



**CUSHMAN &
WAKEFIELD**
Kingston

FOR LEASE
108 Perth Street
Brockville, ON



Property Details

- Full 4,000+/- sf stand alone building available - or can be demised to two units of 2,093+/-sf and 1,907+/- sf
- Ample windows for natural light
- Close proximity to the downtown core
- Overhead door 10' x 12"

Rental Information

Net Rent
\$9.50 psf

Utilities
Included

Additional Rent
\$7.45 psf (2018 estimated)

Stacey MacDonald
Broker
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Cushman & Wakefield Kingston
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FOR LEASE
108 Perth Street
Brockville, ON

City of Brockville

Population (CMA)
38,553 (Statistics Canada
2016)

Location

- Metro Toronto - 340 km west
- Kingston - 75 km west
- Montreal - 210 km east
- Ottawa - 110 km northeast

Quality of life

- 1000 Islands
- Unique historic city
- Fresh water diving
- World class rowing
- VIA Rail

Available space

4,000+/- sf

Frontage

76 ft (to be verified)

Depth

45 ft (to be verified)

Ceiling height

10'6" to 11'10" ft

Electrical

400 amp

Mechanical

Gas-fired rooftop HVAC

Zoning

C1-7

Parking

Ample parking in common

Comments

Situated on a north/south arterial route between Highway 401 and downtown Brockville with easy access to Highway 401

TRAFFIC COUNTS AADT 2012

Perth Street @ Brock Street

North: 7,808 South: 5,407 East: 1,436 West: 3,564



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