



Entire Building
FOR SALE \$3,950,000

12,800 Sqft Space Available
FOR LEASE \$9 / per sqft + TMI

WAREHOUSING FACILITY

102 Fraser Street, Kingston

PROPERTY FEATURES



BUILDING SIZE

Approx. 31,000 sqft



ZONING

URM11 - Urban Multi-Residential



SITE AREA

4.33 Acres

BUILDING SPECIFICATIONS

- Approx Age: 1956-1979
- Frontage: 638.91 ft
- Clear Height: 12 ft
- Truck Level Doors: 4
- Drive-In Level Doors: 2
- Hydro Service: 1200 Amps / 600 Volts

Building Size

TOTAL SQFT	31,000 sqft
Kingston Self Storage	14,200 sqft
Rust Check	4,000 sqft
Available for Lease	12,800 sqft

Included in the Sale

- Kingston Self Storage - A turnkey business opportunity
- 113 Inside storage lockers with 0% vacancy
- 48 Outside sea container storage units (3 are owned, the rest are leased)

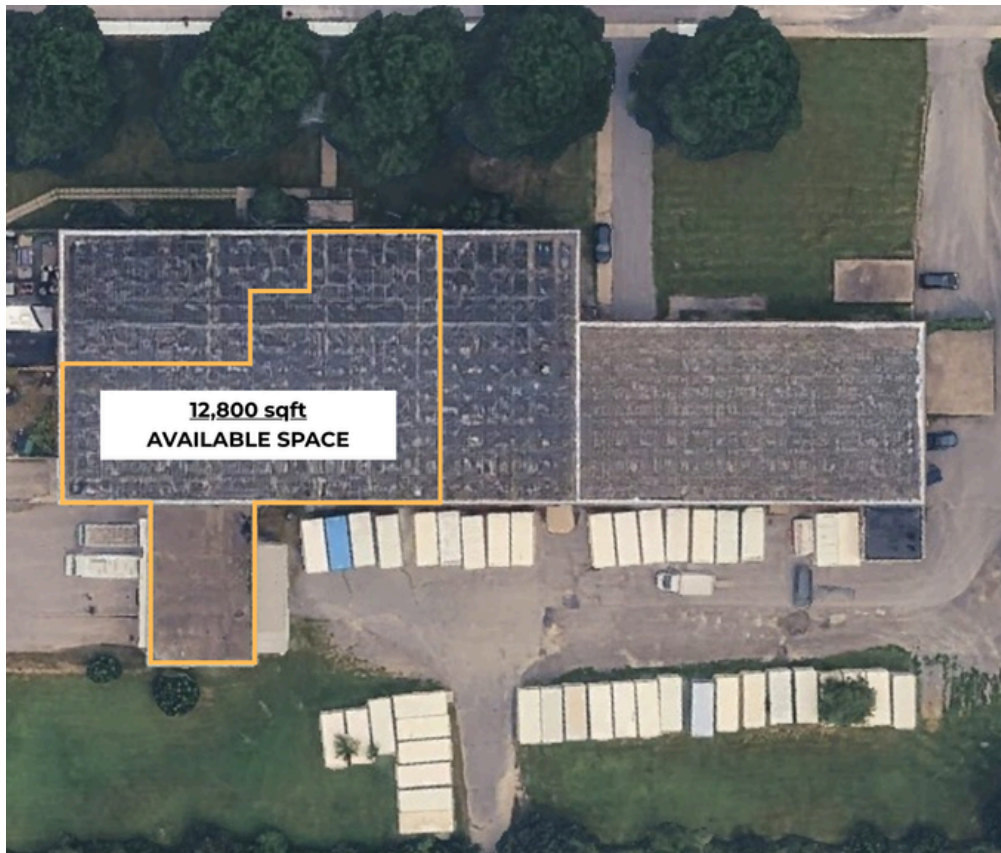


FOR LEASE **Specifications for Available Space**

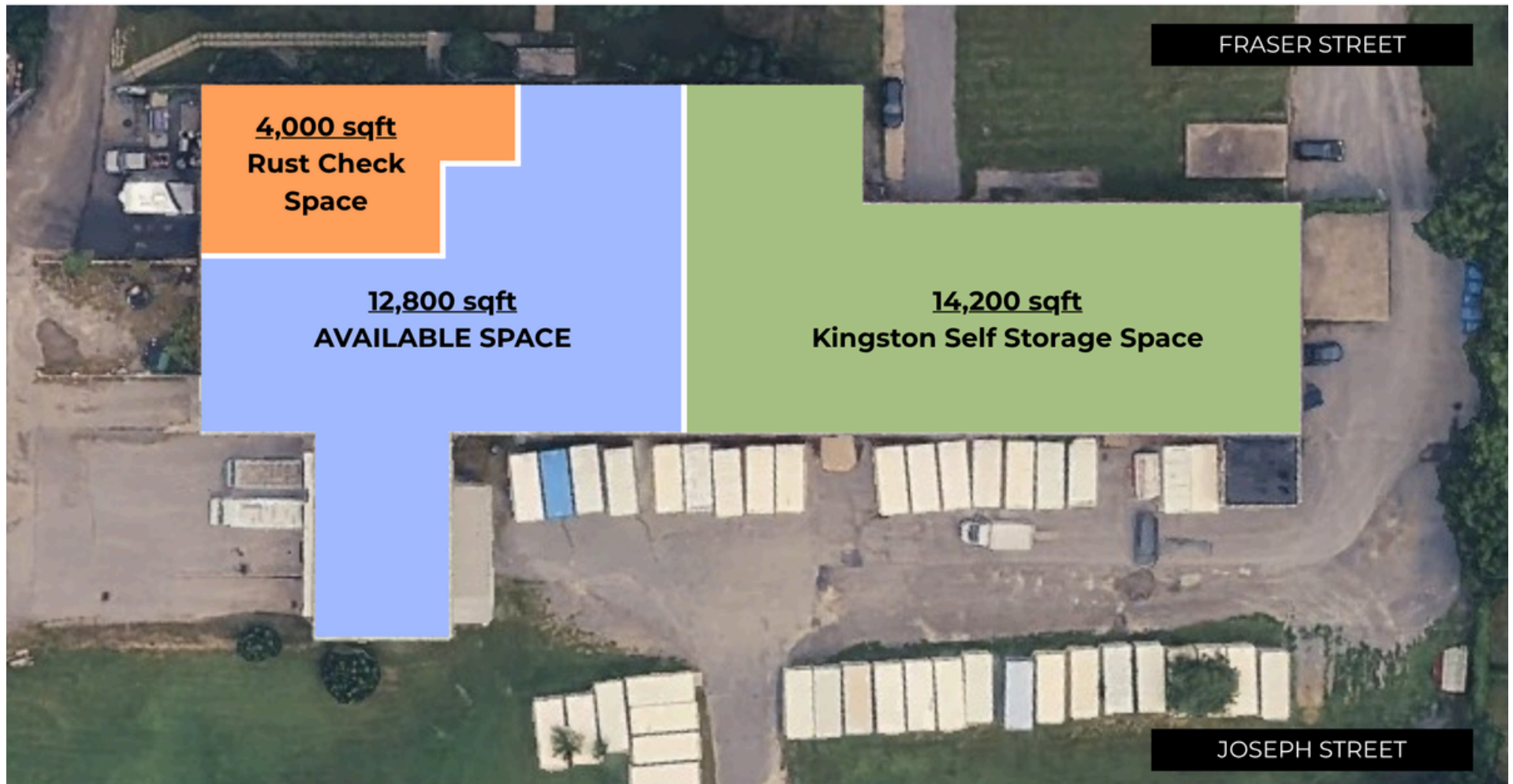
Leasable Space Squarefootage

<u>TOTAL SQFT</u>	<u>12,800 sqft</u>
<u>Office Area</u>	<u>1,584 sqft</u>
<u>Loading Dock Area</u>	<u>2,340 sqft</u>
<u>Warehouse Area</u>	<u>8,876 sqft</u>

- 12,800 sqft available for lease
- \$9 /per sqft + TMI at \$2.50
- 4 Loading Docks
- 1 Grade Level Door
- Tenant pays their own separately metered hydro & gas
- Landlord to pay water



SITE PLAN



Building Total: 31,000 sqft



LOCATION OVERVIEW



HIGHWAY 401

6 min | 2.7 km



OTTAWA

1 hr 55 min | 195 km



TORONTO

2 hr 41 min | 264 km



MONTREAL

2 hr 59 min | 287 km

HIGHWAY 401

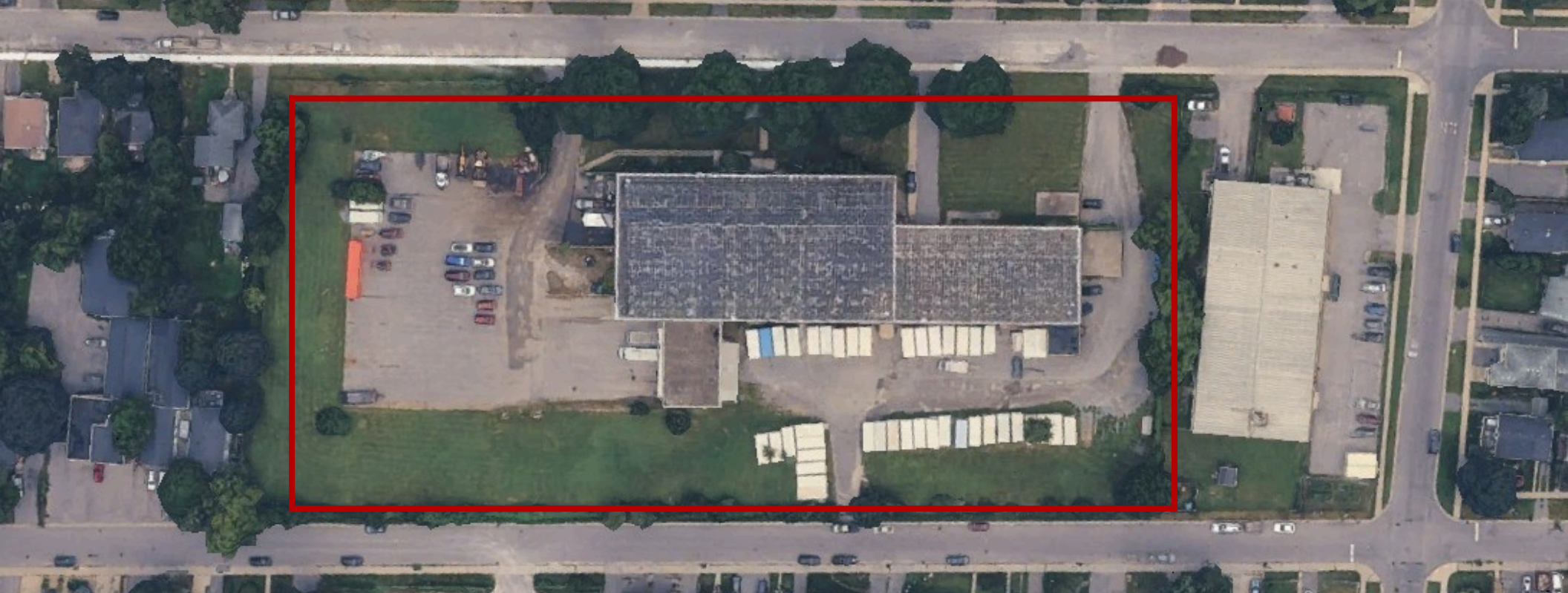
← **TORONTO**

**102
FRASER
STREET**

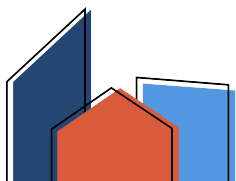


DOWNTOWN





CONTACT US



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