

640

CATARAQUI WOODS DR

Kingston, ON Suite 202



## PROPERTY DETAILS

### Asking Rent

\$16.00 psf

### Additional Rent

\$11.18 psf + HST 2023 Est.

- Including property taxes & operating costs, excluding ensuite utilities

### Available Space

± 5,295 sf

### Occupancy

June 2024

### Heating/Cooling

HVAC/Forced air - gas

### Ceiling Height

TBD

### Signage

Digital LED signage located on the Southwest corner of the property

### Parking

Ample free paved parking on site

### Accessibility

Elevator serviced

**Disclosure:** The Listing Broker is the Property Manager of the subject property.

## SUMMARY

Well located on the Northeast corner of Cataraqui Woods Drive and Gardiners Road, in an established office and industrial node in Kingston's west end. Situated within a 3.5 km radius of two Highway 401 interchanges, Gardiners Road and Sydenham Road, providing quick and easy access.

The property comprises of a variety of well-established tenants, including Kingston Health Sciences, Jensen Building Ltd., Royal LePage, SCI Logistics and Greer Galloway Engineering.

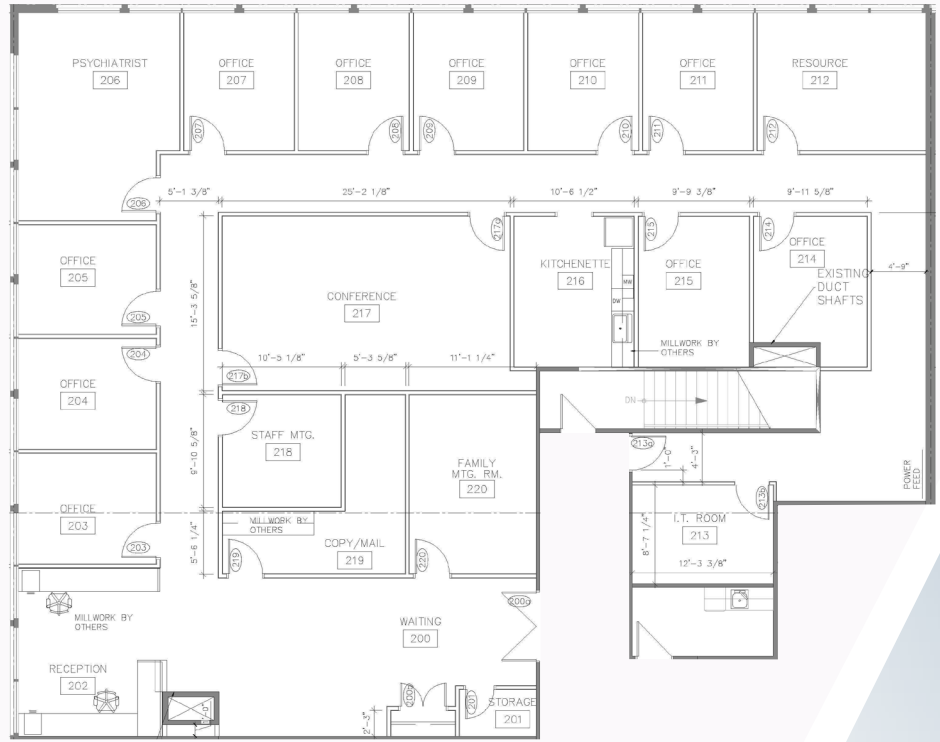


# FLOOR PLAN

Suite 202 | ± 5,295 sf

The is space currently comprised of private office spaces, a large kitchenette, 2 boardrooms and common building male and female washrooms.

The space is located on the second floor with elevator access.



## ZONING M1 - Business Park Zone

Permits for a broad range of uses including:

- offices
- call centres
- catering services
- contractor's yard<sup>1</sup>
- laboratory
- light industrial use<sup>1</sup>
- production studio
- research establishment
- retail store<sup>2</sup>
- training facility<sup>1</sup>
- transportation depot<sup>1</sup>
- warehouse<sup>1</sup>
- workshop<sup>1</sup>
- wholesale establishment

## TRAFFIC COUNTS

Gardiners Road @  
Cataraqui Woods Dr  
AADT 2022

**39,403**

North/South

**17,691**

East/West

**57,094**

Total



For more information, contact:

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