Rockwell COMMERCIAL

Light Industrial Condominium

± 5,189 sf Available

For Lease

1325 Centennial Dr, Unit 12, Kingston, On

Rockwell Commercial Real Estate, Brokerage
78 Brock St. Kingston, ON K7L 1R9
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V250902

Rockwell COMMERCIAL

Property Details

Area Available:	Building C: ± 5,189 sf
Asking Rate:	$11.20 psf + HST *average over five (5) year term
Estimated Property Taxes 2025:	$4.67 psf + HST
Estimated Condo Fees:	$2.26 psf + HST Including: common hydro, building & landscaping maintenance, snow removal, monitoring alarms, insurance, water/sewer charges, management, legal & audit, general office & bank charges, reserve fund
Doors:	1 dock level & 1 grade level door
Ceilings:	± 20' ft
Utilities:	• Electricity and gas paid by unit Tenant • Water and sewer charges included in condo fees
Parking:	± 99 spaces (project)
Signage	Common pylon signage available. Tenant can install its own signage on building pending Landlord's approval.

Base Building Features

- Curb in place for rooftop HVAC
- 600 Volt, 3 phase, 45 KVA step down transformer, 60 Amp Service with 42 breaker panel
- Rough-in for two washrooms
- Suspended gas fired plant heater, connected
- ± 20 ft clear ceiling height
- Upright wet sprinkler system
- 1 dock level door & 1 drive in door
- 1" water supply with shut-off
- Empty Bell conduit with pull string
- R35 Roof Insulation and R20 Exterior Wall Insulation

Development charges may be exempt depending on tenant's intended use. Tenant to pay applicable development changes to the City of Kingston for non exempt uses based on Tenant's intended use of the Premises. Please confirm with the City of Kingston.

Highlights

- Prestige light industrial building available in the Cataraqui Estates Business Park, just south of Highway 401 off Gardiners Road, providing easy access to all major cities along the corridor
- Ample on-site parking
- In close proximity to local and large retailers, restaurants and personal services, including nearby Invista Centre

Zoning M3-L91

Allowing for the following uses:

- manufacturing, assembly, fabricating and processing operations
- construction and transportation activities and facility
- storage, warehousing and wholesale trade activities
- communications and utilities facility
- institutional uses with General Industrial characteristics, such as a trade school
- business and professional office within 90m of a streetline
- Public

(ii) Permitted Complementary Uses

- Restaurant;
- Financial institution;
- Personal services and convenience commercial;
- Automotive, heavy equipment or truck repair facility;
- Research and development facilities, including laboratories;
- Clinic;
- Public and private parks and recreation facilities; and
- Parking lots or parking structure.

(iii) Permitted Uses

- A maximum of 25% of the total gross floor area of a permitted use may be used for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises.
- (iv) Complementary Uses:
- Complementary uses shall be limited to a maximum of 25% of the total gross floor area of all buildings and structures on the lot.
- Complementary uses may be established in advance of a primary permitted use, provided the gross floor area of such uses does not exceed five percent of the lot area.
- (v) Business or Professional Office Uses
- A business office or professional office shall be located within 90 metres of a street line.
- A business office or professional office shall be restricted to a maximum of 50% of the total gross floor area of all buildings or structures occupying

Note: See the Listing Broker for the list of non-permitted uses stated in the Condominium declaration

Location

The Cataraqui Estates Business Park is located in the west end of Kingston. It has proximity to Highway 401 (approx. 1km south) providing easy access to all major cities along the corridor.

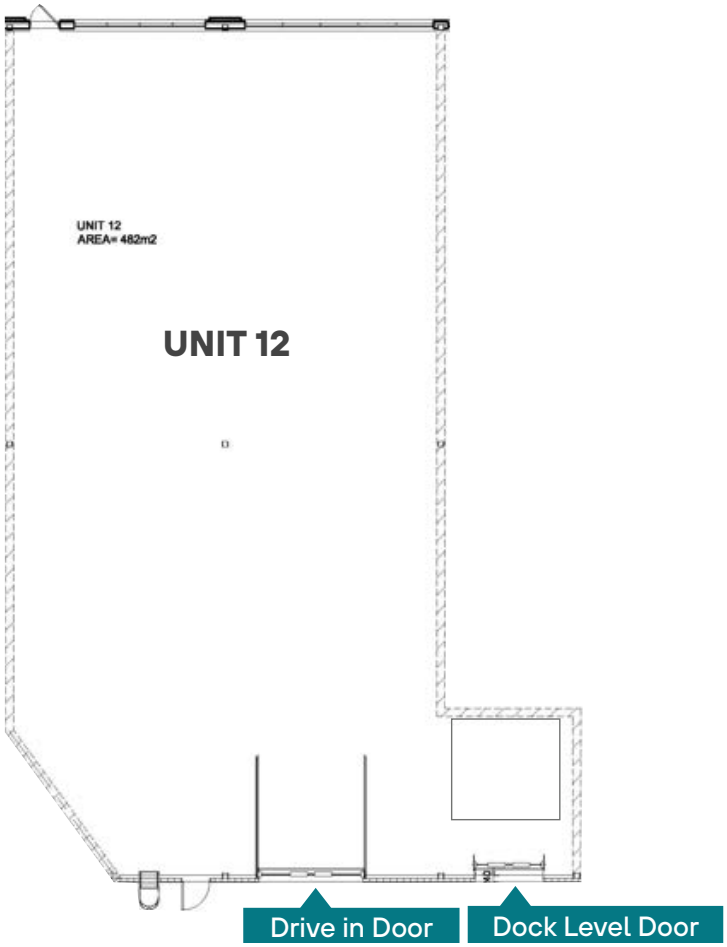
The prestige character of the park, which accommodates small, medium and large sized businesses has attracted manufacturing and assembling operations, processing plants, warehousing and distribution facilities, and business or professional offices.

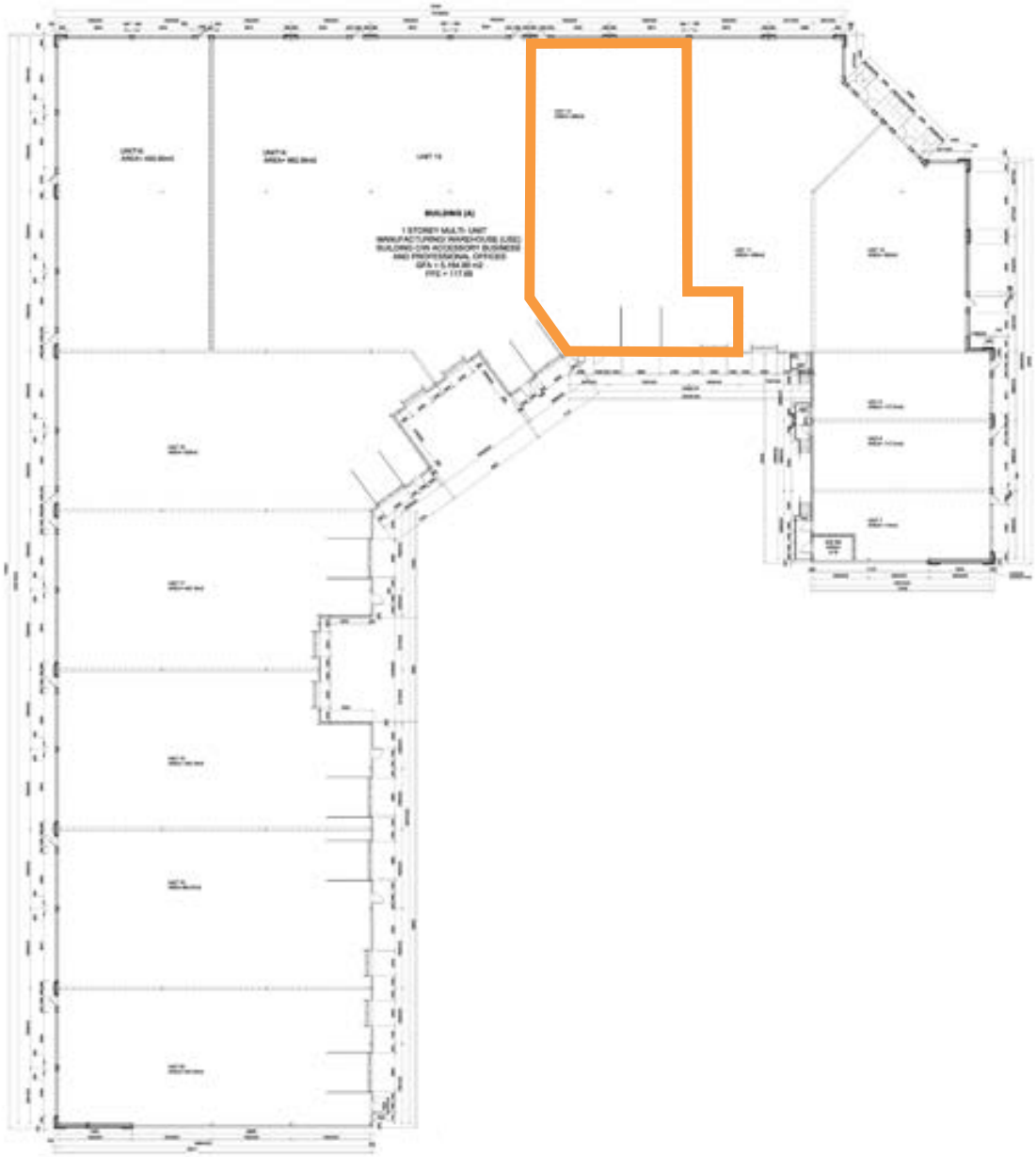
The area provides access to many amenities, including the Invista Centre, Fit4Less, restaurants, retail, services, the Cataraqui Centre, RIOCAN. and Holiday Inn.

Distance by Vehicle

Ottawa	Montreal	Toronto
1hr 54min	3hr	2hr 31min

Floor Plan





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