr 56 min	290 KM
Ottawa	1 hr 54 min	198 KM
Toronto	2 hr 34 min	254 KM
Downtown Kingston	20 min	10.7 KM

Nearby Amenities

- | | | |
|--------------------------|--------------------|------------------------|
| 1. Beer Store | 7. LCBO | 13. Shoppers Drug Mart |
| 2. Canadian Tire | 8. Loblaws | 14. Starbucks |
| 3. Cataraqui Town Centre | 9. Petro Canada | 15. Tim Hortons |
| 4. Costco | 10. Planet Fitness | 16. Walmart |
| 5. Farmboy | 11. RIOCAN | 17. A&W |
| 6. Invista Centre | 12. Rona+ | 18. Petro Canada |

Floor Plan

*All dimensions and areas stated are approximate



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COMMERCIAL

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Kingston, On**

Contact Information

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