



For Lease

758 Fortune Cr, Kingston, ON

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

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Building Details

Total Building Area	± 5,475 sf
Production Area	± 3,075 sf
Office Area	± 2,400 sf
Rental Rate	\$14.00 psf + HST
Additional Rent (budgeted)	\$6.00 psf + HST (est. 2025) including property taxes and operating costs.
Utilities	Paid by tenant
Lot Size	± 0.916 acres (± 39,912.54 sf)
Frontage/Depth	133.52' x 298.30' x 133.53' x 299.96'
Official Plan	Industrial/Business Park
Electrical Service	600 volt, 3 phase, 4 wire, 120/208, 125 amp
Clear Ceiling Height	15' to centre, lower at eaves
Services	Municipal sewer and water
Heating Systems	FAG furnace with A/C for offices and 3 gas suspended unit heaters in warehouse
Date Built	2005
Landlord	M.A.J. Development Inc.
Comments	- Well located building in very good condition with both dock level door and grade door - Room for future expansion at the back of the building - New washroom and wash station added in warehouse

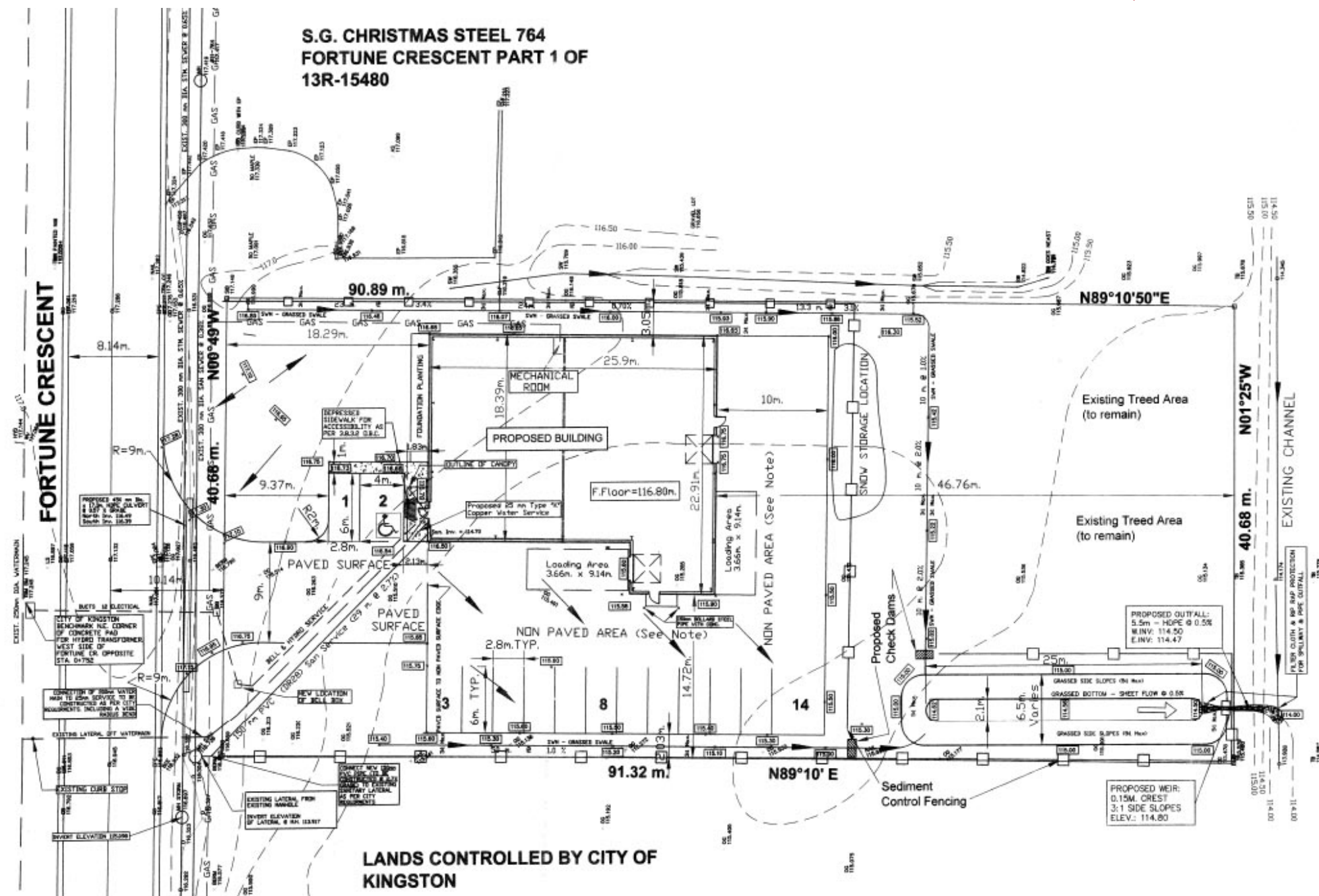


 **Zoning** M2, General Industrial Zone (By-Law № 8499). Zoning allows for a broad range of uses including but not limited to:

- Automobile body shop
- Automobile repair shop
- Catering service
- Contractor's yard
- Equipment rental
- Feedmill
- Heavy equipment or truck repair shop
- Industrial repair shop
- Light industrial use
- Office⁴
- Outdoor storage⁴
- Repair shop
- Retail store²
- Self-service storage facility
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop

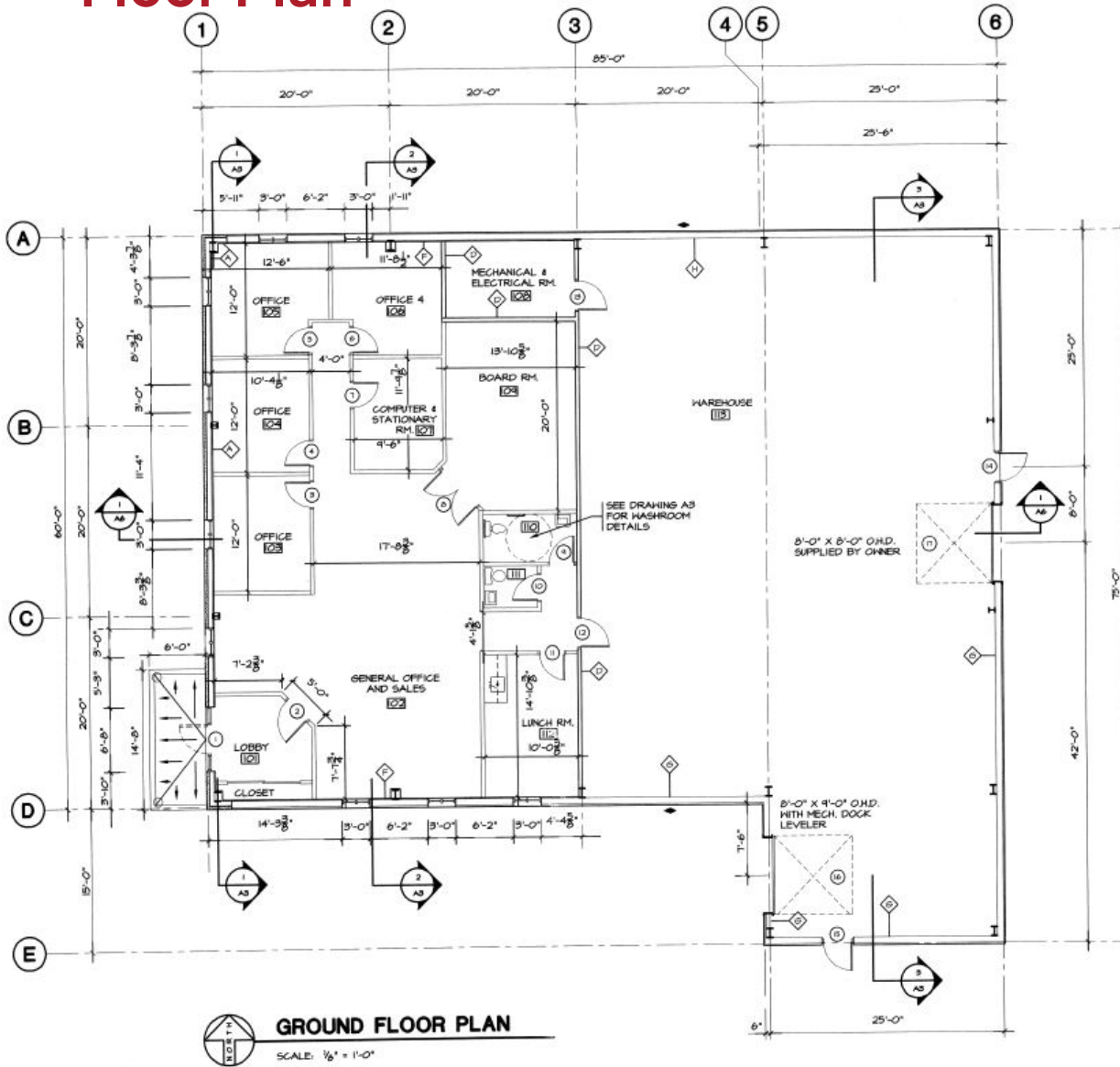
² Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use

⁴ Is permitted only as an accessory use to a principal use on the lot



Floor Plan

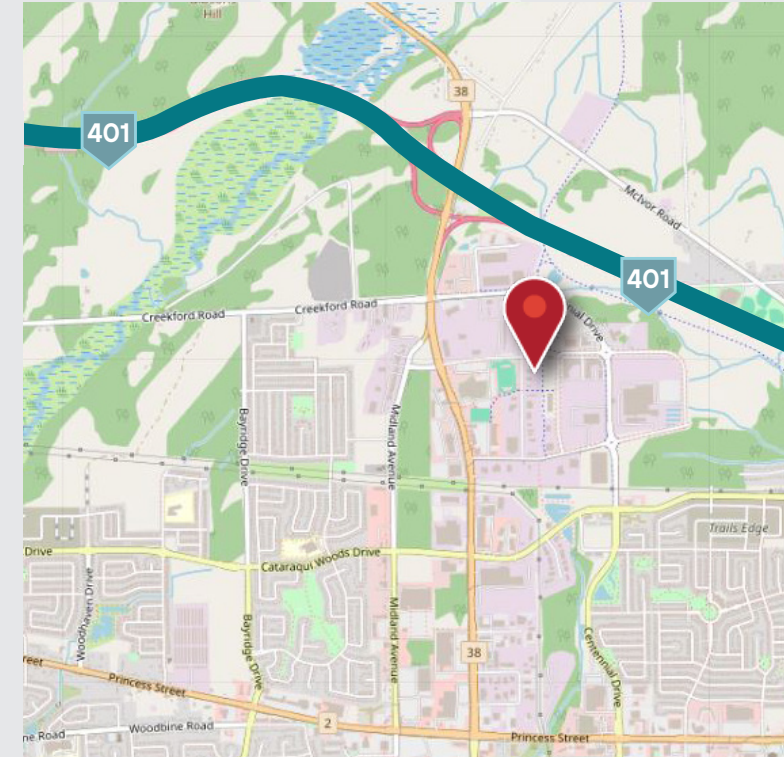
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Location Overview

758 Fortune Crescent is ideally located just 1.2 km south of the Highway 401/Gardiners Road interchange in Kingston's Cataraqui Estates Business Park – a thriving industrial node in the city's rapidly growing west end. The area is home to a strong mix of industrial, commercial, and service-based businesses with excellent transportation connectivity.

Highway 401 provides direct access to major centres along Canada's primary transportation corridor between Toronto and Montreal, making this location well-suited for distribution, warehousing, or light industrial operations.



Contact Information

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