



For Lease

683 Innovation, Unit 6-10, Kingston, ON

**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com



Property Details

Available Space ± 11,076 sf of space

Composition Includes a reception area, 1 private office, kitchen, 2 accessible washrooms, a storage area, compressor/server room, a fabrication room and a large warehouse/workshop.

Rental Rate \$12.00 psf + HST

Additional Rent \$6.78 psf + HST (est. 2023 water & sewer included)

Utilities Paid by Tenant (Gas, electricity, alarm, data & phone)

Parking Ample on-site

Signage Fascia and pylon spaces available on both sides

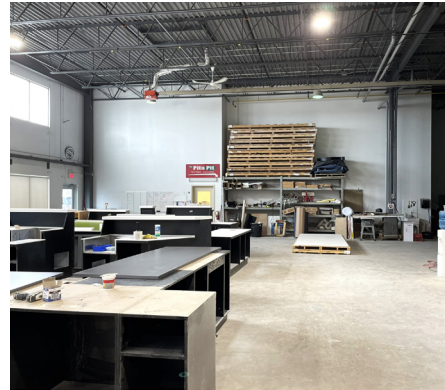
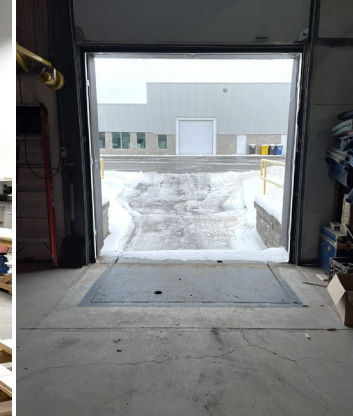
Doors 4 drive-in, 1 dock-level

HVAC Natural Gas 3 ton Rooftop with AC in office area. Heating System in the warehouse is Natural Gas Radiant Tub Heaters.

Power 600V 3phase 100 Amp Service with a 45 KVA transformer with 208/120V 3Phase 125Amp Panel

Landlord Big Block Properties Inc.

Availability 60-90 days notice required



Floor Plan

📍 Zoning

M4-E136-H228 (By-Law No 2022-62)

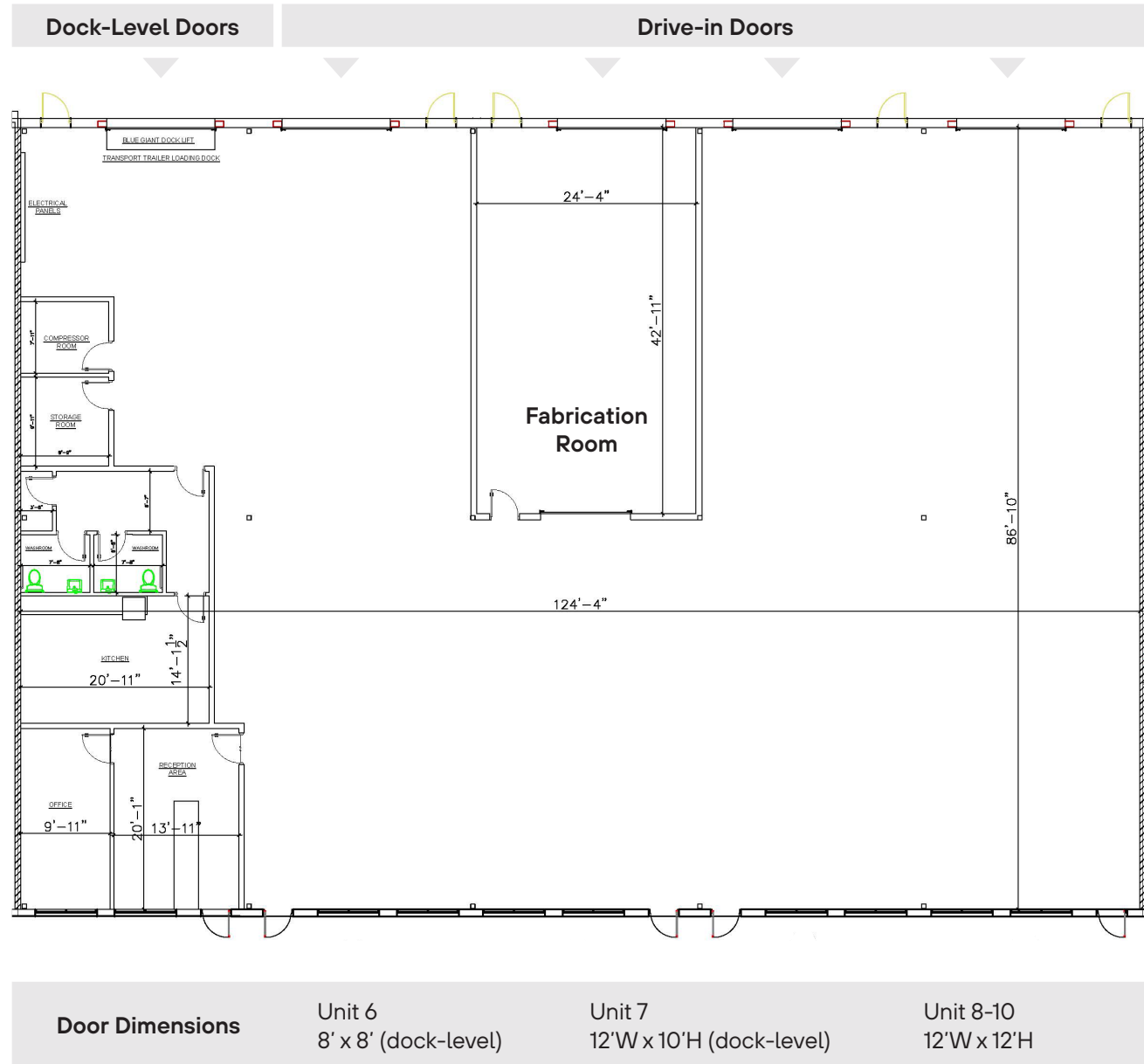
Allowing for uses including:

- Animal care⁵
- Animal shelter
- Banquet hall⁵
- Call centre¹
- Catering service¹
- Contractor's yard¹
- Day care centre⁵
- Financial institution⁵
- Fitness centre⁵
- Hotel⁵
- Laboratory¹
- Light industrial use¹
- Office¹
- Personal service shop⁵
- Place of worship⁵
- Production studio¹
- Recreation facility
- Repair shop¹
- Research establishment¹
- Restaurant⁵
- Retail store³
- Training facility¹
- Transportation depot¹
- Warehouse¹
- Wellness clinic⁵
- Wholesale establishment¹
- Workshop¹

¹Is required to operate within an enclosed building.

³Is limited only to convenience commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

⁵Is permitted as a principal use and may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan.





Kingston East

The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.



Contact Information

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