



**CUSHMAN &  
WAKEFIELD**  
Kingston

# FOR LEASE

## EMPIRE PLACE

- OFFICE
- LIGHT INDUSTRIAL
- ACCESSORY RETAIL

**MARTIN L SKOLNICK**

Vice President/Broker

+1 613 541 9865

[martin.skolnick@cwkingston.com](mailto:martin.skolnick@cwkingston.com)

[CUSHMANWAKEFIELDKINGSTON.COM](http://CUSHMANWAKEFIELDKINGSTON.COM)



# 683 INNOVATION DR KINGSTON, ON

## AVAILABLE UNIT 6-10

©2024 Cushman & Wakefield Kingston, Brokerage. Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance. All Right Reserved. Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# PROPERTY DETAILS



## AVAILABLE SPACE

± 11,076.5 SF OF SPACE

Includes a reception area, 1 private office, kitchen, 2 accessible washrooms, a storage area, compressor/server room, a fabrication room and a large warehouse/workshop.



## RENTAL RATE

\$12.00 PSF + HST



## ADDITIONAL RENT

\$6.78 PSF + HST

(estimated 2023)

Water & sewer included



## UTILITIES

PAID BY TENANT

Gas, electricity, alarm, data & phone



## PARKING

AMPLE ON-SITE



## SIGNAGE

FASCIA AND PYLON

5 pylon spaces available on both sides



## AVAILABILITY

60 - 90 days notice required



## DOORS

4 DRIVE-IN, 1 DOCK LEVEL



## HVAC

Natural Gas 3 ton Rooftop with AC in office area. Heating System in the warehouse is Natural Gas Radiant Tub Heaters.



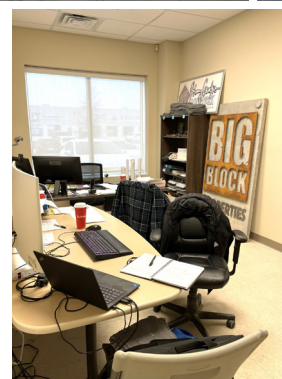
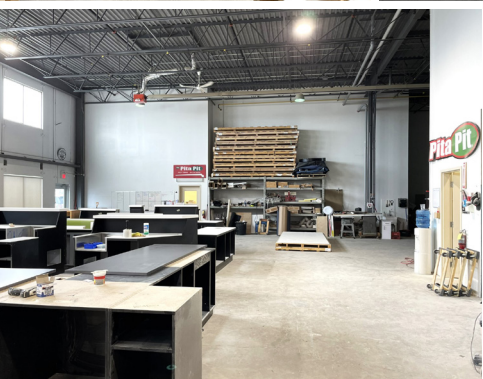
## POWER

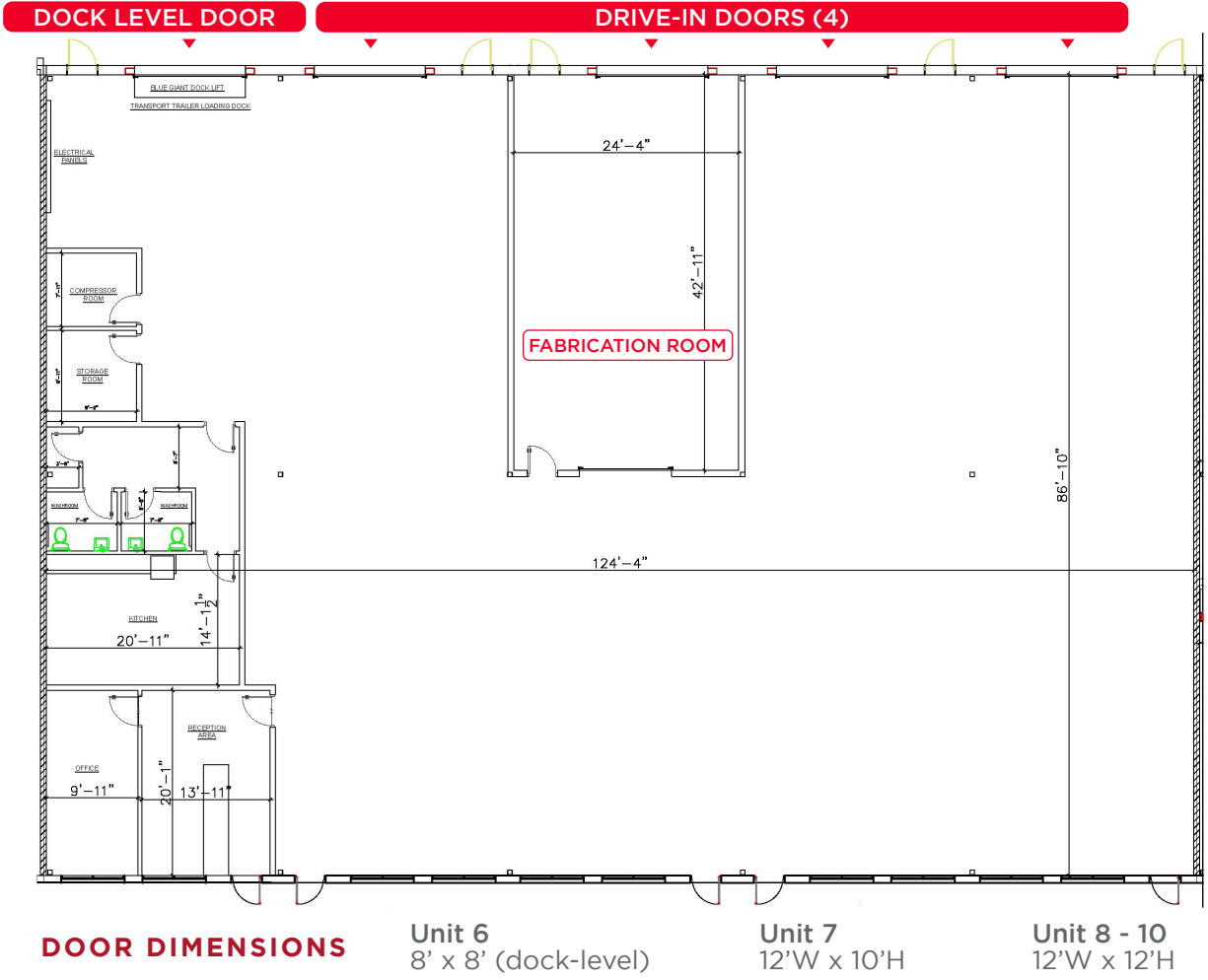
600V 3phase 100 Amp Service with a 45 KVA transformer with 208/120V 3Phase 125Amp Panel



## LANDLORD

BIG BLOCK PROPERTIES INC.





## LOCATION

The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provides an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city. Kingston transit bus service runs to/from site and downtown.

## ZONING

**M4-E136-H228 (BY-LAW NO. 2022-62)**  
Allowing for uses including:

<sup>1</sup>Is required to operate within an enclosed building.

<sup>3</sup>Is limited only to convenience commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

<sup>5</sup>Is permitted as a principal use and may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan.

- Animal care<sup>5</sup>
- Animal shelter
- Banquet hall<sup>5</sup>
- Call centre<sup>1</sup>
- Catering service<sup>1</sup>
- Contractor's yard<sup>1</sup>
- Day care centre<sup>5</sup>
- Financial institution<sup>5</sup>
- Fitness centre<sup>5</sup>
- Hotel<sup>5</sup>
- Laboratory<sup>1</sup>
- Light industrial use<sup>1</sup>
- Office<sup>1</sup>
- Personal service shop<sup>5</sup>
- Place of worship<sup>5</sup>
- Production studio<sup>1</sup>
- Recreation facility
- Repair shop<sup>1</sup>
- Research establishment<sup>1</sup>
- Restaurant<sup>5</sup>
- Retail store<sup>3</sup>
- Training facility<sup>1</sup>
- Transportation depot<sup>1</sup>
- Warehouse<sup>1</sup>
- Wellness clinic<sup>5</sup>
- Wholesale establishment<sup>1</sup>
- Workshop<sup>1</sup>

# FOR LEASE

## EMPIRE PLACE

### AMENITIES WITHIN 2KM RADIUS

#### RESTAURANTS

1. MCDONALD'S
2. TIM HORTONS
3. SUBWAY
4. STARBUCKS
5. DOMINO'S PIZZA
6. POPEYE'S
7. QUESADA
8. A&W

#### SHOPPING

1. SHOPPERS DRUGMART
2. DOLLERAMA
3. FOOD BASICS
4. LCBO

#### GAS STATIONS

1. ESSO
2. SHELL

#### INSTITUTION

1. TD BANK

### CONTACT INFO

#### MARTIN L SKOLNICK

Vice President/Broker

+1 613 541 9865

[martin.skolnick@cwkingston.com](mailto:martin.skolnick@cwkingston.com)

[CUSHMANWAKEFIELDKINGSTON.COM](http://CUSHMANWAKEFIELDKINGSTON.COM)

78 Brock St,  
Kingston, ON K7L 1R9

