

# 1287 GARDINERS RD UNIT 3 KINGSTON, ON

± 11,003 SF AVAILABLE

## CONTACT INFORMATION:

### **PETER KOSTOGIANNIS**

Broker of Record/President

613-542-2724 x 24

[peter.kostogiannis@cwkingston.com](mailto:peter.kostogiannis@cwkingston.com)

### **SCOTT BOTTING, B.COMM**

Broker

613-542-2724 x 33

[scott.botting@cwkingston.com](mailto:scott.botting@cwkingston.com)

# FOR LEASE OFFICE / LIGHT INDUSTRIAL



 **CUSHMAN &  
WAKEFIELD**  
Kingston

1287 GARDINERS RD, KINGSTON, ON

# PROPERTY HIGHLIGHTS



± 11,003 sf of office/light industrial space, improved with a mix of open workspace, private offices, breakout rooms, conference rooms, washroom, reception area and more.



Ground floor accessible space



± 350 paved and lined parking spaces on-site



Excellent visibility fronting on busy Gardiners Road



1.5 kms from the Highway 401 - Gardiners Road interchange (3-minute driving time)



Amenities such as the Invista Centre, Tim Hortons, Walmart Supercentre, LCBO, Beer Store, Lowe's, Canadian Tire, Costco, and Petro-Canada all located within a 1.5 +/- kilometer radius



Backup generator



Existing furniture may become available



1287 GARDINERS RD, KINGSTON, ON

# PROPERTY INFORMATION



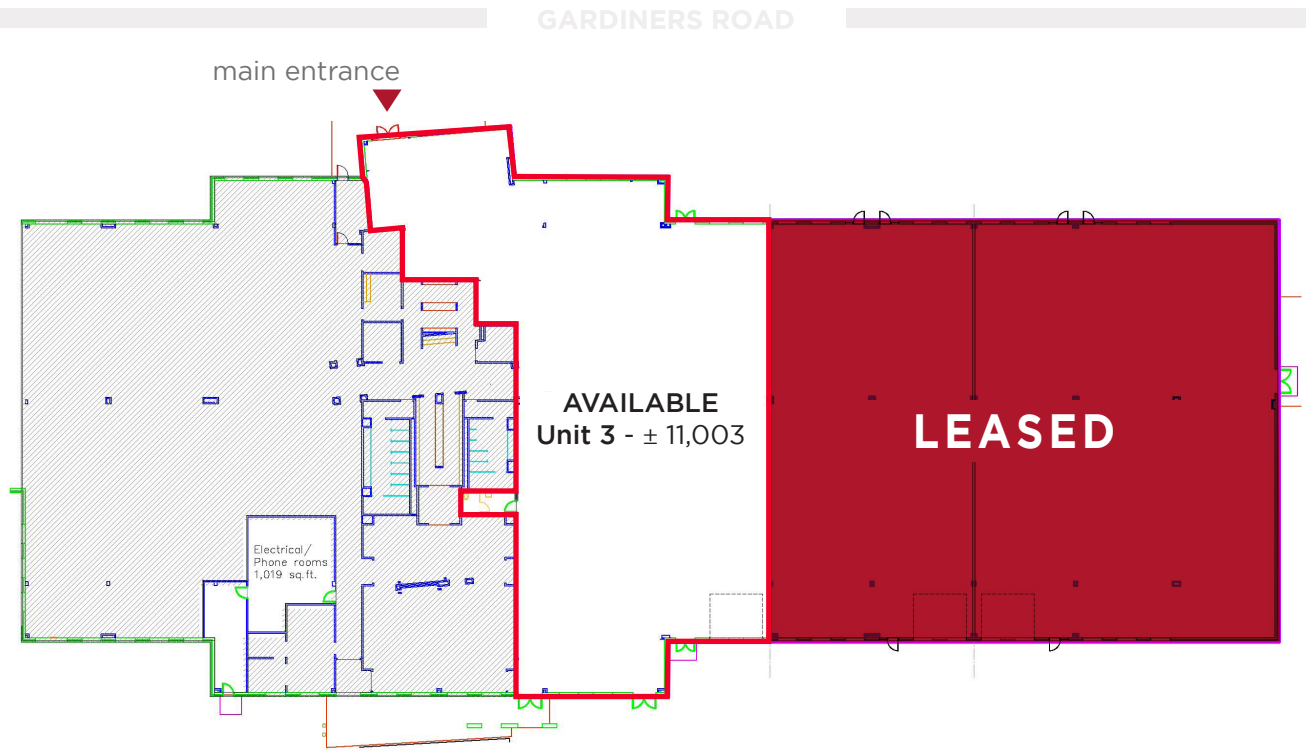
<b>Base Rent</b>	\$12.95 psf
<b>Additional Rent</b>	\$5.92 psf (2024 estimated)
<b>Utilities</b>	Paid separately
<b>Rentable Area</b>	± 11,003 sf (to be verified by an architect)
<b>Doors</b>	Drive-in and dock-level doors can be added based on tenant requirements
<b>Clear Ceiling Height</b>	± 15'6"
<b>Typical Bay Size</b>	Yes
<b>Available</b>	Immediate
<b>Parking</b>	± 350 spaces on-site in common
<b>Signage</b>	Building signage available
<b>Landlord</b>	1112019 Ontario Ltd.

**Zoning** Business Park Zone: (M1) Under By-Law 2022-62

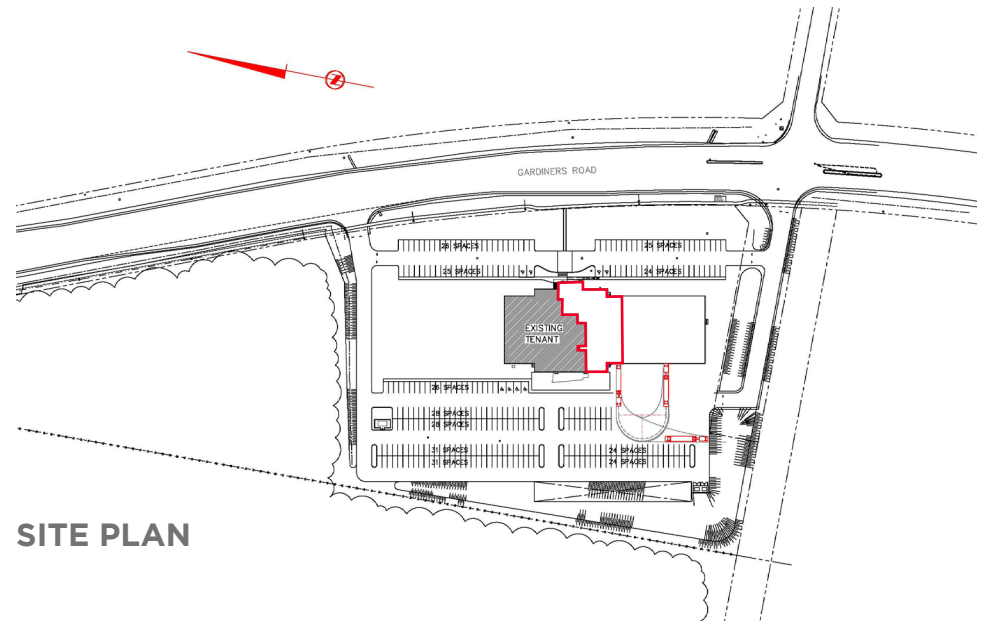
M1 zoning permits a wide variety of uses including but not limited to:

- Office
- Call centre
- Laboratory
- Light industrial
- Research establishment
- Retail store (accessory use)
- Transportation depot
- Training facility
- Wholesale establishment
- Warehouse establishment
- Accessory retail use

# FLOOR PLAN



\*Existing improvements vary slightly from above plan



SITE PLAN

LOCATED IN KINGSTON'S GROWING WEST END. SITUATED IN CLOSE PROXIMITY TO MANY AMENITIES, HIGHWAY 401, LAND BOARDERS AND LARGE CITY CENTRES.



### PROXIMITY BY VEHICLE

TORONTO	254 KMS
OTTAWA	199 KMS
MONTREAL	291 KMS
HILL ISLAND USA BOARDER CROSSING	56 KMS
DOWNTOWN KINGSTON	14 KMS
HIGHWAY 401 EXIT 611	1.5 KMS



### KINGSTON TRANSIT LINE PROXIMITY

TRANSIT HUB	2.5 KMS
LINE 7	180 M
LINE 14	1.5 KMS



### AMENITIES WITHIN 2.5 KMS

- WALMART
- LOWES
- LCBO
- LOBLAWS
- BEER STORE
- CANADIAN TIRE
- BULK BARN
- COSTCO
- FARM BOY
- FRESH CO
- SHOPPERS DRUG MART
- TIM HORTONS
- MACDONALDS
- SUBWAY
- A&W



# 1287 GARDINERS RD UNIT 3 KINGSTON, ON

## CONTACT

### PETER KOSTOGIANNIS

Broker of Record/President

613-542-2724 ext. 24

[peter.kostogiannis@cwkingston.com](mailto:peter.kostogiannis@cwkingston.com)

### SCOTT BOTTING, B.COMM

Broker

613-542-2724 ext. 33

[Scott.botting@cwkingston.com](mailto:Scott.botting@cwkingston.com)



**CUSHMAN &  
WAKEFIELD**

Kingston

### CUSHMAN & WAKEFIELD KINGSTON

78 Brock St

Kingston, K7L 1R9

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

Cushman & Wakefield Kingston, Brokerage / Independently Owned and Operated / All rights reserved. A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2024. All rights reserved. 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. CW1

