

FOR LEASE

4A-993 PRINCESS STREET
KINGSTON, ONTARIO

**INDUSTRIAL / WAREHOUSING
/MANUFACTURING/
RECREATIONAL**

LAND AREA: 40 ACRES

BUILDING AREA (SQ.FT.): 60,655

ZONING: M2

SALE TYPE: FREEHOLD



LISTED AT
\$4.75/sq.ft NNN

Great industrial/warehouse space with many grade level and truck level loading doors and ample parking for easy access for storage and delivery. Height of ceiling vary from 24ft to 34ft. Centrally located with quick access and convenient turn ins and outs onto Sir John A MacDonald Boulevard and/or Princess Street. Route to the on/off ramp of Highway 401 is only 2-3 minutes. This property can be developed into an industrial and manufacturing, sports/recreational facility as allowable zone uses. Floor space availability from 5,000 sq ft up to 110,000 sq ft. Can be divided into a smaller unit for the right tenant. High hazard sprinkler system, radiant gas heat, carbon monoxide air exchanger and fresh air system. This location is ideally situated within walking distance to shopping areas, restaurants and bus terminal. Net rent of \$4.75 per square foot is only for warehousing space with minimal leasehold improvements. Net rents will be higher for other uses.

RE/MAX
COMMERCIAL[®]

RE/MAX RISE Executives - Commercial Division

WILSON LOH

Sales Representative MBA

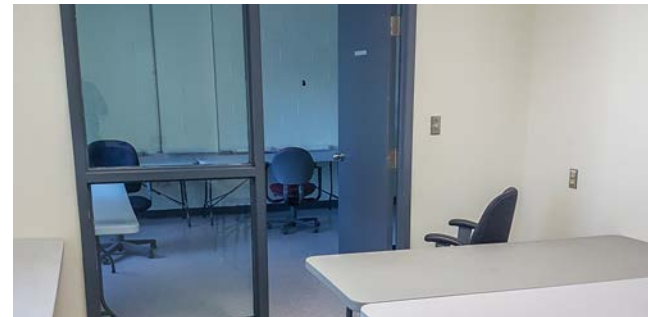
Mobile: 613.561.8887
wilson@remaxrise.com
remaxcommercialdivision.com

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CONTENT CURRENT AT TIME OF PRINTING SUBJECT TO CHANGE, PRIOR SALE, REMOVAL AND E.&O.E. CONTACT LISTING AGENT FOR FURTHER INFORMATION EACH OFFICE INDEPENDENTLY OWNED AND OPERATED, INCOME / OPERATING EXPENSES PROJECTED & SUBJECT TO VERIFICATION IF STATED.

FOR SALE 4A-993 PRINCESS STREET
40 ACRES | SPACE AVAILABLE FOR WAREHOUSING / DISTRIBUTION



FEATURES

- Dock Height Loading
- Drive in doors
- Office Space
- Overhead Doors
- Parking

ZONING

- Manufacturing/Wholesale
- Horticulture / Indoor Farm
- Laboratories
- Freight / Distribution / Warehousing
- Light Industrial Uses



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