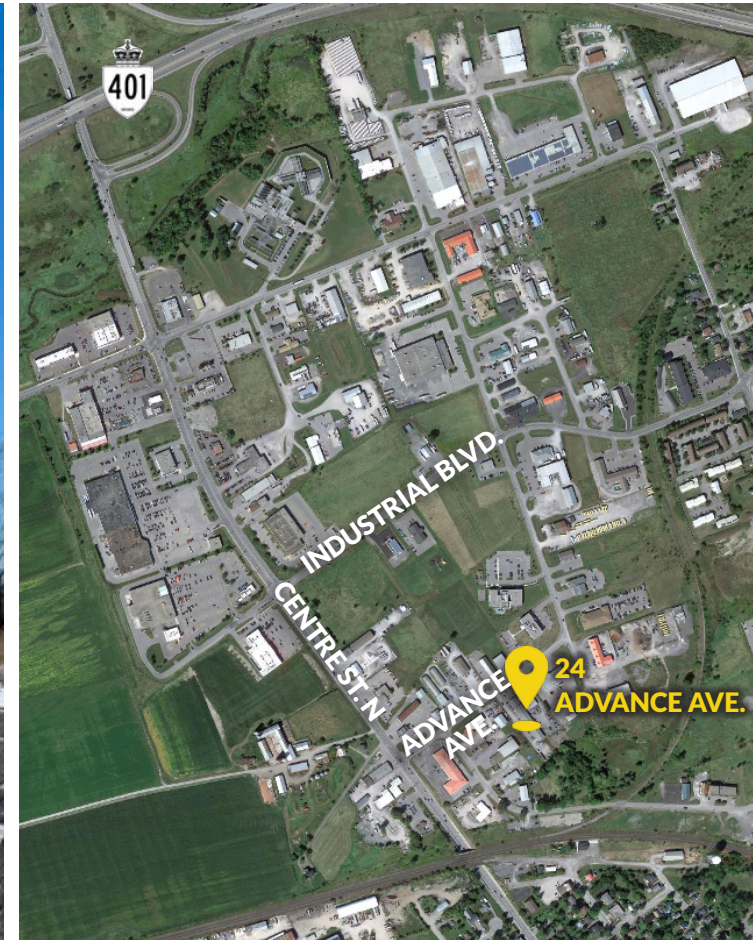


FOR LEASE

24 ADVANCE AVE. #3

NAPANEE

\$9.50 PSF



PROPERTY DETAILS

LEASEABLE AREA: 5,000-8,000 SF +/-

NET RENT: \$9.50 PSF

ADD. RENT: \$4.50 PST + HST

SERVICES: Municipal Water & Sewer

ZONING: BP (Business Park)

- +/-5,000-8,000 SF of Warehouse space, with 4 drive-in truck doors, radiant gas heat, 16' ceiling height, and compressed air system
- Ample outdoor parking and Pylon sign visibility from Centre Street
- Customer entrance/ small office component, and security fencing options. Can be combined with one of the ample office suites at the front of the building
- BP zoning allows for a wide range of uses

ECHO PERRY-CUMBERLAND

Sales Representative

✉ echopc@rtcr.com

☎ 613-985-3246

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

☎ 613-384-1997

**Rogers
& Trainor**
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

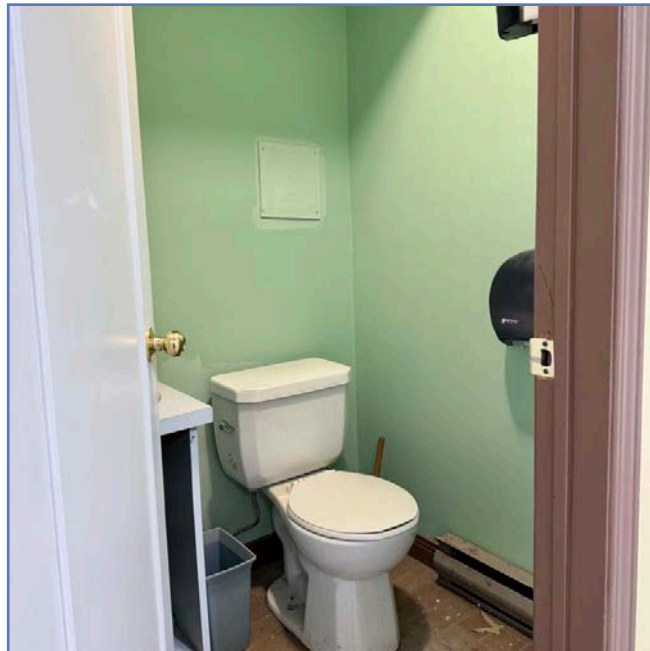
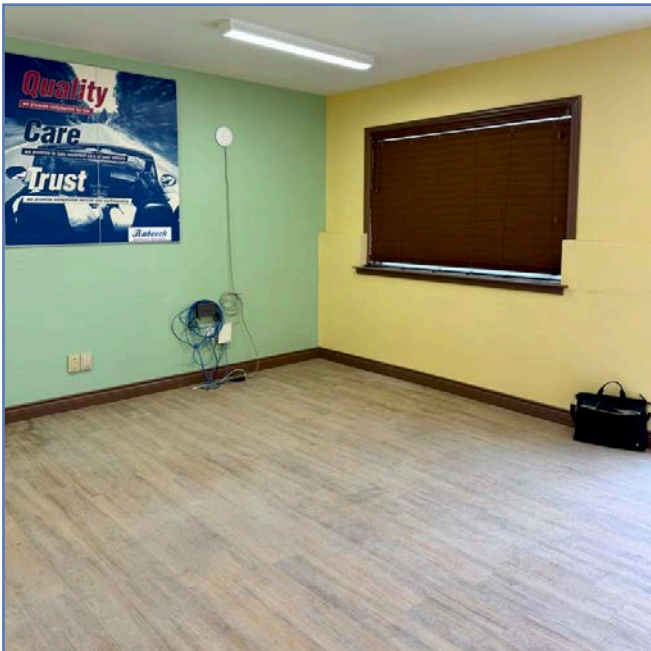
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24 ADVANCE AVE. #3 NAPANEE



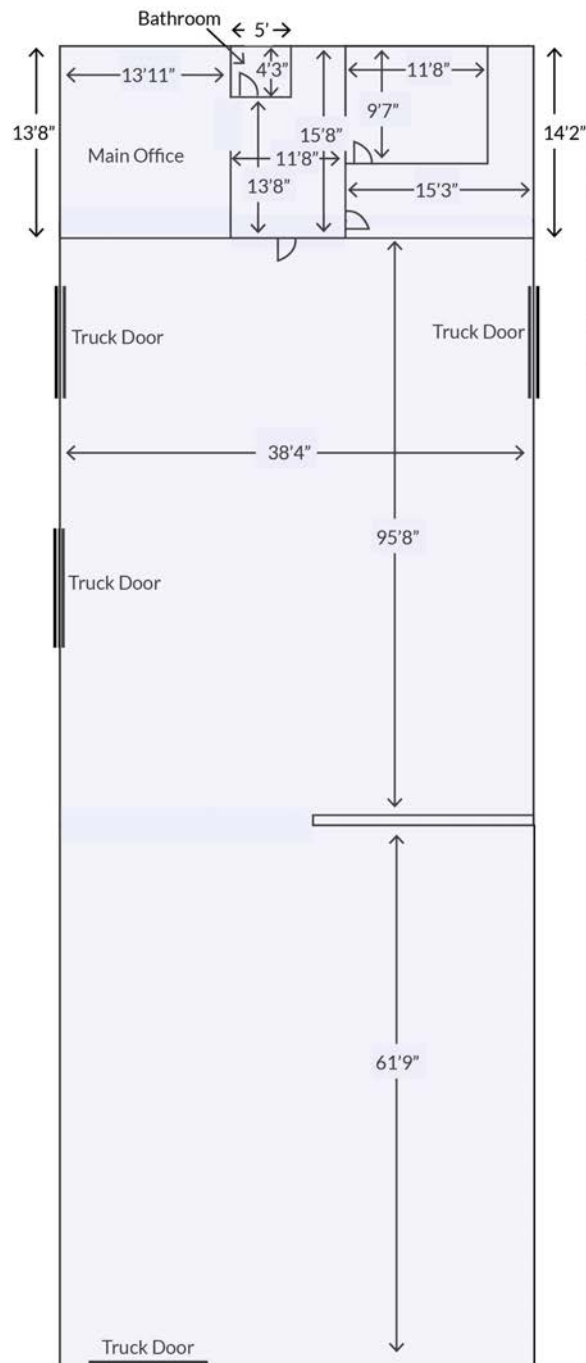
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24 ADVANCE AVE. #3 NAPANEE



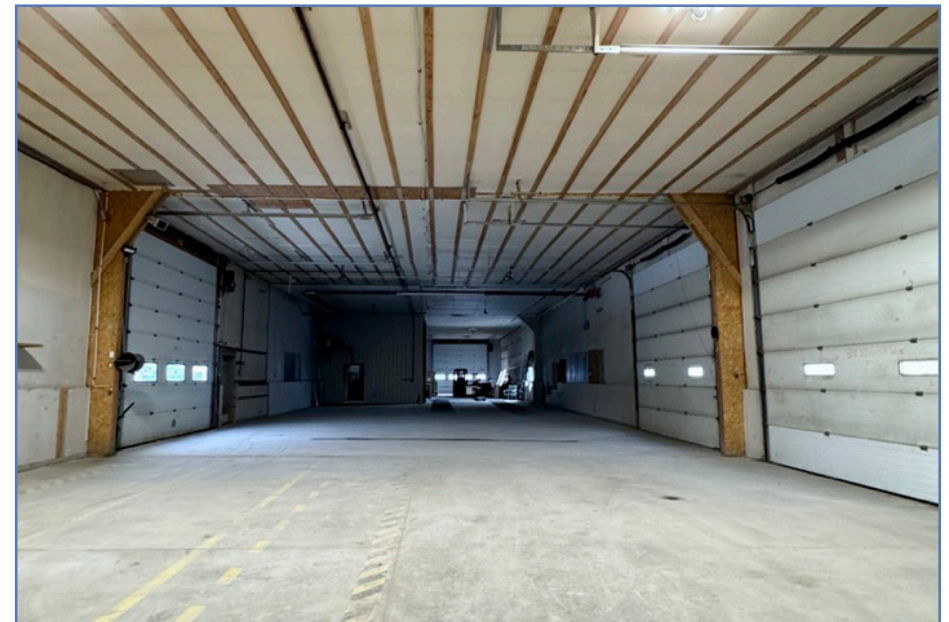
FOR LEASE

24 ADVANCE AVE. #3 NAPANEE



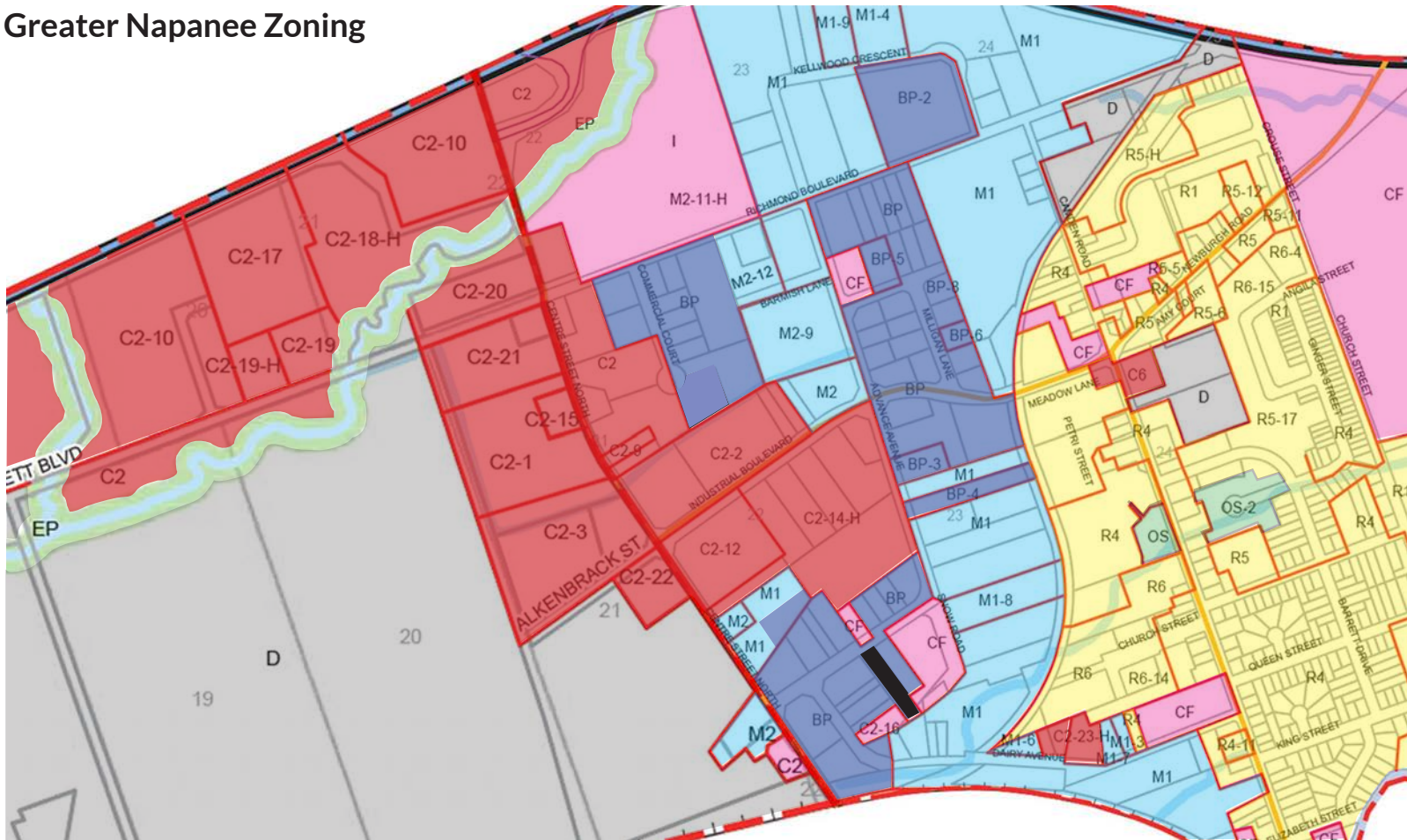
24 ADVANCE AVE.
UNIT 3









NOTE:
For illustrative purposes
only. All measurements are
approximate and should be
verified



FOR LEASE 24 ADVANCE AVE. #3 NAPANEE

Greater Napanee Zoning



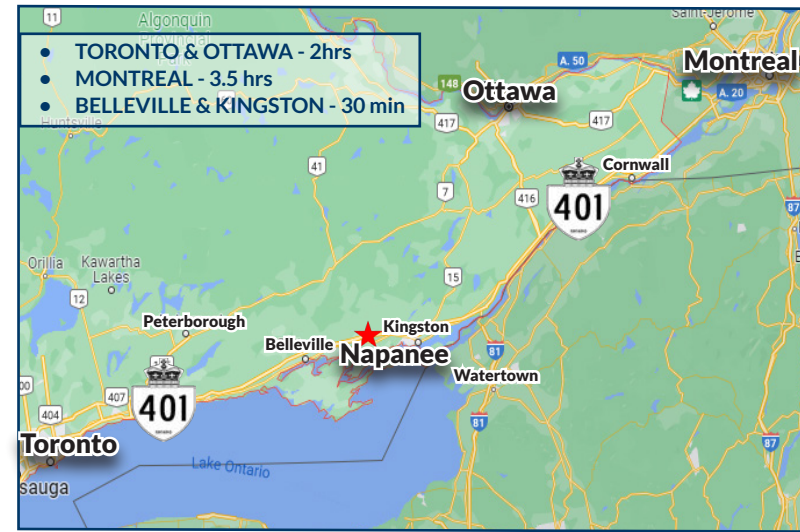
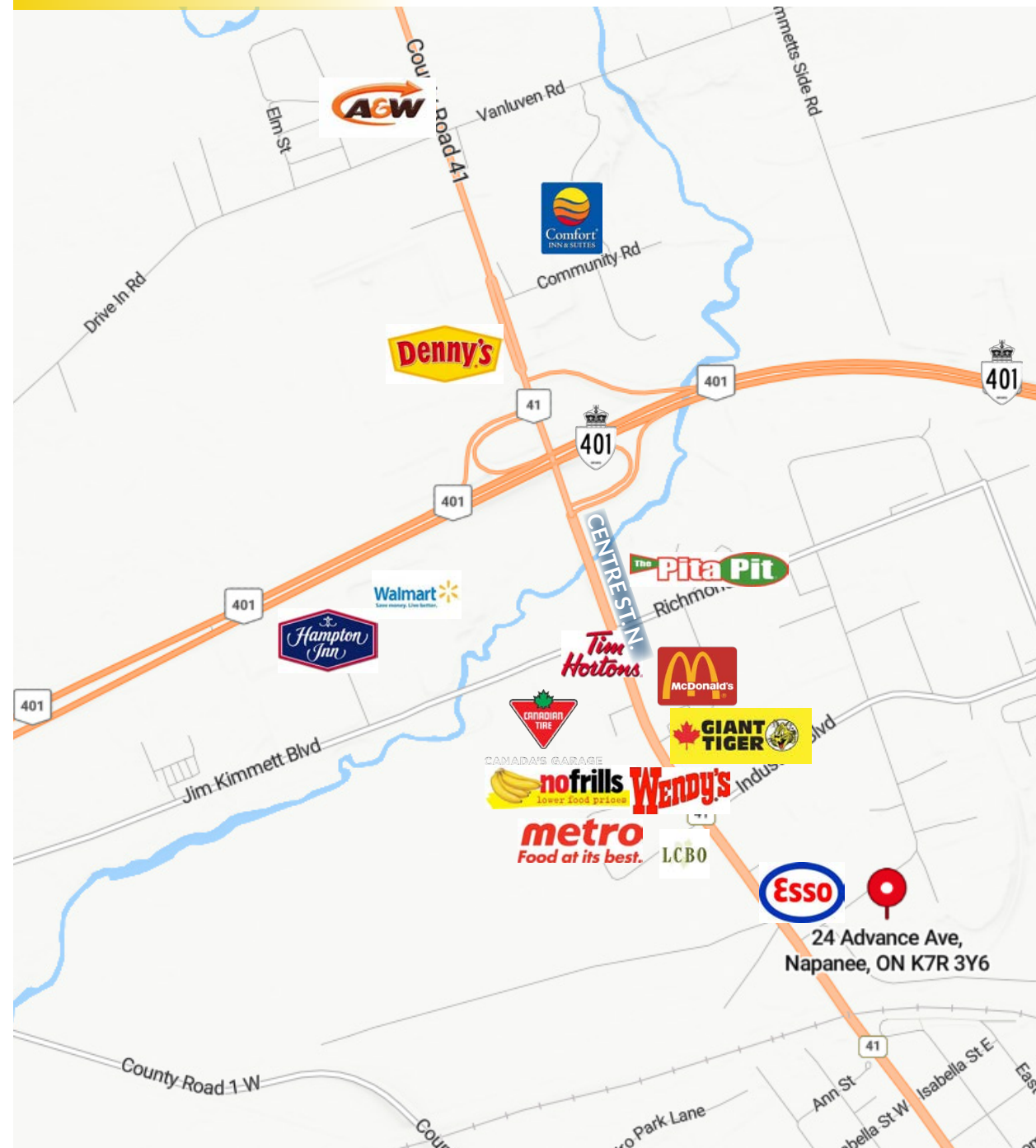
- | | | | |
|---|------------------------------------|---|--|
|  | RESIDENTIAL |  | BUSINESS PARK |
|  | COMMUNITY FACILITY & INSTITUTIONAL |  | ENVIRONMENTAL PROTECTION & OPEN SPACE |
|  | COMMERCIAL |  | FUTURE DEVELOPMENT |
|  | INDUSTRIAL |  | SUBJECT PROPERTY IS ZONED BP - BUSINESS PARK |

ZONING: Business Park Zone- BP **Permitted Uses Include:**

- light industrial use
- warehouse
- contractor's yard
- workshop
- light industrial use
- office
- repair shop
- outdoor storage (accessory to a principal use)
- research establishment
- retail store (as 25% accessory use)
- training facility
- transportation depot
- wholesale establishment



FOR LEASE 24 ADVANCE AVE. #3 NAPANEE



- ▶ Lennox & Addington has a population of 42,888 and a labour force of 23,275.
- ▶ Direct access to the second largest labour pool in Eastern Ontario with over 300,000 people within a 30-minute drive of central L&A.
- ▶ Located on the main Toronto-Ottawa-Montreal corridor
- ▶ Lennox & Addington includes large international corporations including Goodyear, Bombardier and Lafarge (Source: Lennox & Addington County)

NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Parker's BBQ & Prime Rib Grill
- Swiss Chalet
- Spuds Restaurant & Catering
- barBURRITO

GROCERY

- NOFRILLS
- Metro
- Country Traditions

FITNESS & RECREATION

- Diamond Fitness Martial Arts
- Planet Fitness
- Fitt For You

AMENITIES

- Canadian Tire
- Rexall
- Giant Tiger
- BMO, CIBC, RBC



FOR LEASE

24 ADVANCE AVE. #3 NAPANEE



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 15,892 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- A & W, Denny's
- Canadian Tire
- Tim Horton's
- Walmart
- Planet Fitness
- RBC, CIBC, TD
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

