

FOR LEASE & SALE | ± 4,694 TO ± 38,850 SF
190 RESOURCE RD
BUILDING C | KINGSTON, ON

**PHASE 1
SOLD OUT**

PROFESSIONAL OFFICE & LIGHT INDUSTRIAL CONDOMINIUMS

PHASE 2 NOW AVAILABLE



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**CUSHMAN &
WAKEFIELD**
Kingston

190 RESOURCE RD

BUILDING C | KINGSTON, ON

PROPERTY DETAILS

Gross Building GFA	Building C: ± 58,339 SF
Utilities	<ul style="list-style-type: none">• Electricity and gas paid by unit owner/tenant• Water and sewer charges included in condo fees
Signage	Owner can install its own signage on building and on common pylon sign.
Parking	± 99 spaces
Landlord	Empire Park Developments Ltd.
Occupancy	Estimated to be March 2024

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
- Area offers many retailers, restaurants and amenities, including nearby Invista Centre
- If applicable, Development Charges paid by Purchaser, depending on intended use



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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

BUILDING C UNITS AVAILABLE

Municipal & Condo Unit No.	Gross Floor Area (SF)	Clear Ceiling Height (FT)	Purchase Price	Lease Price	2024 Estimated Property Taxes	2024 Estimated Condo Fees *psf
1	± 4,694	20	\$1,127,000.00	\$12.00	\$4.00	\$2.26
2	± 5,006	20	\$1,100,000.00	\$12.00	\$4.00	\$2.26
3	± 5,609	20	\$1,206,135.00	\$12.00	\$4.00	\$2.26
4	± 11,877	20	\$2,375,400.00	\$12.00	\$4.00	\$2.26
5	± 4,807	20	\$1,275,000.00	\$12.00	\$4.00	\$2.26
6	± 6,857	20	\$1,475,000.00	\$12.00	\$4.00	\$2.26
7	± 5,609	20	-	LEASED	\$4.00	\$2.26
8	± 5,006	20	SOLD	-	\$4.00	\$2.26
9	± 5,006	20	-	LEASED	\$4.00	\$2.26
10	± 3,889	20	-	LEASED	\$4.00	\$2.26

2024 estimated condominium fees include common electric, building maintenance, snow removal, landscaping maintenance, alarm monitoring, water & sewer charges, management, legal & audit, general office & bank charges and reserve fund.

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



BASE BUILDING FEATURES FOR EACH UNIT

- 20 FT ± clear height
- Drive in doors (except Unit 6)
- Dock level door (except Unit 5)
- Electrical: 600 volts at 3 phase main service disconnect only
- Plant gas heaters in units 1-4 and 6-10
- 2 under slab rough-in for two-piece washrooms per unit 5" concrete floors
- water supply with shut off in each unit
- 1 x 5-ton HVAC roof-top curb only per unit
- Roof-top gas-fired HVAC unit installed in Unit #5 only including connections and thermostats
- Concrete block demising walls
- R35 roof insulation + R20 wall insulation
- Upright wet sprinkler system based on open floor plan
- Bell conduit with pull string to each unit

± 12x12 UNITS 1 & 2

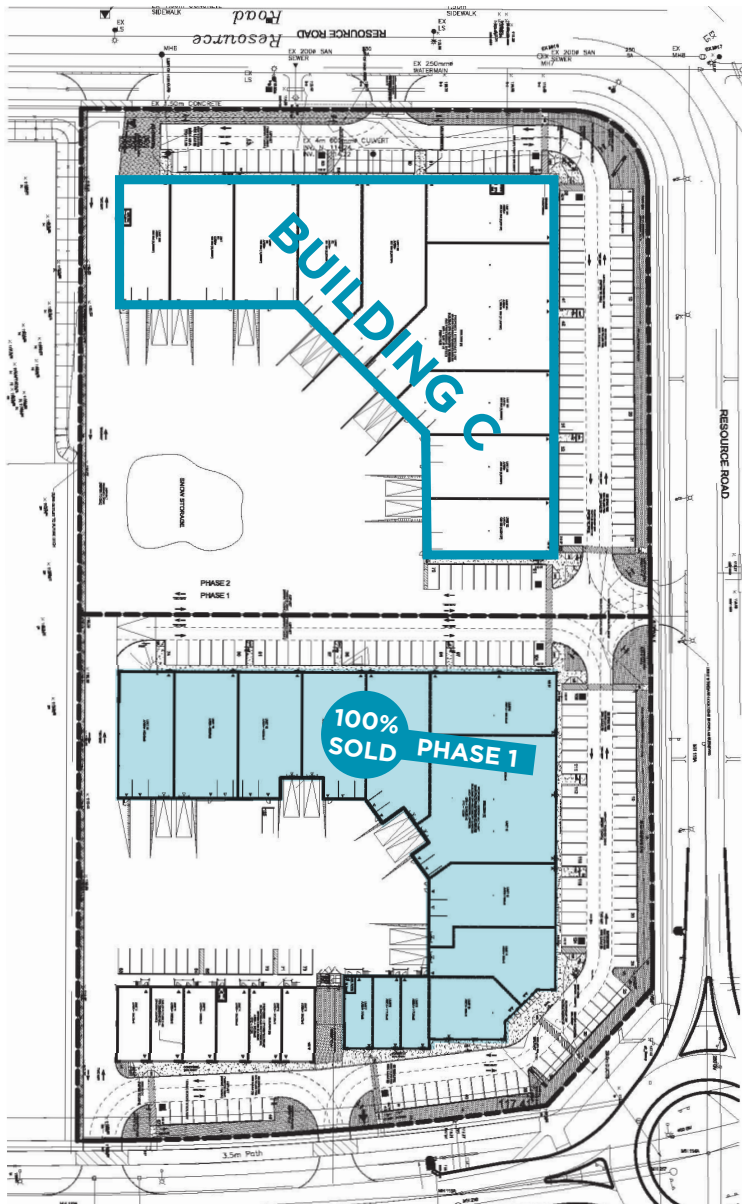
± 10x14 UNITS 3, 4 & 6



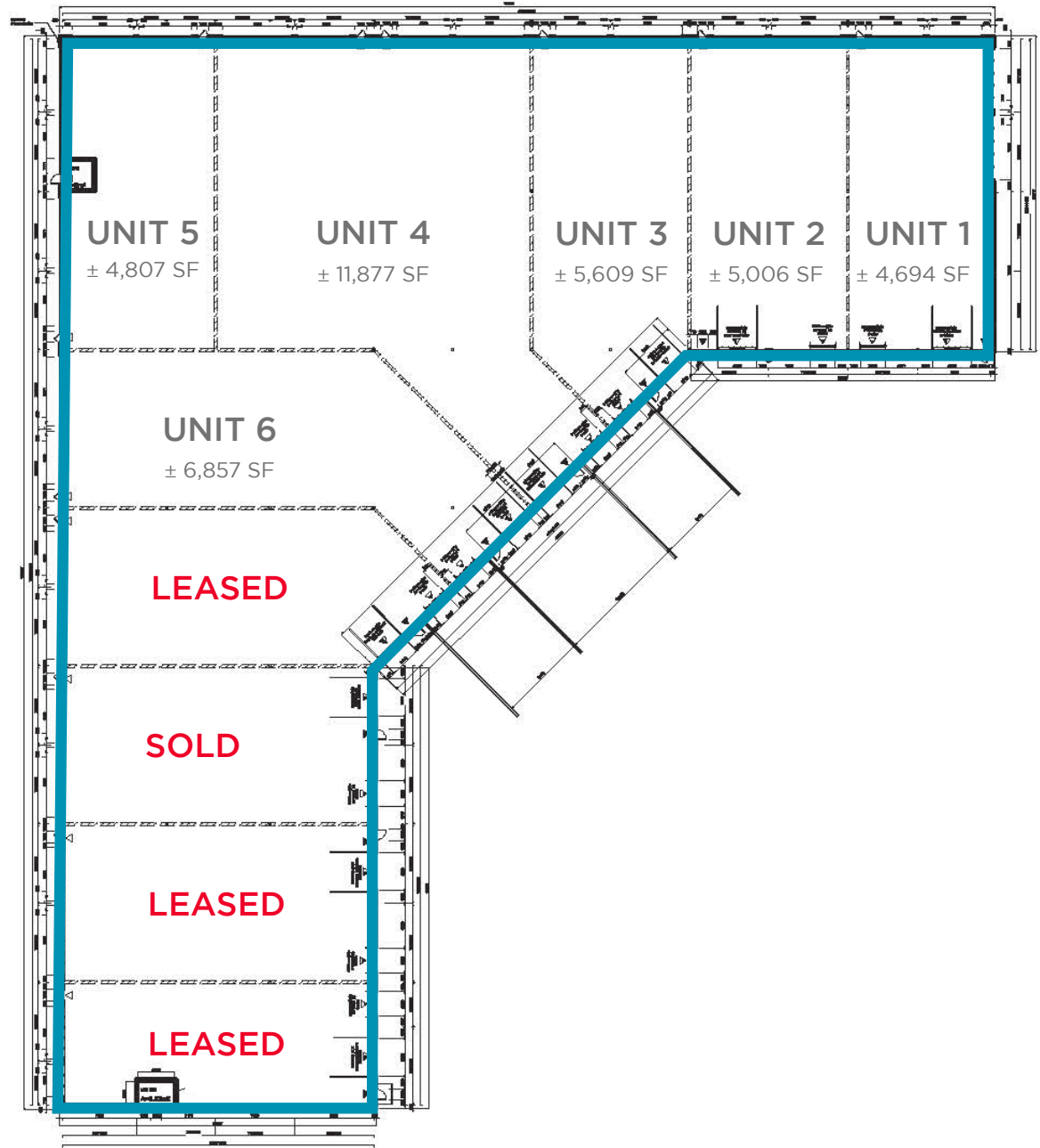
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PROJECT SITE PLAN



BUILDING PLAN



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CONTACT INFORMATION:

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