

673 INNOVATION DRIVE, UNIT #1 KINGSTON



COMMERCIAL SPACE FOR SUBLEASE

- High quality commercial space for sublease in Kingston East
- Great location close to Highway 15 between the 3rd Crossing and Highway 401
- Excellent access to both the 401 and the city of Kingston
- Good parking and close to amenities

AVAILABLE AREA:	+/- 1,937 sf
LEASE RATE:	\$13.00 psf pa
ADDITIONAL RENT:	\$6.67 psf pa (2023 est)
TOTAL MONTHLY RENT:	\$3,175 + HST
UTILITIES:	Tenant responsibility
ZONING:	M4
PARKING:	Ample on site

JAMES WARD

Broker

✉ jward@rtcr.com

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☎ 613-384-1997 ext. 25

**Rogers
& Trainor**

Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

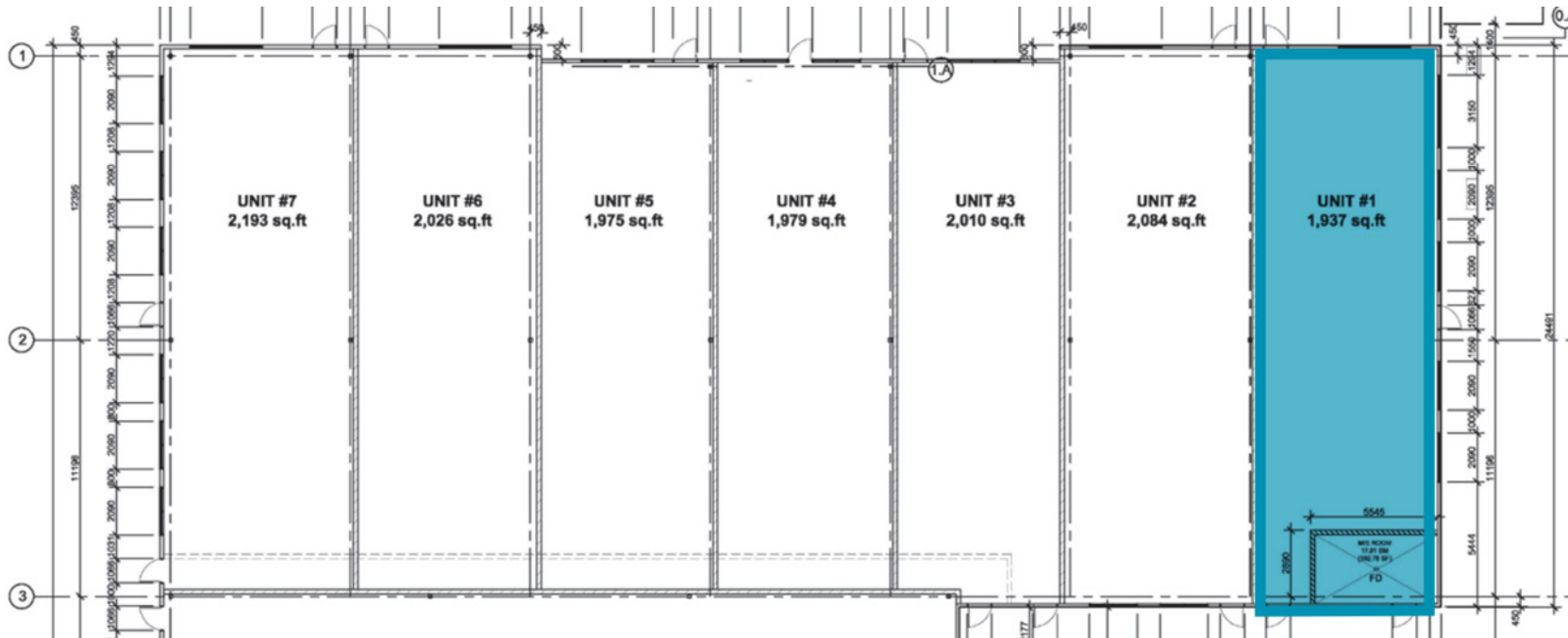
FOR SUBLEASE

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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.

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LOCATION

St. Lawrence Business Park is located in the east end of Kingston, approximately 2 km south of Highway 401, and minutes away from the Waaban Crossing (the Third Crossing), which connects the east and west approaches to the city. With state-of-art infrastructure, the business park accomodates general and prestige industrial uses, as well as limited commercial and service-related uses. The business park accomodates a wide range of businesses including manufacturing and assembling operations, warehousing and distribution facilities, and business/professional offices. The area has good transit, cycling and walking paths, a variety of restaurants, health & fitness facilities, and a new hotel.



NEIGHBOURING BUSINESSES & AMENITIES:

- Tim Horton's
- Domino's Pizza
- Hampton Suites
- Kingston Burger Company
- Barriefield Animal Hospital
- Esso
- Lovell Drugs
- KOPI Medical Campus
- Riverview Shopping Centre