



Proximity to:

International Bridge to US (Interstate 81)	... 32 km
Ottawa 182 km
Toronto 275 km
Montreal 273 km

Location

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.

The Subject Property is located 2.2 kms south of Highway 401 in the Cataraqui Estates Industrial park, which is situated in Kingston's west end, the region's fastest growing commercial and residential area. Gardiners Road is the main commercial artery in this west end, highlighted by Kingston's main retail concentration a short distance south. 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.



**1150 Gardiners Road
Kingston, Ontario**

- 20.83+/- acre site
- 29,710 sf to 82,572 sf of space available
- Direct Hwy 401 access
- Net rental rate: \$5.00 psf warehouse space
\$8.00 psf office space
- Design build opportunities available as well

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Industrial opportunity

Proximity to Highway 401 and the International Bridge to the U.S. make this an excellent site for distribution/warehouse use

Location

Situated in an established industrial park very close to the 401 interchange and on a major commercial artery, this facility is well positioned for manufacturing or distribution/warehousing.

Lot size

20.83+/- acres

Potential excess lands

The property currently has undeveloped lands to the south of the building. It is estimated the excess lands comprise approximately 10+/- acres, which can be used for building expansion, design-build opportunities, and/or outdoor storage.

Zoning

The Property is zoned M6-3, Restricted General Industrial. Permitted uses include: bank or financial institution, industrial supply operation, assembly, business or professional offices, dry cleaning or laundry plant, fabricating plant, manufacturing plant, a bottling, food packaging or processing plant, a public use and a warehouse and/or wholesale establishment. Also permitted is a factory or retail outlet accessory to any manufacturing or similar use. Outdoor storage is permitted, however, not in a front or exterior side yard. Complete section of the bylaw is available from the Listing Brokerage.

Building age

The facility was constructed in 1984, with additions in 1989 and 1998.

Ceiling height

20 ft clear, 23 ft clear in crane bay at west end of building

Construction

Structural steel (pre-engineered), 6.5" concrete slab floor. Peaked steel roof

Loading

6 dock level loading doors used in common

Services

Municipal water, sewer and natural gas all service the property

Heating/cooling

Office, washroom, locker and cafeteria areas are served by roof mounted combination HVAC (gas) units, and the manufacturing/warehouse area is heated by suspended gas unit heaters. There is an air/circulation system in the manufacturing/warehouse area. The manufacturing/warehouse area also has make up air.

Lighting

Metal halide, High Bay in warehouse/ production area
Fluorescent lay in tube lighting in office, washroom, locker and cafeteria areas

Currently available

- 29,710 sf to 82,572 sf manufacturing/warehouse space
- 3,076 sf office space

Asking net rental rate

- \$5.00 psf per annum for manufacturing/warehouse space
- \$8.00 psf per annum for office space

Additional rent including taxes

\$2.00 psf

Utilities

Gas and electric paid directly by tenant

Landlord

1025970 Ontario Limited

Electrical

44,000 volt substation; 347/600 volt, 3,000 amps 3 phase

Typical column spacing

39 ft x 74 ft

Sprinklers

Hose and standpipe system

