

# FOR LEASE | ± 5,250 SF 4372 HOLMES RD INVERARY, ON



## NEWLY RENOVATED WAREHOUSE / OFFICE

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[Click here to view the virtual tour](#)

### PROPERTY DETAILS



**Available Space**

± 5,250 sf



**Additional Rent**

\$3.04 psf (utilities paid separately by tenant)



**Parking**

Ample on-site



**Doors**

1 dock-level door  
3 grade-level doors



**Ceiling Height**

West portion: ± 13'7" ft  
East portion: ± 13" ft



**Asking Rent**

\$12.00 psf



**Zoning**

RI (Rural Industrial)



**Heating / Cooling**

Gas - Propane, Ceiling mounted units



**Occupancy**

January 1<sup>st</sup>, 2024

**CUSHMAN & WAKEFIELD KINGSTON, BROKERAGE** | 78 Brock Street | Kingston, ON K7L 1R9 | [cushmanwakefieldkingston.com](http://cushmanwakefieldkingston.com)

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## THE OPPORTUNITY

Located in South Frontenac approximately 10 minutes to Highway 401. This space has been extensively renovated with new siding, windows, HVAC, and more. The warehouse has high efficiency with spray-foam insulation throughout, R18 insulated overhead doors, LED lighting, etc. Large gravel lot provides for ample on-site parking. Outdoor storage area available including transport truck container.

## FOR MORE INFORMATION, CONTACT:



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