

For Lease

**640 Cataraqui Woods Dr,
Unit 201, Kingston, ON**

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Rockwell Commercial Real Estate, Brokerage

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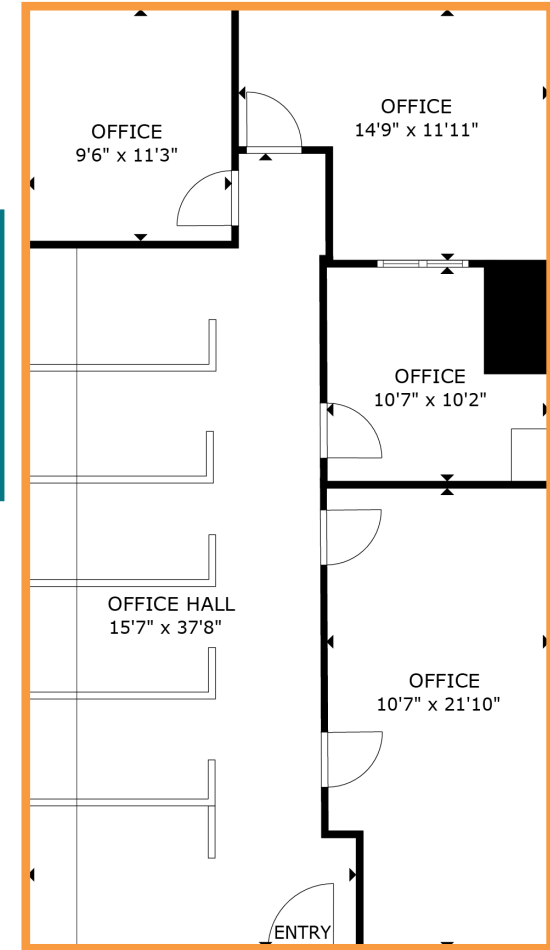
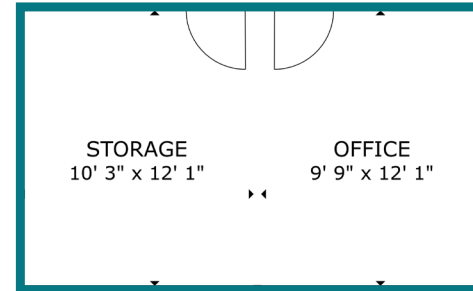


Property Facts

Available Space	± 1,514 sf approx. ± 346 sf non contiguous
Asking Rent	\$16.00 psf
Additional Rent (2024)	\$9.50 psf + HST est. • Including property taxes & operating costs, including ensuite utilities
Heating/Cooling	HVAC/Forced air - gas
Signage	Building directory
Parking	Ample free paved parking on site
Accessibility	Elevator serviced
Disclosure:	The Listing Broker is the Property Manager of the subject property

Floor Plans

- Suite 201 | ± 1,514 sf
- Suite 201A | ± 346 sf



Comments

Well located on the Northeast corner of Cataraqi Woods Drive and Gardiners Road, in an established office and industrial node in Kingston's west end. Situated within a 3.5 km radius of two Highway 401 interchanges, Gardiners Road and Sydenham Road, providing quick and easy access. The space is located on the second floor with elevator access.

The property comprises of a variety of well-established tenants, including Kingston Health Sciences, Jensen Building Ltd., Royal LePage, SCI Logistics and Greer Galloway Engineering.

Zoning M1 - Business Park Zone

Permits for a broad range of uses including:

- offices
- call centres
- catering services
- contractor's yard¹
- laboratory
- light industrial use¹
- production studio
- research establishment
- retail store²
- training facility¹
- transportation depot¹
- warehouse¹
- workshop¹
- wholesale establishment