



**2 UNITS REMAINING**

## For Lease & Sale 190 Resource Rd, Building C, Kingston, On

### Contact Information

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**Rockwell Commercial  
Real Estate, Brokerage**  
78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)

## Property Details

Gross Building GFA: Building C: ± 58,339 sf

Utilities:

- Electricity and gas paid by unit Tenant
- Water and sewer charges included in condo fees

Signage: Owner can install its own signage on building and on common pylon sign

Parking: ± 99 spaces

Landlord: Empire Park Developments Ltd.

Condominium Registration: Estimated to be September 2024

## Base Building Features

- ± 20 ft clear height
- ± 10x14 Drive in door (Unit 4)
- Dock level door (Unit 4)
- Electrical: 600 volts at 3 phase main service disconnect only
- Plant gas heaters in unit 4 only
- 2 under slab rough-in for two-piece washrooms per unit 5" concrete floors
- water supply with shut off in each unit
- 1 x 5-ton HVAC roof-top curb only per unit
- 2 Roof-top gas-fired HVAC units installed in Unit 5 only including connections and thermostats
- Concrete block demising walls
- R35 roof insulation + R20 wall insulation
- Upright wet sprinkler system based on open floor plan
- Bell conduit with pull string to each unit



## Highlights

- Prestige light industrial building available in the Cataraqui Estates Business Park, just south of Highway 401 off Gardiners Road, providing easy access to all major cities along the corridor
- Ample on-site parking
- In close proximity to local and large retailers, restaurants and personal services, including nearby Invista Centre
- If applicable, Development Charges paid by Purchaser, depending on intended use

## Location

The Cataraqi Estates Business Park is located in the west end of Kingston. It has proximity to Highway 401 (approx. 1km south) providing easy access to all major cities along the corridor.

The prestige character of the park, which accommodates small, medium and large sized businesses has attracted manufacturing and

assembling operations, processing plants, warehousing and distribution facilities, and business or professional offices.

The area provides access to many amenities, including the Invista Centre, Fit4Less, restaurants, retail services, the Cataraqi Centre, RIOCAN, and Holiday Inn.



### DISTANCE BY VEHICLE

**1hr 54min**

OTTAWA

**3hr**

MONTREAL

**2hr 31min**

TORONTO

## Zoning M3-L91

### Allowing for the following uses:

- manufacturing, assembly, fabricating and processing operations
- construction and transportation activities and facility
- storage, warehousing and wholesale trade activities
- communications and utilities facility
- institutional uses with General Industrial characteristics, such as a trade school
- business and professional office within 90m of a streetline
- Public

### (ii) Permitted Complementary Uses

- Restaurant;
- Financial institution;
- Personal services and convenience commercial;
- Automotive, heavy equipment or truck repair facility;
- Research and development facilities, including laboratories;
- Clinic;
- Public and private parks and recreation facilities; and
- Parking lots or parking structure.

### (iii) Permitted Uses

- A maximum of 25% of the total gross floor area of a permitted use may be used for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises.
- (iv) Complementary Uses:
  - Complementary uses shall be limited to a maximum of 25% of the total gross floor area of all buildings and structures on the lot.
  - Complementary uses may be established in advance of a primary permitted use, provided the gross floor area of such uses does not exceed five percent of the lot area.
- (v) Business or Professional Office Uses
  - A business office or professional office shall be located within 90 metres of a street line.
  - A business office or professional office shall be restricted to a maximum of 50% of the total gross floor area of all buildings or structures occupying

Note: See the Listing Broker for the list of non-permitted uses stated in the Condominium declaration



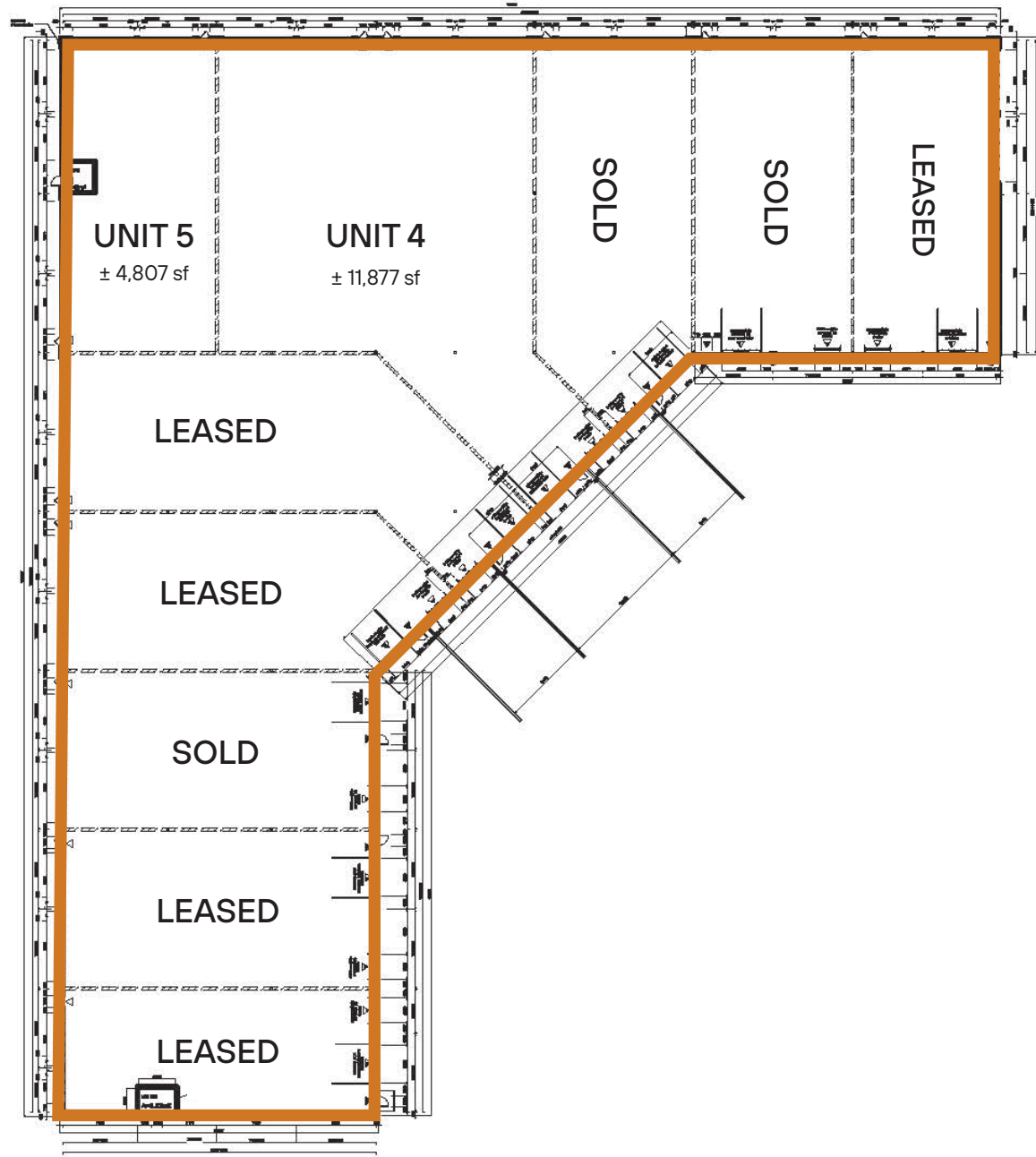
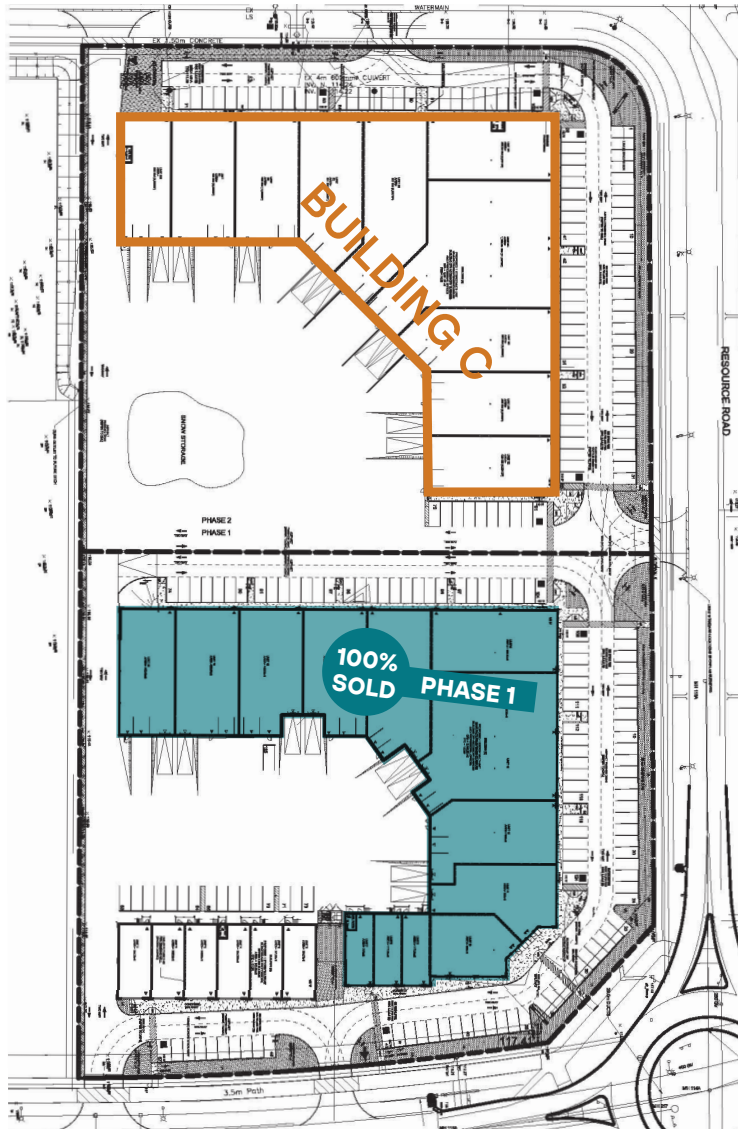
**REMAINING BUILDING C UNITS AVAILABLE**

Municipal & Condo Unit No	Gross Floor Area (SF)	Clear Ceiling Height (FT)	Purchase Price	Lease Price	2024 Estimated Property Taxes	2024 Estimated Condo Fees *psf
1	± 4,694			<b>Leased</b>		
2	± 5,006			<b>Sold</b>		
3	± 5,609			<b>Sold</b>		
4	± 11,877	20	\$2,375,400.00	\$12.00	\$4.67	\$2.26
5	± 4,807	20	\$1,275,000.00	\$12.00	\$4.67	\$2.26

2024 estimated condominium fees include common electric, building maintenance, snow removal, landscaping maintenance, alarm monitoring, water & sewer charges, management, legal & audit, general office & bank charges and reserve fund.

**Development charges are exempt for warehouse/manufacturing uses. Current DC charges are \$25.07 psf. Owner to pay applicable development changes to the City of Kingston for non warehouse/manufacturing uses based on Tenants/Owner's intended use of the Premises. Please confirm with the City of Kingston.**

# Project Site Plan & Building Plan



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