

FOR LEASE

4A-993 PRINCESS STREET
KINGSTON, ONTARIO

RECREATIONAL

LAND AREA: 40 ACRES

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

ZONING: M2

SALE TYPE: FREEHOLD



INDOOR SPORT/RECREATIONAL



RE/MAX
COMMERCIAL

RE/MAX RISE Executives - Commercial Division

WILSON LOH

Sales Representative MBA

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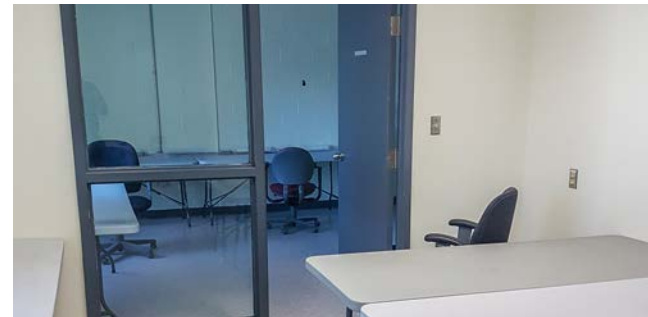
**INDUSTRIAL - COMMERCIAL
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LISTED AT
\$8.50/sq.ft NNN

Great recreational facility for all indoor sporting activity. Building is situated among a variety of existing recreational tenants. 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. Floor space availability from 5,000sq ft up to 100,000 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. Semi gross rent starting at \$8.50 per square foot with basic leasehold improvements. Rent includes property taxes, maintenance and insurance. Tenant responsible for utilities.

FOR SALE 4A-993 PRINCESS STREET
SPACE AVAILABLE FOR MANUFACTURING / INDOOR SPORT / RECREATIONAL



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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