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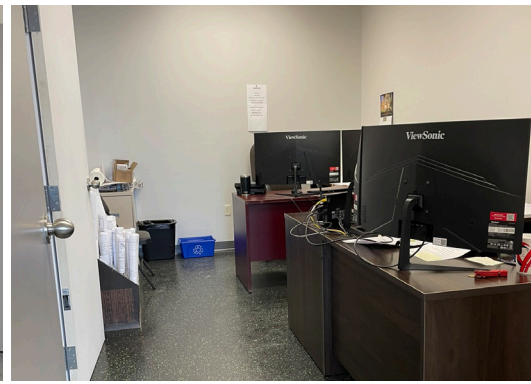
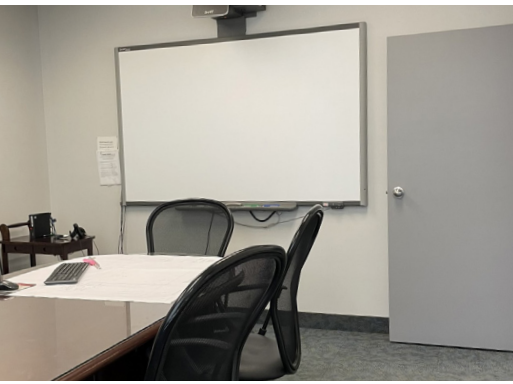
Property Details

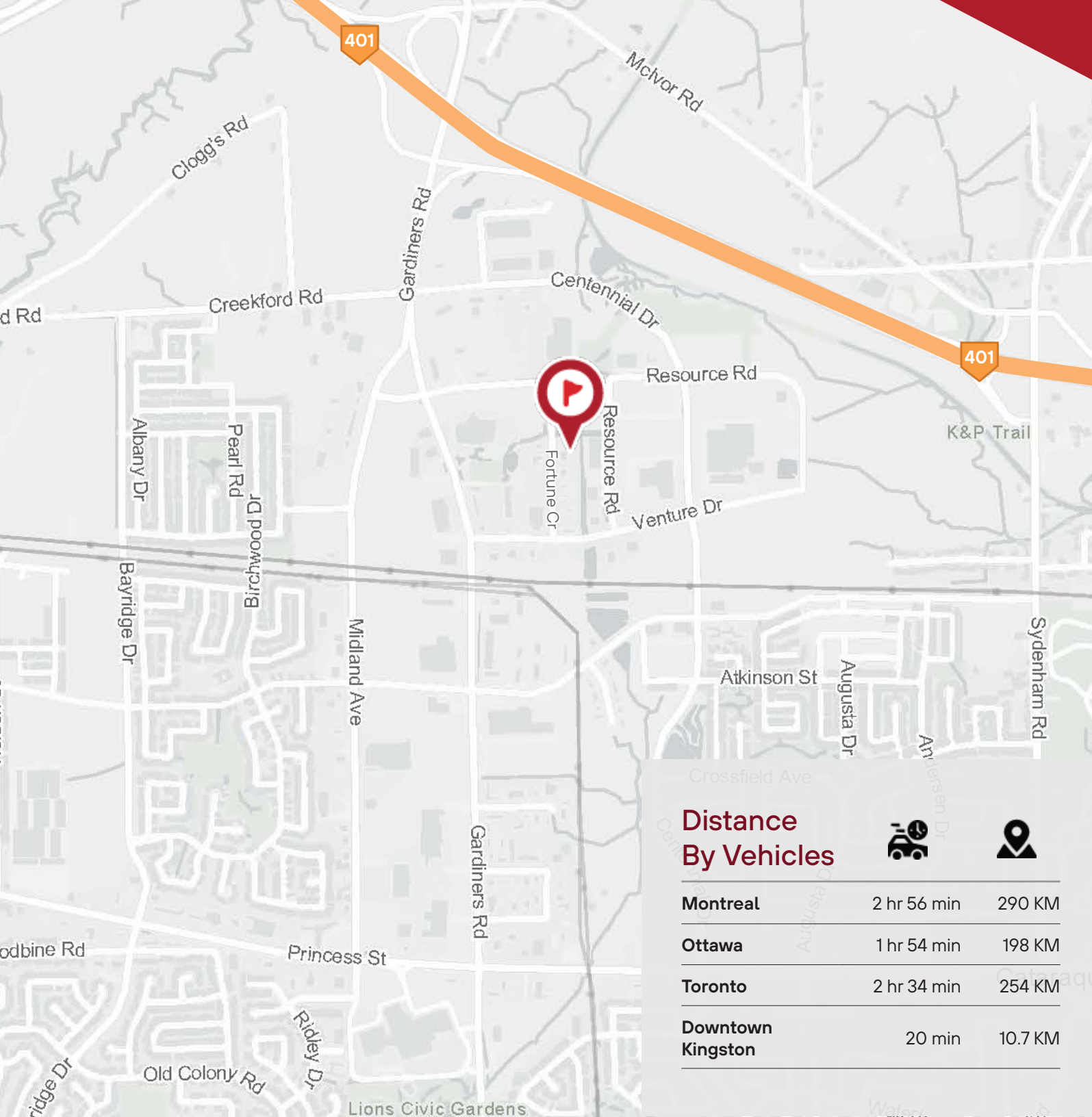
Rentable Area:	Total available space: ± 6,705 sf (rentable) Office space: ± 1,544 sf (usable) Warehouse space: ± 5,161 sf
Net Rent:	\$13.00 + HST psf
Additional Rent:	\$4.40 + HST psf
Utilities:	Separately metered paid directly by tenant
Clear Ceiling Height:	± 20 ft
Loading Doors:	1 grade level (11.8' x 13.78') 2 dock level (7.87' x 7.87') All located at rear of building
Electrical:	200 amp, 600 volt, 3 phase
Heating/Cooling:	<ul style="list-style-type: none"> HVAC in office area 3 suspended unit heaters in warehouse area
Parking:	± 21 parking spaces servicing the building in common
Sprinklers:	Wet sprinkler system
Availability:	January 1, 2025 or possibly earlier, subject to existing tenants relocation

🎯 Zoning M2 General Industrial Zone (By-Law 2022-62)

Allows for a wide range of uses including but not limited to:

- Automobile body shop
- Automobile repair shop
- Catering services
- Contractor's yard
- Equipment rental
- Heavy equipment or truck repair shop
- Industrial repair shop
- Light industrial use
- Office
- Outdoor storage
- Repair shop
- Retail store
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop







Location Overview

718 Fortune Crescent is located only 1.7 kms south of the Highway 401/Gardiners Road Intersection in the Cataraqui Estates Industrial Business Park, which is situated in Kingston's west end, the region's fastest growing commercial and residential area. Highway 401 provides direct access to all major cities along the main transportation corridor between Detroit and Montreal, making this location ideal for distribution/ warehousing uses.

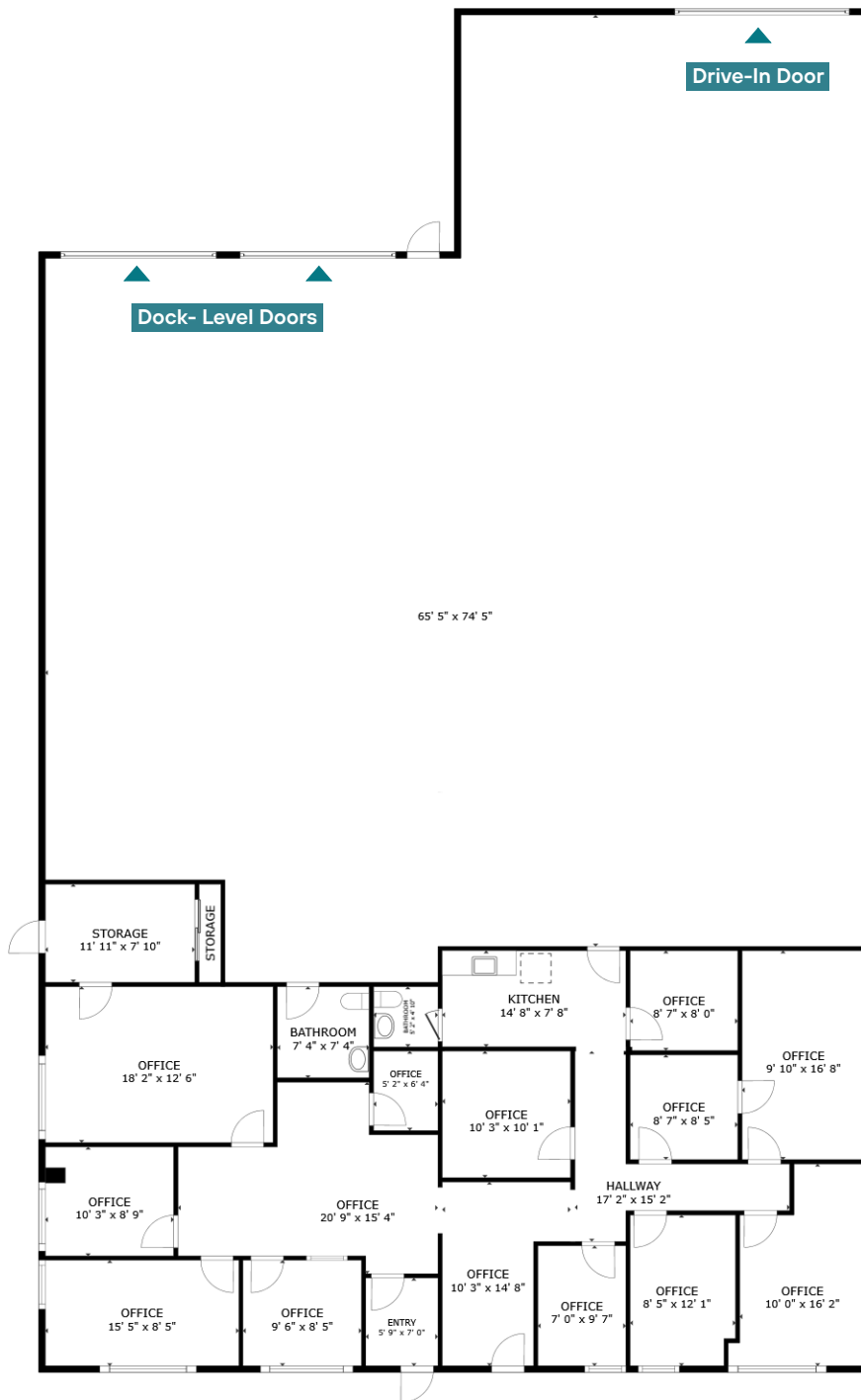
Kingston is situated on Highway 401 approximately half way between Montreal and Toronto. Just a half hour's drive east of Kingston the 401 connects with Interstate 81 (New York State) which travels into the heartland of the United States. The nation's capital, Ottawa, is accessed by Highway 416, which meets Highway 401 approximately one hour east of Kingston.

Distance By Vehicles

		
Montreal	2 hr 56 min	290 KM
Ottawa	1 hr 54 min	198 KM
Toronto	2 hr 34 min	254 KM
Downtown Kingston	20 min	10.7 KM

Floor Plan

*All dimensions and areas stated are approximate



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COMMERCIAL

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On**

Contact Information

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