

745 PROGRESS AVENUE KINGSTON

INDUSTRIAL FOR LEASE



PROPERTY DETAILS

LEASE RATE:	\$9.25 PSF NET
ADDITIONAL RENT:	\$4.00 PSF (2021)
FLOOR AREA:	6,800 SF
UTILITIES:	Tenant
ZONING:	M2-24 (Light Industrial- Commercial Health Club)
PARKING:	Ample on Site
HEATING:	HVAC/Natural Gas
CEILING HEIGHT:	13'6" to 12" clear (slopes)

- OF NOTE:
- Great signage & Pylon Sign
 - Windows on two (2) sides
 - Dock at rear



**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

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Sales Representative

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FOR LEASE

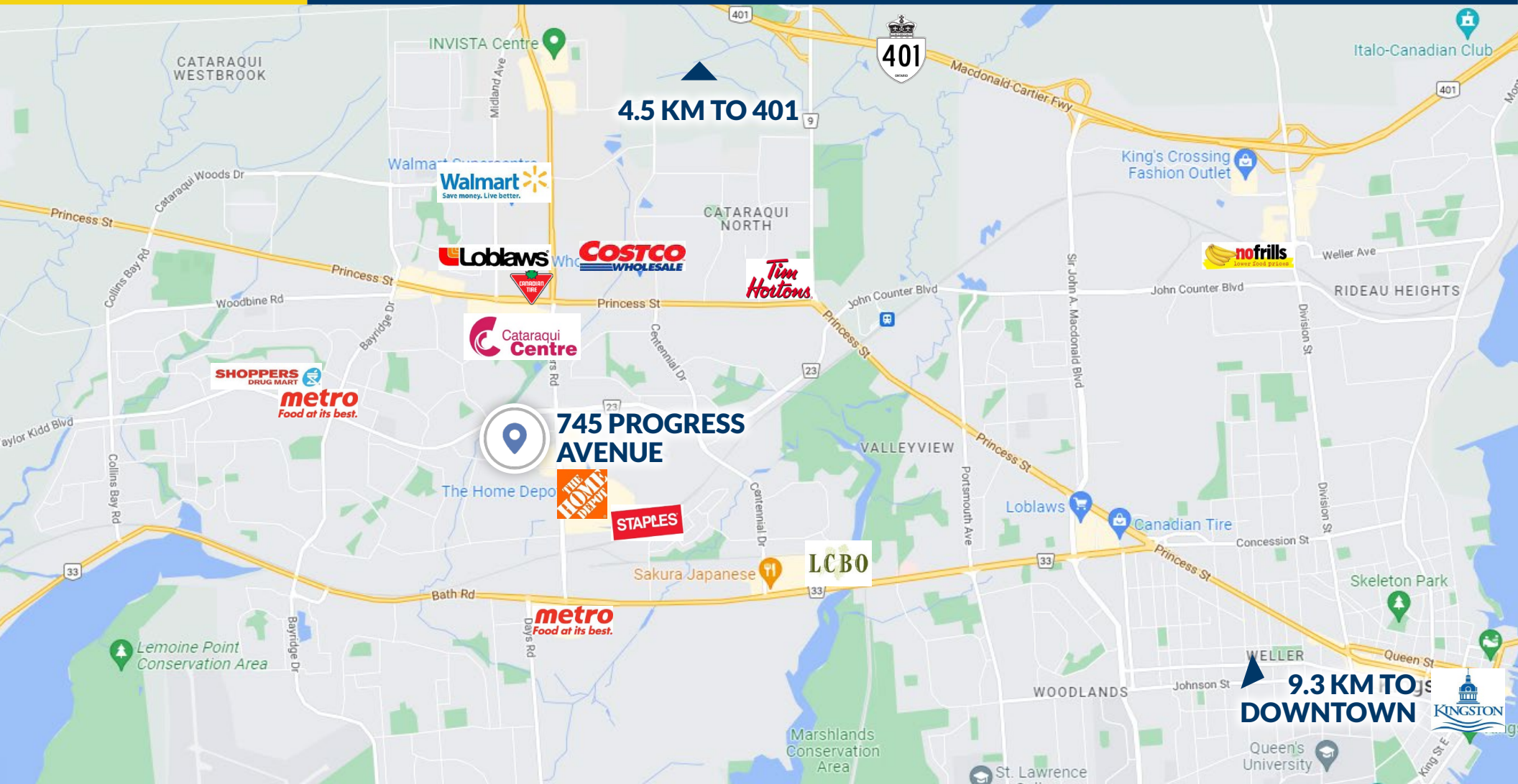
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AREA HIGHLIGHTS

RESTAURANTS

- Five Guys
- Montana's
- Boston Pizza
- Saigon Delights
- Kelsey's
- Wild Wing

NEARBY BUSINESSES

- Altair Electronics
- Findlay Foods
- RVs Unlimited
- Aaben Windows & Doors
- FW Black Appliance Store
- Skeleton Park Brewery

FITNESS & RECREATION

- UFIT Kingston
- Lions Civic Gardens
- The Orchid Massage
- Arbour Ridge Park
- Planet Fitness
- INVISTA Centre

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

