

FOR LEASE

1450 MCADOO'S LANE KINGSTON

INDUSTRIAL/ WAREHOUSE SPACE



PROPERTY DETAILS

LEASABLE AREA:	Total area: 10,125 +/- sf
LEASE RATE:	\$9.50 psf Net
ADDITIONAL RENT:	\$3.50 psf (2024 est.)
ZONING:	M5 plus warehouse, light industrial
UTILITIES:	Hydro/propane paid by Tenant
HEATING:	Radiant
CEILING HEIGHT:	+/- 20'
PARKING:	Front yard parking and behind the building.

FEATURES

- Six (6) grade level drive in doors
- Two (2) dock level doors
- Three offices and reception area
- 2.5 acres of additional rear yard area can be available with the premises, if required

LOCATION

- Excellent access to Highway 401. Approx. 1.4 km to Exit 617 (Division St.) and 2.6 km to Exit 619 (Montreal St.)

JAMES WARD
Broker

✉ jward@rtcr.com

☎ 613-384-1997 Ext. 25

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

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

WWW.RTCR.COM

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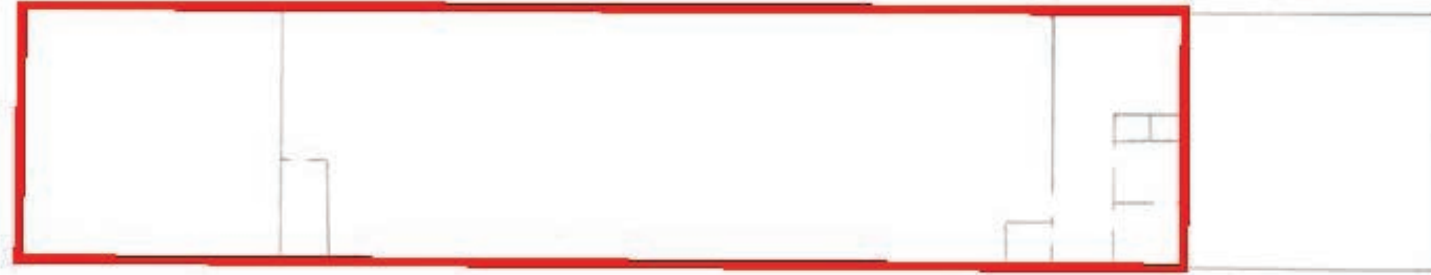
PHOTOS



FOR LEASE

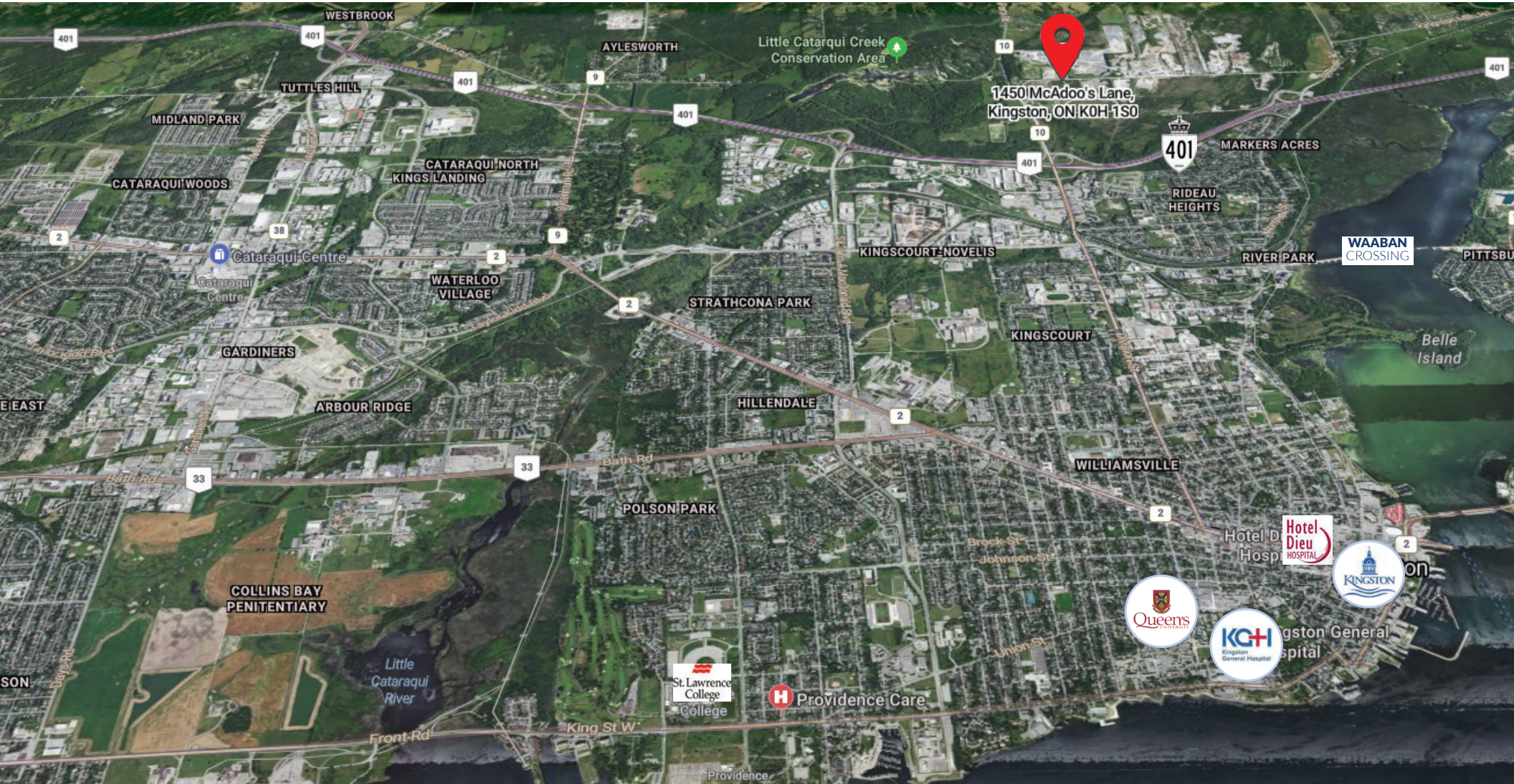
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FLOOR PLAN



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INDUSTRY SECTORS IN KINGSTON, ON

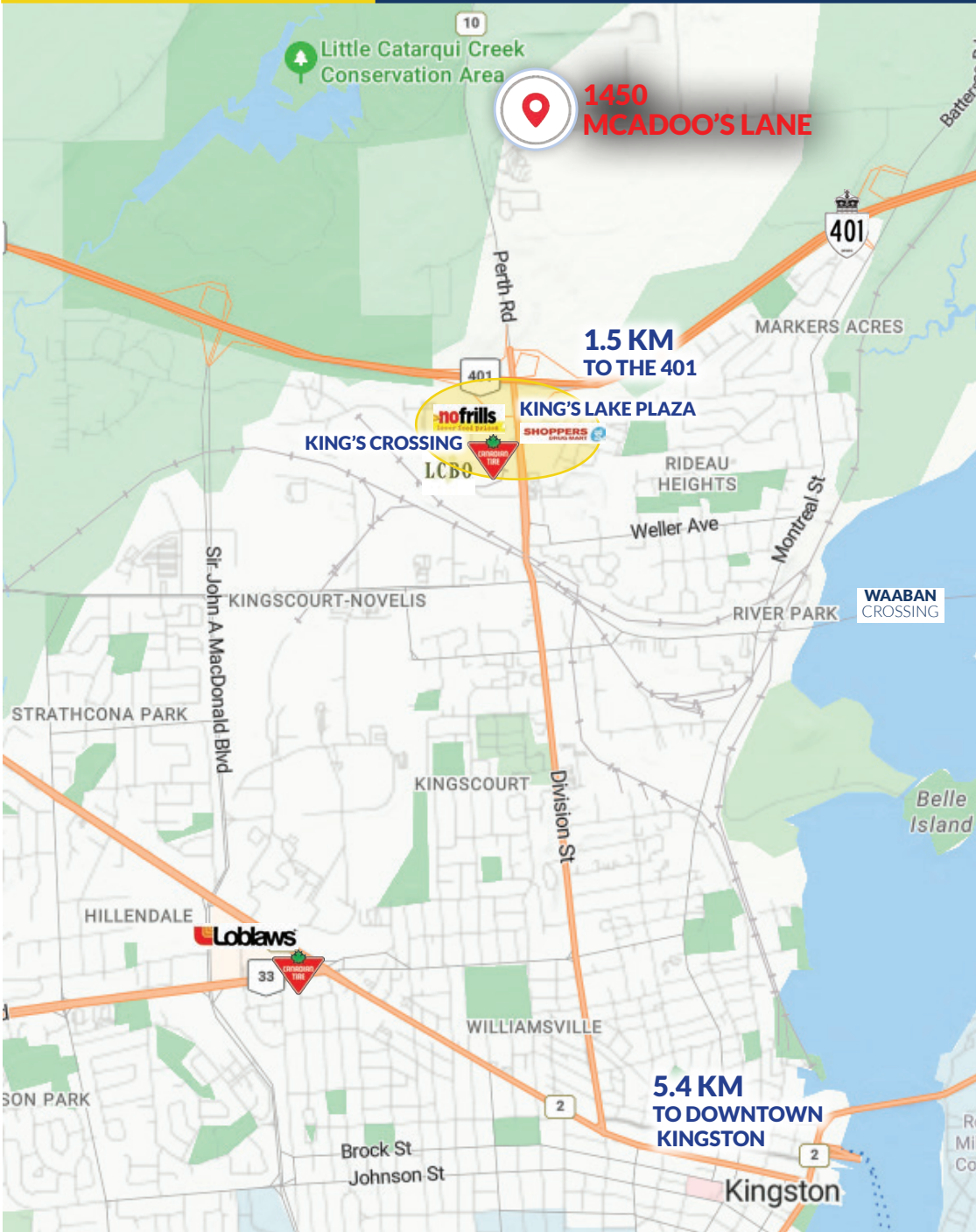
There are a number of industry sectors that are creating jobs and driving Innovation in Kingston, ON. With a focus on sustainability, Kingston has positioned itself as a leading jurisdiction, fostering innovative ideas and attracting investment.

- 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

- Swiss Chalet
- One Eyed Jack
- Shawarma Damascus

GROCERY

- NoFrills
- BulkBarn
- Shopper's Drug Mart

AMENITIES

- Canadian Tire
- Quality Inn
- Tim Horton's
- King's Crossing Fashion Outlet Mall
- Landmark Cinemas
- Service Ontario
- Dollarama

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*

