

193 Resource Rd 1, Kingston

Kingston, 42 - City Northwest, Frontenac, Ontario K7P 2T3

NEW FOR LEASE \$14 Sq Ft Net

X10920669

RE/MAX RISE EXECUTIVES, BROKERAGE

Industrial	12000 Sq Ft	Warehousing	Multi-Unit	161
TYPE	TOTAL AREA	USE	CATEGORY	DOM



CLIENT REMARKS

Ideal location within the City of Kingston's Cataraqui Business Park with convenient access to Highway 401, the city core, and west-end amenities. The lease is based on the main floor area of 10,500 sq.ft. of warehouse/light industrial space with four grade-level doors and two dock-level doors, all 18' wide x 16' high, and approximately 1,500 sq.ft. of office space including reception, kitchenette, washrooms, utility room, and finished space as currently built out. There is a second-floor mezzanine of approximately 1,500 square feet. The property offers 600 Volt 3-phase service on a 2.5 acre lot (full lot area), with ample yard space (note: landlord reserves five parking spots for their use). The lease is for the left front-facing side of the building, identified as Unit #1. Highway access, city core proximity, and nearby city services, including bus routes, trails, adjacent Holiday Inn Express, and the Invista Centre, make this an exceptional location. The lease is triple net, based on the landlord's form of lease, with TMI estimated at \$5.40/sq.ft./annum The landlord will also consider subleasing a portion of the space, as the landlord is a tenant of this unit subject to suitability of use within and landlord retaining a portion within.

LISTING INFORMATION

PIN#	360863210	POSSESSION	Immediate
TAXES	\$32,541 (2024) Annual	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PART BLOCK 4, PLAN 13M86 DESIGNATED PARTS 1, 2 PLAN 13R21512	INFO STATEMENT	
STATUS	Available		
MINIMUM RENTAL	60		
TERM			

MAXIMUM RENTAL 120
TERM

PROPERTY INFORMATION

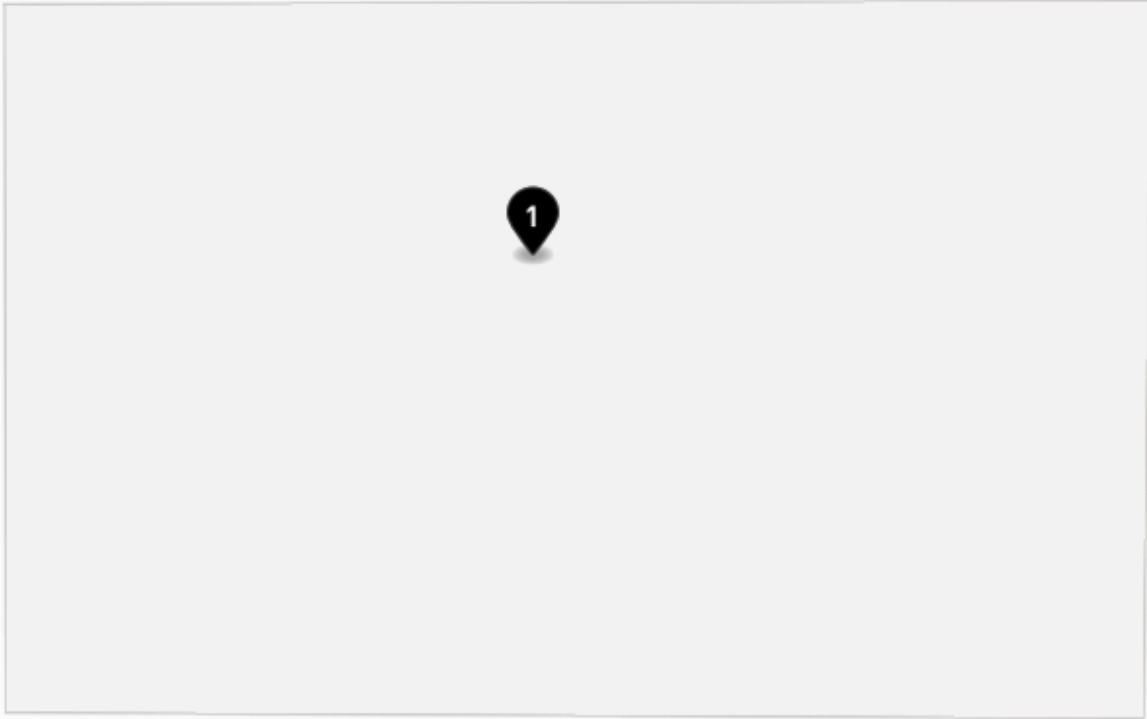
LOT SIZE	360 x 267 Feet	WASHROOMS	0
DIR/CROSS ST	Centennial Dr or Fortune Cres	GARAGE TYPE	Public
A/C	Y	APT/UNIT	1
ZONING	M1	BASEMENT	N
FREESTANDING	N	HEATING TYPE	Gas Forced Air Closd
OFFICE APT AREA	1500 Sq Ft	WATER	Municipal
INDUSTRIAL AREA	10500 Sq Ft	SEWERS	Sanitary
TRUCK LEVEL DOOR	16	DOUBLE DOOR NO	0
HEIGHT FT		UTILITIES	Y
TRUCK LEVEL DOOR	2	VOLTS	600
NO		LOT CODE	Unit
TRUCK LEVEL DOOR	8	AREA INFLUENCES 1	Major Highway
WIDTH FT			
GRADE LEVEL DOOR	16		
HEIGHT FT			
GRADE LEVEL DOOR	4		
NO			
GRADE LEVEL DOOR	18		
WIDTH FT			
DRIVE-IN LEVEL	0		
DOOR NO			
RAIL	N		
CLEAR HEIGHT	16 0		
AREA	Frontenac		
MUNICIPALITY	Kingston		
COMMUNITY	42 - City Northwest		

SECURITY FEATURES

✔ No

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208



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LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1 NEW	193 Resource Rd 1 Kingston	42 - City Northwest	\$14		Industrial+	0	0			Public	Y		11/25/2024		RE/MAX RISE EXECUTIVES, BROKERAGE		X10920669

AVERAGES

	MEAN	MEDIAN
PRICE	\$14	\$14