



**CUSHMAN &
WAKEFIELD**
Kingston

FOR LEASE

718 Fortune Crescent, Unit 2

Kingston, ON



Property Details

Available Space	4,500+/- sf of office/warehouse space in a newer building (Landlord can re-demise premises to be approximately 1,000sf smaller if required)
Rental Rate	\$9.50 psf net
Additional Rent	\$4.09 psf (2019 estimated) Includes property taxes and operating costs
Utilities	Separately metered and paid directly by tenant
Parking	21+/- spaces servicing the building
Signage	Existing sign box
Availability	To be determined

OFFICE/WAREHOUSE SPACE

Highlights

- Located on the east side of Fortune Crescent, in the Cataraqui Industrial Estates Business Park, with convenient access to the Highway 401 corridor transit route, with Kingston being situated roughly equidistant between Toronto and Ottawa
- Close proximity to the Invista Centre, and Princess Street/Gardiners Road restaurants, retail and amenities, including the Cataraqui Town Centre and RIOCAN Power Centre
- 1 private office, 1 x 3 pc washroom with shower, 1 barrier free washroom and 1 lunch room with sink

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Ceiling height
22' clear

Loading doors
1 grade level (11.8' x 13.78')
located at rear of building

Electrical
90 amp, 3 phase panel at 120/208 volts,
42 circuits, 600 volt main service with 30
KVA transformer

Heating/Cooling

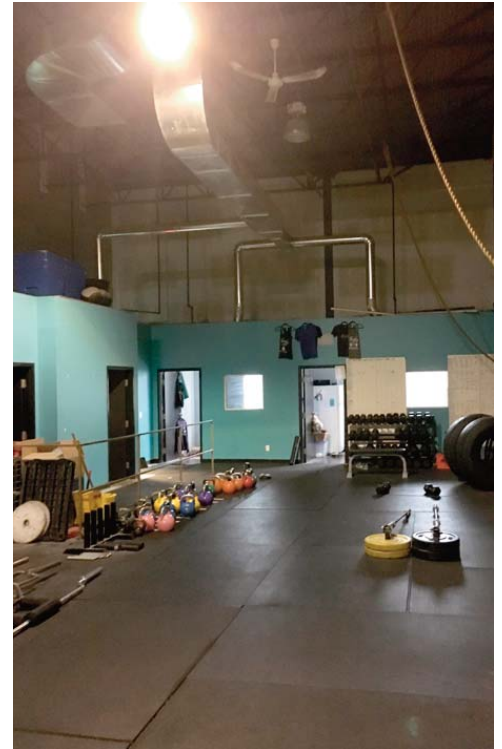
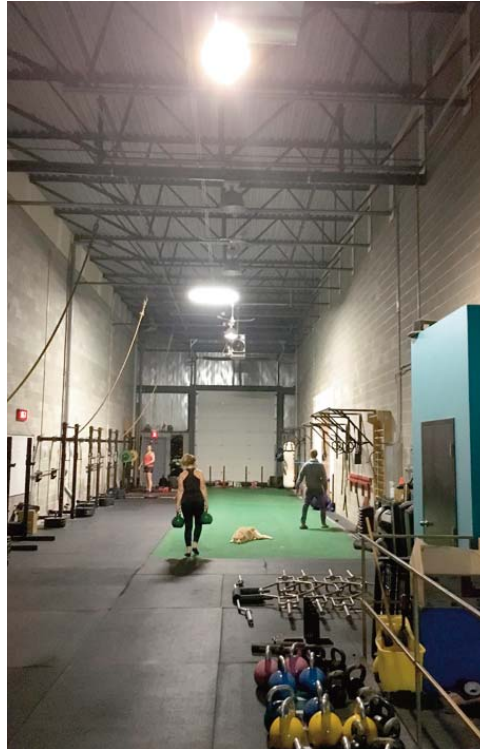
- 5 ton gas-fired rooftop HVAC
- Suspended unit heater in warehouse area

Zoning
M6-2 - allowing for:

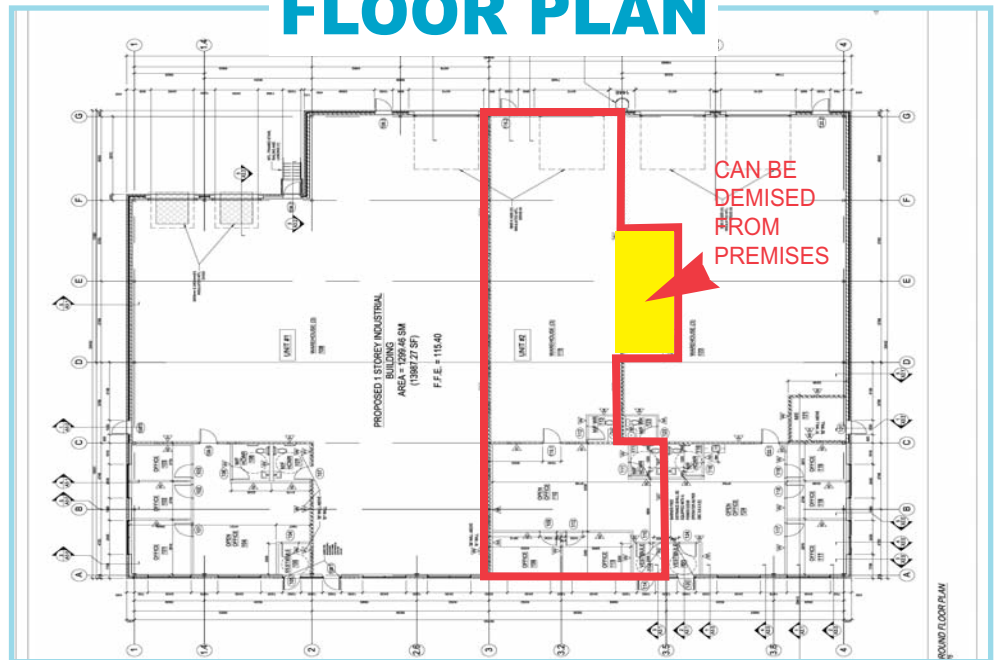
- an assembly plant
- a business or professional office
- a dry-cleaning or laundry plant
- a fabricating plant
- a manufacturing plant
- a processing plant
- a public use
- a warehouse
- a contractor's or tradesman's shop or yard

Comments

- Sprinkler system
- 6" water service



FLOOR PLAN



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