

FOR LEASE | ± 14,131 SF
1325 Centennial Dr
UNITS 18 - 20 | KINGSTON, ON

PROFESSIONAL OFFICE & LIGHT INDUSTRIAL CONDOMINIUMS

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 **CUSHMAN &
WAKEFIELD**
Kingston

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PROPERTY DETAILS

Area:	Building C: ± 14,131 sf (Can be demised into 3 units being ± 4,739 sf, ± 5,005 and ± 4,386 sf)
Asking Rate:	\$12.00 psf + HST
Estimated Property Taxes:	\$4.00 psf + HST
Estimated Condo Fees:	\$2.26 psf + HST
Doors:	Each unit has 1 dock level & 1 grade level door
Ceilings:	± 20 ft'
Utilities:	<ul style="list-style-type: none">• Electricity and gas paid by unit Tenant• Water and sewer charges included in condo fees
Landlord:	2608952 Ontario Ltd.
Parking:	± 99 spaces
Signage	Common pylon signage available. Tenant can install its own signage on building pending Landlord's approval.
Occupancy	November 2023

BASE BUILDING FEATURES

- ± 20 ft' clear ceiling height
- Concrete block demising walls
- 1 dock level door with load leveler per unit including bumpers and door seal
- 1 drive-in door per unit 12' ft x 14' ft
- 600 volt, 3 phase, step down transformer to 120/208, 100 AMP service and breaker panel per unit
- Under slab rough-in plumbing for two universal washrooms per unit in existing locations
- 1 x 5 ton gas fired HVAC unit per unit installed including electrical & gas connections, digital thermostat but not distributed
- 1" water supply with shut-off in each unit
- R35 roof insulation + R20 wall insulation
- Exiting upright wet sprinkler system through premises, ale
- 1 100,00 BTU suspended gas unit heater in each unit installed by shipping doors
- Bell conduit with pull string in each unit



HIGHLIGHTS

- Prestige office & light industrial building available in the Cataraqui Estates Business Park, just south of Highway 401 off Gardiners Road, providing easy access to all major cities along the corridor
- Ample on-site parking
- In close proximity to offices, local and larger retailers, restaurants and personal services, including nearby Invista Centre

Development charges are exempt for warehouse/manufacturing uses. Tenant to pay applicable development changes to the City of Kingston for non warehouse/manufacturing uses based on Tenant's intended use of the Premises. Please confirm with the City of Kingston.

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LOCATION

The Cataraqui Estates Business Park is located in the west end of Kingston. It has proximity to Highway 401 (approx. 1km south) providing easy access to all major cities along the corridor.

The prestige character of the park, which accommodates small, medium and large sized businesses has attracted manufacturing

and assembling operations, processing plants, warehousing and distribution facilities, and business or professional offices.

The area provides access to many amenities, including the Invista Centre, Fit4Less, restaurants, retail, services, the Cataraqui Centre, RIOCAN, and Holiday Inn.



DISTANCE BY VEHICLE

1hr 54min
OTTAWA

3hr
MONTREAL

2hr 31min
TORONTO

ZONING M3-L91

Allowing for the following uses:

- manufacturing, assembly, fabricating and processing operations
- construction and transportation activities and facility
- storage, warehousing and wholesale trade activities
- communications and utilities facility
- institutional uses with General Industrial characteristics, such as a trade school
- business and professional office within 90m of a streetline
- Public

(ii) Permitted Complementary Uses

- Restaurant;
- Financial institution;
- Personal services and convenience commercial;
- Automotive, heavy equipment or truck repair facility;
- Research and development facilities, including laboratories;
- Clinic;
- Public and private parks and recreation facilities; and
- Parking lots or parking structure.

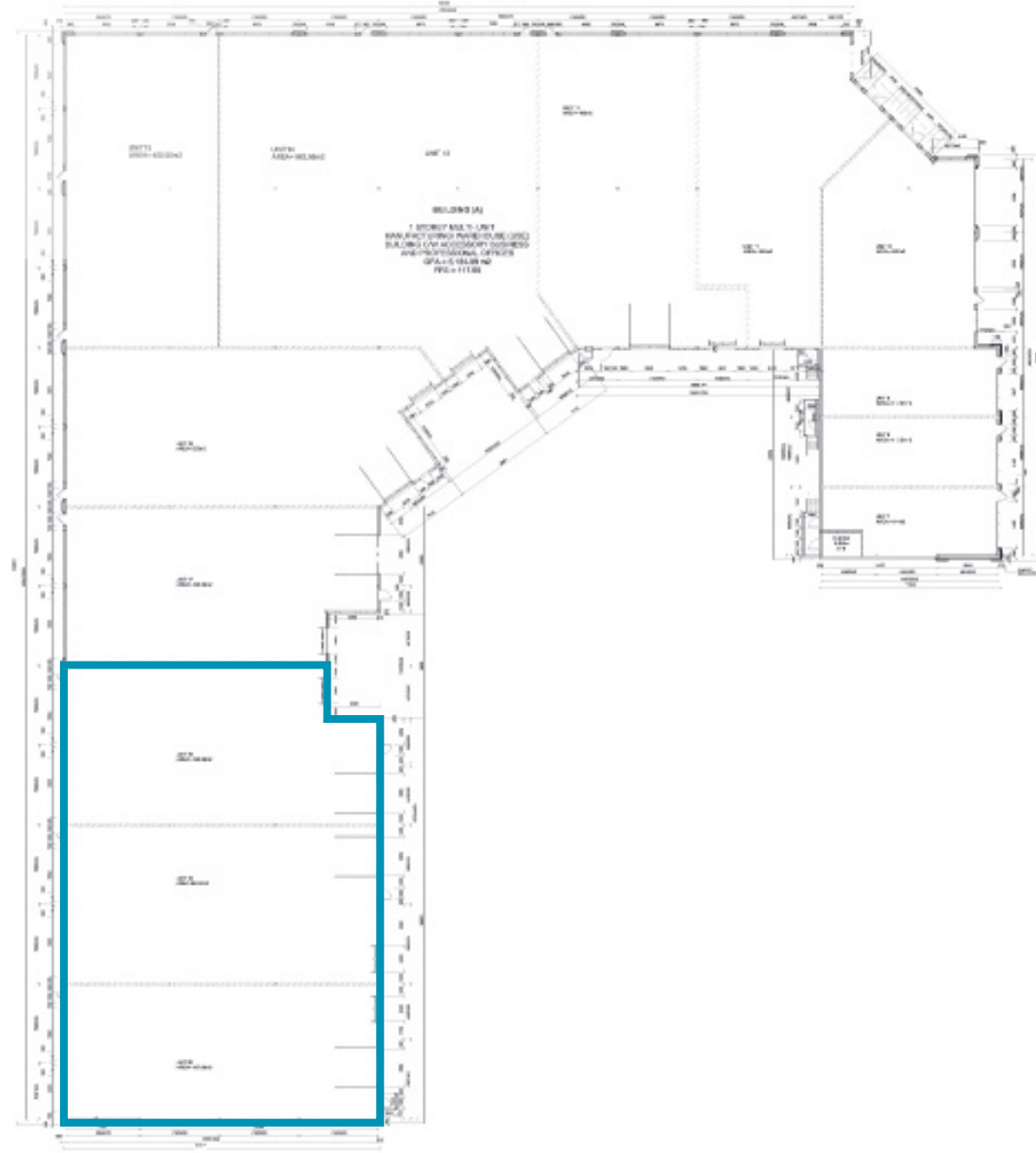
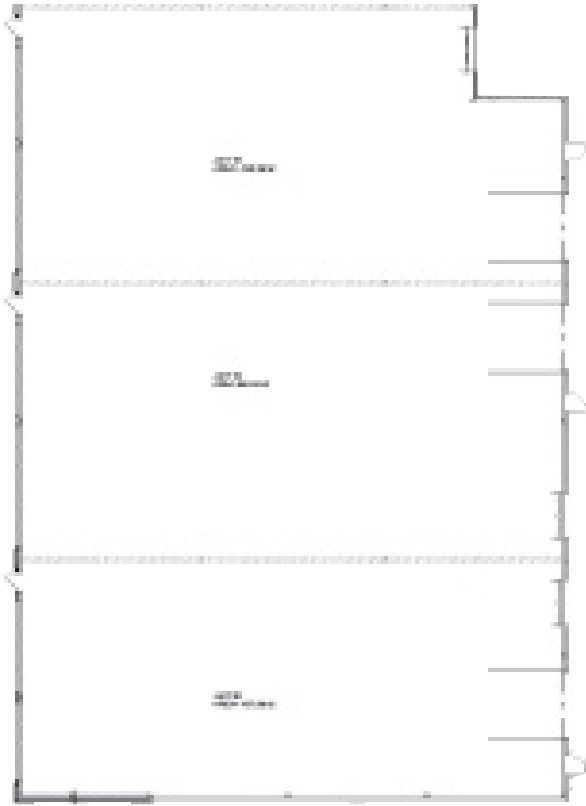
(iii) Permitted Uses

- A maximum of 25% of the total gross floor area of a permitted use may be used for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises.
- (iv) Complementary Uses:
 - Complementary uses shall be limited to a maximum of 25% of the total gross floor area of all buildings and structures on the lot.
 - Complementary uses may be established in advance of a primary permitted use, provided the gross floor area of such uses does not exceed five percent of the lot area.
- (v) Business or Professional Office Uses
 - A business office or professional office shall be located within 90 metres of a street line.
 - A business office or professional office shall be restricted to a maximum of 50% of the total gross floor area of all buildings or structures occupying

Note: See the Listing Broker for the list of non-permitted uses stated in the Condominium declaration.

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