

# FOR LEASE

1259 Centennial Drive, Kingston, ON  
\$12.00 PSF Net | +/-50,000 SF | Industrial

## IMMEDIATE OCCUPANCY

**NEW INDUSTRIAL  
50,000 SF**  
TURN KEY OFFICE INCLUDED (750 SF)  
LAST REMAINING UNIT

LEASED  
100,000 SF

**UP TO 4 MONTHS  
NET FREE RENT**

LEASING VIDEO



## PROPERTY DETAILS

<b>Lease Rate:</b>	\$12.00 PSF Net
<b>Additional Rent:</b>	\$4.33 (2023 Estimate)
<b>Available Area:</b>	+/-50,000 SF
<b>Site Area:</b>	8.8 Acres
<b>Zoning:</b>	M1
<b>Power:</b>	200 Amp / 600V (Additional power available)
<b>Parking:</b>	Ample on site Truck parking available
<b>Signage:</b>	Available

<b>Doors:</b>	<ul style="list-style-type: none"><li>• Dock doors with 40,000lb pneumatic levellers and bumpers;</li><li>• Drive-in doors (12'x14') or larger available</li></ul>
<b>Column Space:</b>	<ul style="list-style-type: none"><li>• Approx. 54' x 48'</li><li>• 60' speed bay at dock doors</li><li>• 32 ft</li></ul>
<b>Clear Height:</b>	<ul style="list-style-type: none"><li>• High bay LED motion sensor</li></ul>
<b>Lighting:</b>	<ul style="list-style-type: none"><li>• High bay suspended gas heat</li></ul>
<b>Heating:</b>	<ul style="list-style-type: none"><li>• Fully sprinklered ESFR</li></ul>
<b>Sprinkler:</b>	<ul style="list-style-type: none"><li>• 7" slab</li></ul>
<b>Construction:</b>	

**Lennard:**

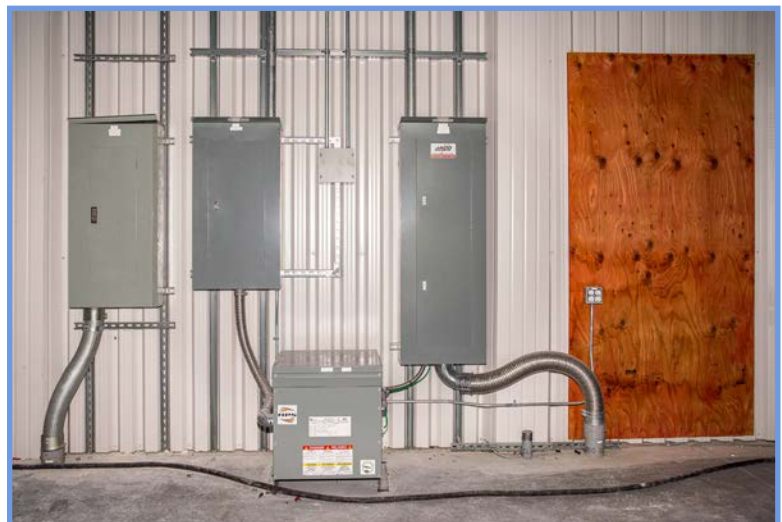
**Rogers & Trainor**

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## Construction Update July, 2023





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## Office Photos

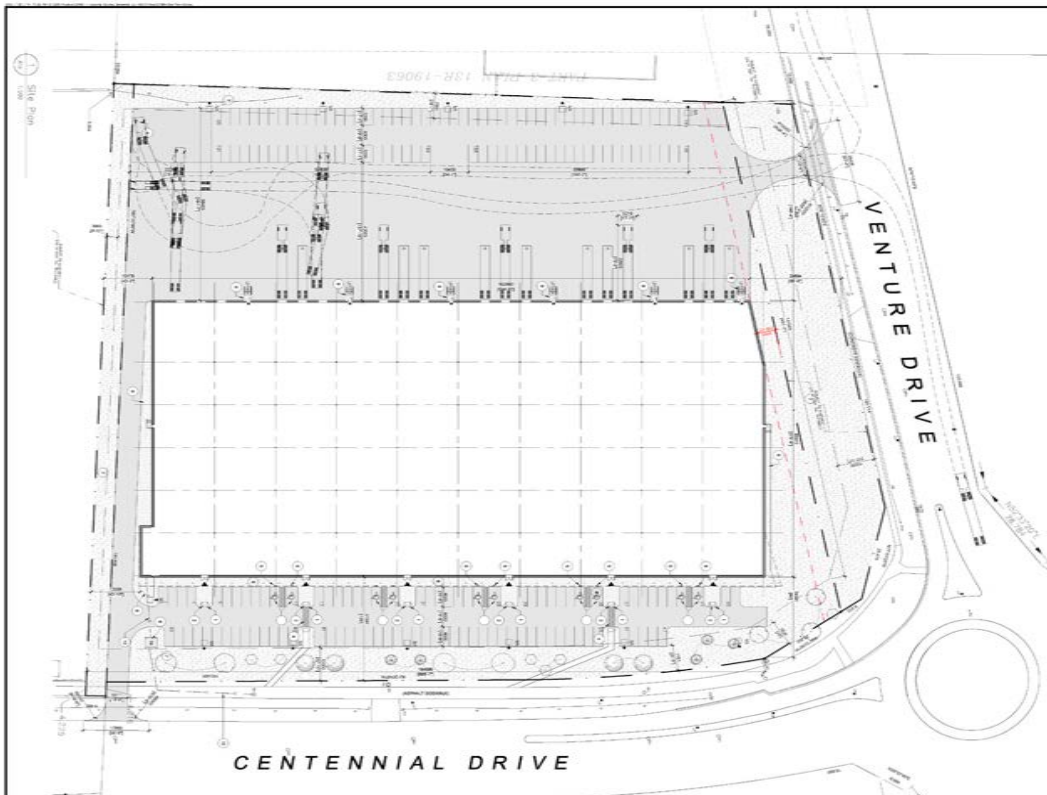
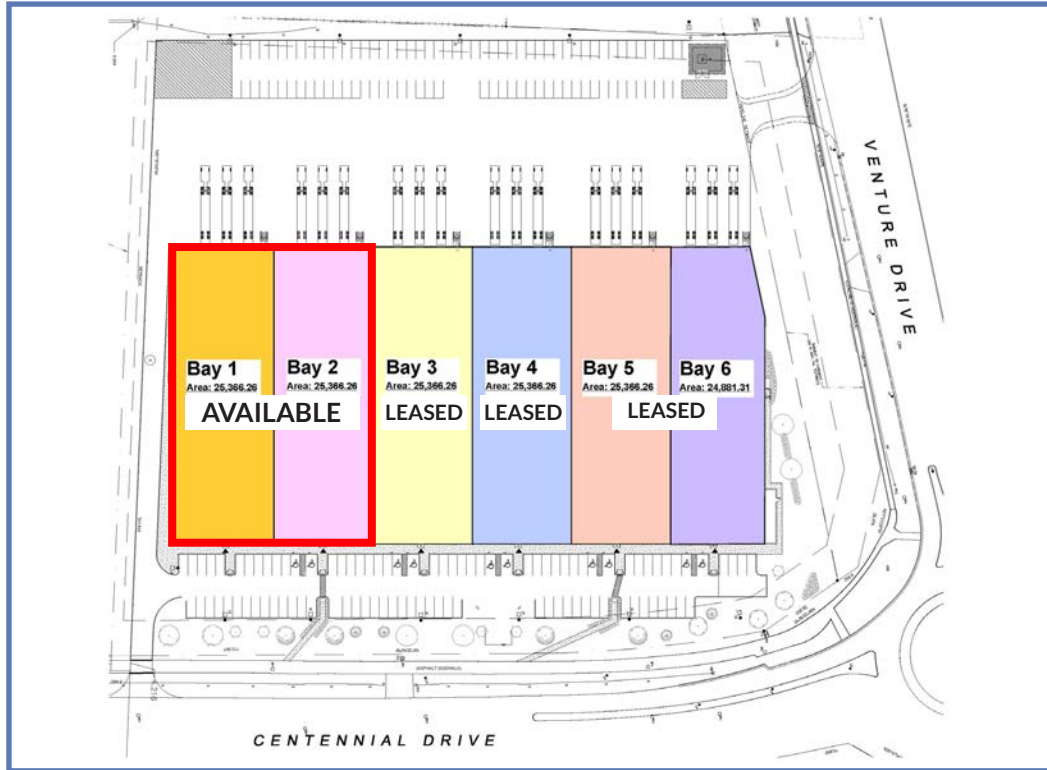


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## SITE PLAN



- Building Size: 151,706 SF
- Site Area: 8.8 Acres

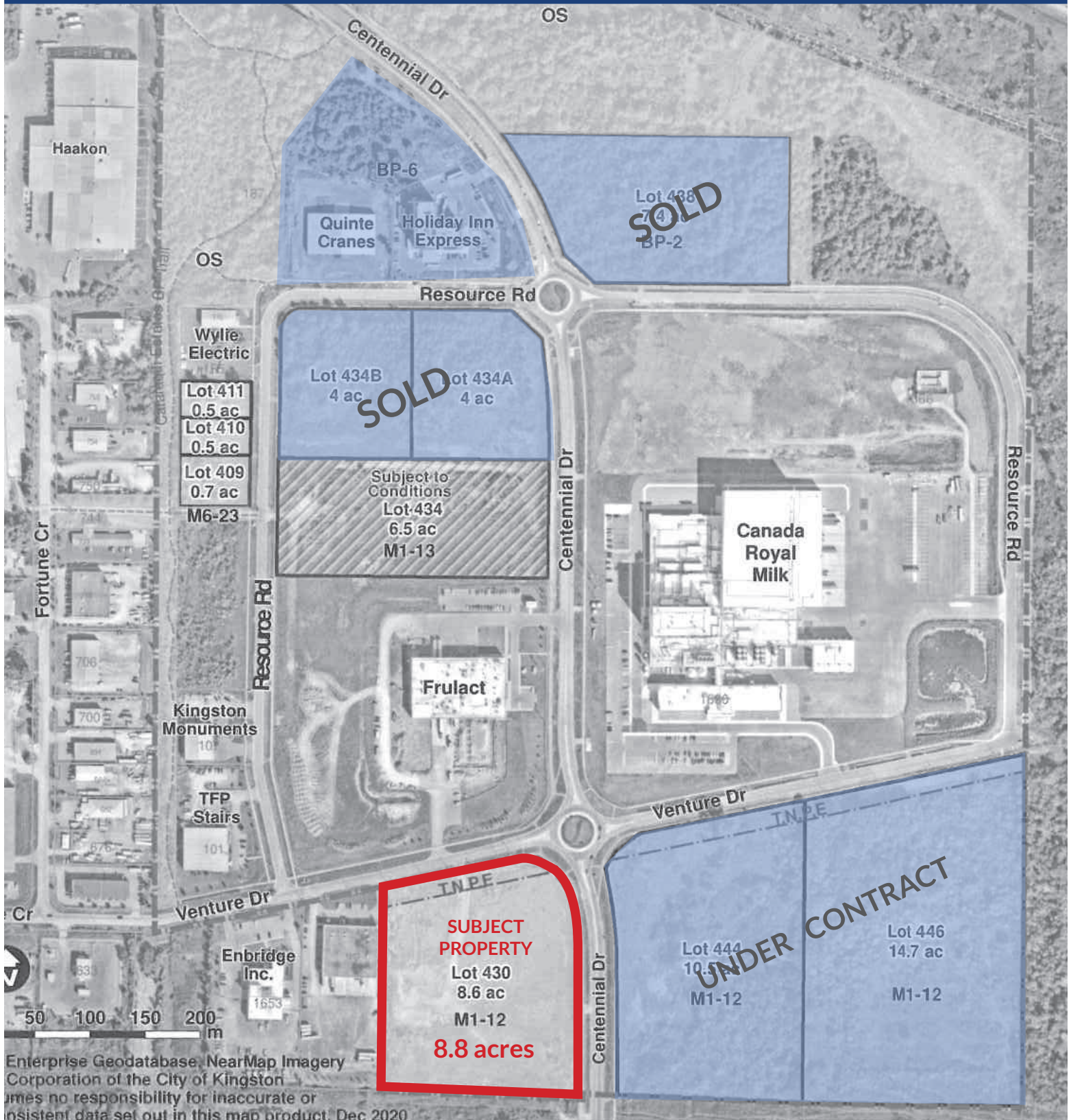


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## CITY OF KINGSTON - CATARAQUI ESTATES BUSINESS PARK



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## KINGSTON'S THRIVING BUSINESS COMMUNITY

SKILLED AND MOTIVATED  
WORKFORCE



### KINGSTON ADVANTAGE: WAREHOUSING & LOGISTICS

The City of Kingston is a liveable 21st century city and is a premier location for warehousing & logistics opportunities. Kingston is the regional centre for Eastern Ontario and represents 25M people and the third largest GDP in North America within an 8-hour drive. Companies choose Kingston for the ideal logistics along Highway 401, close proximity to 1000 Islands International Bridge, Picton Deep Water Port and proximity to major Canadian cities. The 1000 km of fibre optics cable, proximity to markets and workforce make Kingston an ideal location for investment.

 **2.6%** 2019 GDP  
GROWTH

**#1** SMALL  
CITY

FOR FOREIGN DIRECT  
INVESTMENT STRATEGY



**10**  
MIN

AVERAGE  
COMMUTE  
TO WORK

### INNOVATION & ENTREPRENEURSHIP

Kingston's culture of innovation and entrepreneurship is growing and bringing with it new people, big ideas, diverse personalities and a fresh outlook on how to drive economic development. The city is located in an easy-to-access ecosystem, within driving distance from major urban markets: Toronto, Montreal and Ottawa, offering incredible resources ranging from investors, mentors, acceleration programs, and infrastructure. Kingston is bringing people together, supporting their drive to create, explore and innovate. Kingston develops new talent at three post-secondary educational institutions collectively attracting, educating, training and inspiring more than 45,000 students each year.

 POPULATION  
**176,000**

**45,000**

STUDENTS ENROLLED

Queen's University, RMC  
St. Lawrence College



## ACCELERATE GROWTH WITH RESEARCH EXCELLENCE

Locating in Kingston helps companies execute a growth strategy. Kingston has a strong history of innovative and leading research, development and manufacturing companies. Businesses such as DuPont, INVISTA, Bombardier and GreenCentre Canada have significant global research and development facilities in order to take advantage of the research partnerships available with Kingston's local colleges and universities.





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## LOCATION

### CATARAQUI ESTATES BUSINESS PARK

Cataraqui Estates Business Park is located in the west end of Kingston, approximately 1km south of Highway 401. It is prestige in character, accommodating a number of small to medium to large sized businesses including manufacturing and assembling operations, processing plants, warehousing and distribution facilities, and business or professional offices. The lands are a mix of Business Park Industrial and General Industrial uses. Lots range in size from 0.5 acre to 14.5 acres.

### KINGSTON, ONTARIO

Kingston's vision of being a smart, livable, leading city is fast becoming reality. History and innovation thrive in our dynamic city located along the beautiful shores of Lake Ontario, an easy travel distance from Toronto, Ottawa and Montreal, in the heart of eastern Ontario. A vibrant and prosperous downtown core features over 100 restaurants, 200 plus specialty stores and over 400 commercial businesses in a beautiful, historic waterfront setting.



## Lennard:

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