

For Lease

598 Norris Ct,
Unit 2
Kingston, ON

Martin L. Skolnick
Broker/Vice President
+1 613 542-2724 x 27
martin.skolnick@rockwellcre.com



Opportunity Highlights

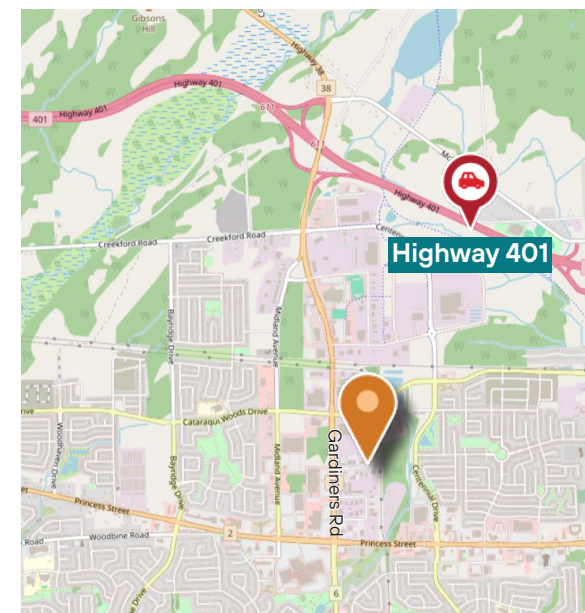
Available Space ± 4,875 sf of ground floor office and warehouse space

Net Rent \$13.00 psf + HST

Additional Rent \$4.00 psf + HST (est. 2024)
Includes Property taxes, building maintenance, insurance and water/sewer charges. Other utilities paid directly by Tenant.

Parking Ample on-site parking

Availability Immediately

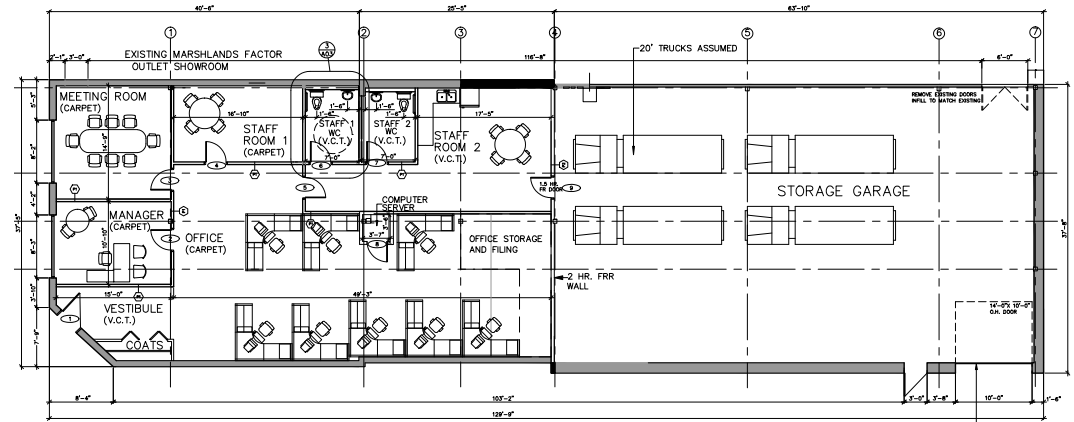


Rockwell Commercial
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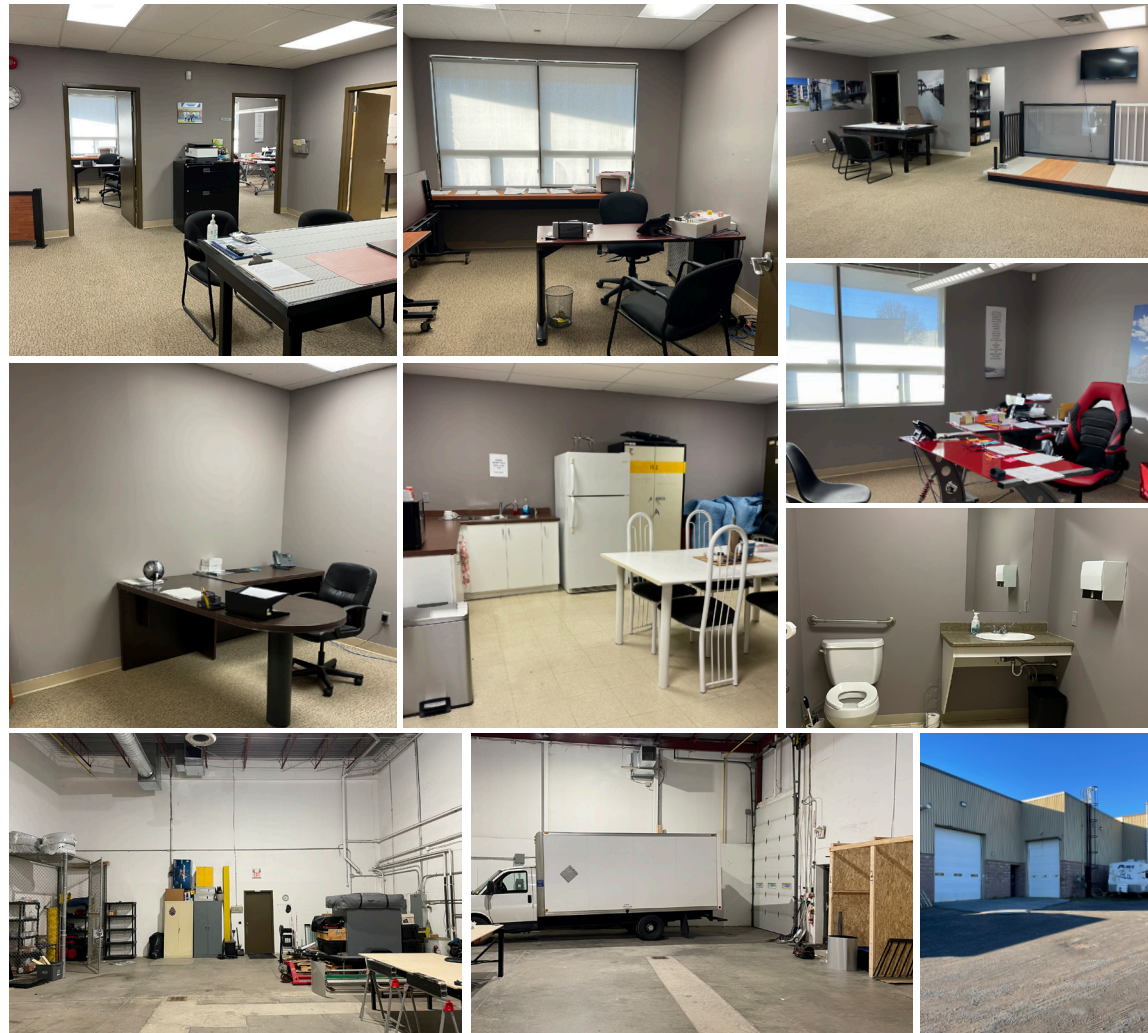
Property Details

Available Space	± 4,875 sf
Office Space	± 2,340 sf
Warehouse Space	± 2,535 sf
Ceiling Height	Warehouse area: ± 20'
Electrical	600 volts primary service; 120/208 volt 3 phase, 225 amp secondary service
Heating/Cooling	<ul style="list-style-type: none"> Office - gas HVAC Warehouse - forced air gas (no A/C)
Loading Door	Automatic roll-up drive-in door 10' wide x 14' high
Availability	Immediately

Floor Plan



*Floor plan not shown as exactly built



Zoning M2

Employment Zone; M2 allows for the following permitted uses:

- Automobile body shop
- Automobile repairs shop1
- Catering service
- Contractor's yard
- Equipment rental
- feedmill
- Heavy equipment or truck repair shop
- Light industrial use
- Office4
- Outdoor storage4
- Repair shop
- Retail store2
- Self-service storage facility
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop

Summary

- Move-in condition
- Two floor drains and two exhaust fans in warehouse
- Two handicap washrooms and handicap front door access/opener
- A functional alarm system is installed
- Additional Mezzanine storage space available if required
- Landlord willing to install new back-lit sign at their cost