



**CUSHMAN &  
WAKEFIELD**  
Kingston

**FOR LEASE**

**1150 Gardiners Road, Unit 1A**

Kingston, ON

**LAST  
REMAINING  
UNIT!**

**INDUSTRIAL SPACE**



## Property Details

Available Space	21,381+/- sf
Rental Rate	\$6.95 psf
Additional Rent	Additional rent (budgeted 2020) \$3.85 psf including property taxes, operating costs, administration fee, and building utilities
Availability	June 1, 2021
Typical Column Spacing	39 ft x 74 ft+/-
Ceiling Height	20 ft clear
Landlord	1025970 Ontario Limited

Building Age	The facility was constructed in '84, with additions in '89 and '98.
Construction	Structural steel (pre-engineered) 6.5" concrete slab floor. Peaked steel roof
Sprinklers	Premises are currently fully sprinklered
Lighting	Metal halide, High Bay in warehouse/ production area
Composition	Includes 6 offices, a board room, 3 washrooms, 2nd floor lunch room or locker room

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**Proximity to:**

International Bridge to US  
(Interstate 81) . . . . . 32 km  
Ottawa . . . . . 182 km  
Toronto . . . . . 275 km  
Montreal . . . . . 273 km



**Location**

Kingston is situated on Highway 401 approximately half way between Montreal and Toronto. Just a half hour's drive east of Kingston the 401 connects with Interstate 81 (New York State) which travels into the heartland of the United States. The nation's capital, Ottawa, is accessed by Highway 416, which meets Highway 401 approximately one hour east of Kingston. The Subject Property is located 2.2 kms south of Highway 401 in the Cataraqui Estates Industrial park, which is situated in Kingston's west end, the region's fastest growing commercial and residential area. Gardiners Road is the main commercial artery in this west end, highlighted by Kingston's main retail concentration a short distance south. Highway 401 provides direct access to all major cities along the main transportation corridor between Detroit and Montreal, making this location ideal for distribution/ warehousing uses.



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