

FOR LEASE

682 MCKAY STREET KINGSTON

INDUSTRIAL/ WAREHOUSE SPACE



FEATURES

- 4000 sf of warehouse space
- Office space with separate entrance
- Direct access from Hwy 401 via Exit 611, Hwy 38 /Gardiners Road
- Three 14'x12' Grade level overhead loading doors
- Two (2) attached bays, each 40' x 50'
- Three (3) man doors
- Parking for four+
- 24-hour access
- 2 Washrooms

PROPERTY DETAILS

- LEASABLE AREA:** Total area: 5400 +/- sf
- 4000 SF Industrial Warehouse
 - 1400 SF Office Space
- LEASE RATE:** \$12.00 psf Net
- ADDITIONAL RENT:** \$3.25 (includes insurance, water & sewer, snow plowing, management fee, property taxes)
- ZONING:** M2 General Industrial Zone
- UTILITIES:** Heat and Hydro separately metered
- HEATING:** Radiant heaters in warehouse, EBB and forced air in office
- CEILING HEIGHT:** From 13'4" to 19'2"

KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com

☎ 613-384-1997 Ext. 17

ECHO PERRY-CUMBERLAND

Sales Representative

✉ echopc@rtcr.com

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Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

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PHOTOS

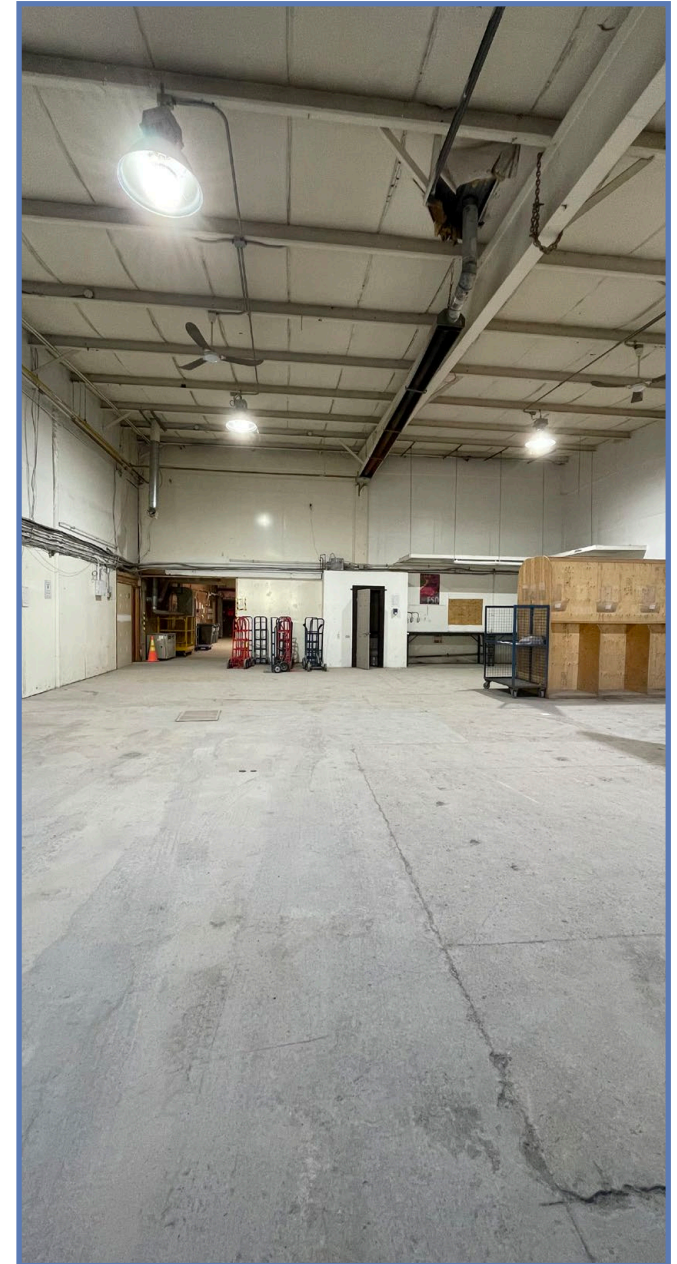
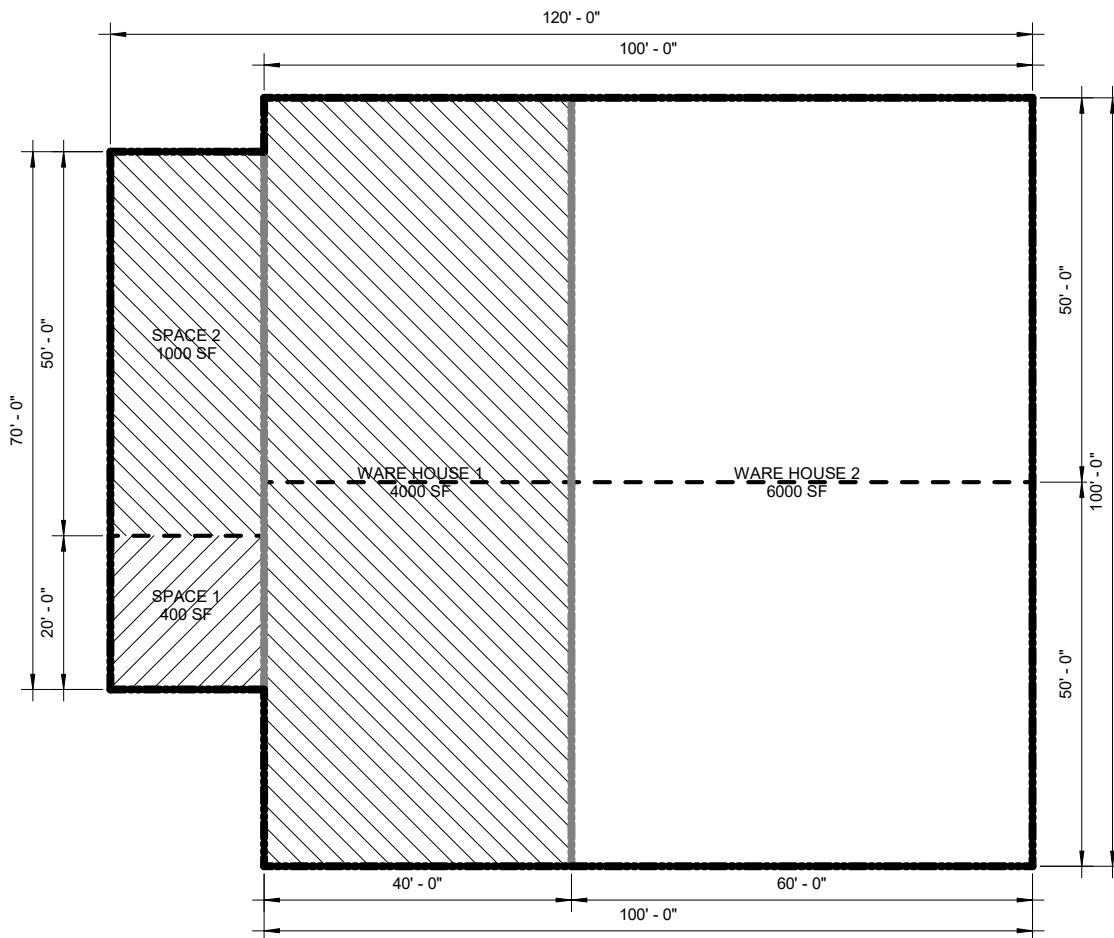


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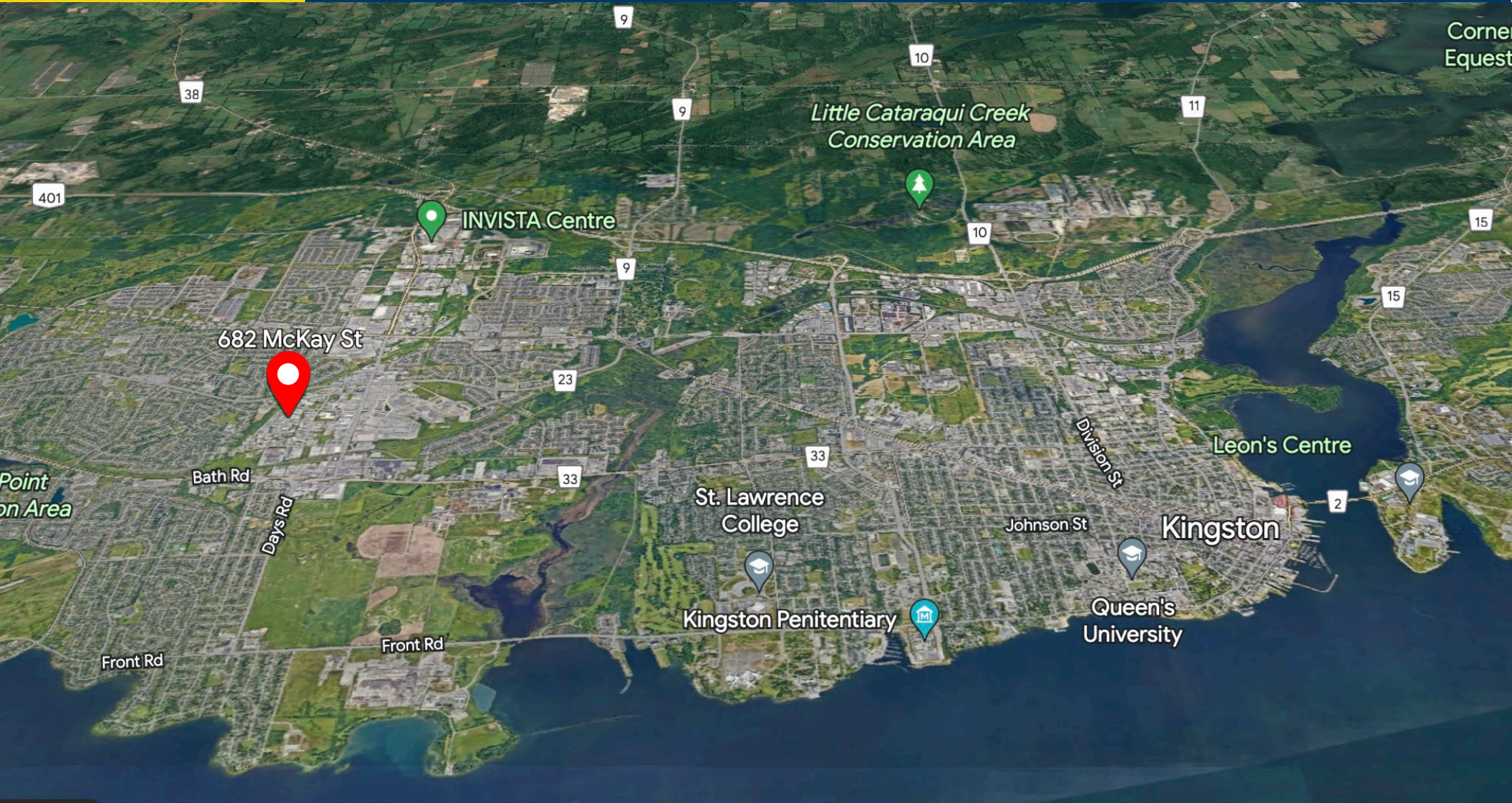
FLOOR PLAN

682 McKay St	
STAT	
WAREHOUSE 1	6000 SF
WAREHOUSE 2	4000 SF
TOTAL	10,000 SF
SPACE 1	400 SF
SPACE 2	1000 SF
TOTAL	1400
OVERALL TOTAL	11,400 SF
HATCHED AREA	5400 SF



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INDUSTRY SECTORS IN KINGSTON, ON

There are a number of industry sectors that are creating jobs and driving Innovation in Kingston, ON. With a focus on sustainability, Kingston has positioned itself as a leading jurisdiction, fostering innovative ideas and attracting investment.

- Clean/Chem Technology
- Electric Vehicle and Battery Tech
- Food Processing
- Health Innovation
- Sustainable Manufacturing
- Material and Process Innovation
- Research and Development
- Warehousing and Distribution



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

GROCERY

- Loblaws
- Costco
- Farm Boy

AMENITIES

- Lowe's
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

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*



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtc.com.