

# For Lease

## 4372 Holmes Rd Inverary, ON

**Peter Kostogiannis**  
Broker of Record/President  
+1 613 542-2724 x 24  
[peter.kostogiannis@rockwellcre.com](mailto:peter.kostogiannis@rockwellcre.com)

**Sidney Kostogiannis**  
Salesperson  
+1 613 542-2724 x 34  
[sidney.kostogiannis@rockwellcre.com](mailto:sidney.kostogiannis@rockwellcre.com)

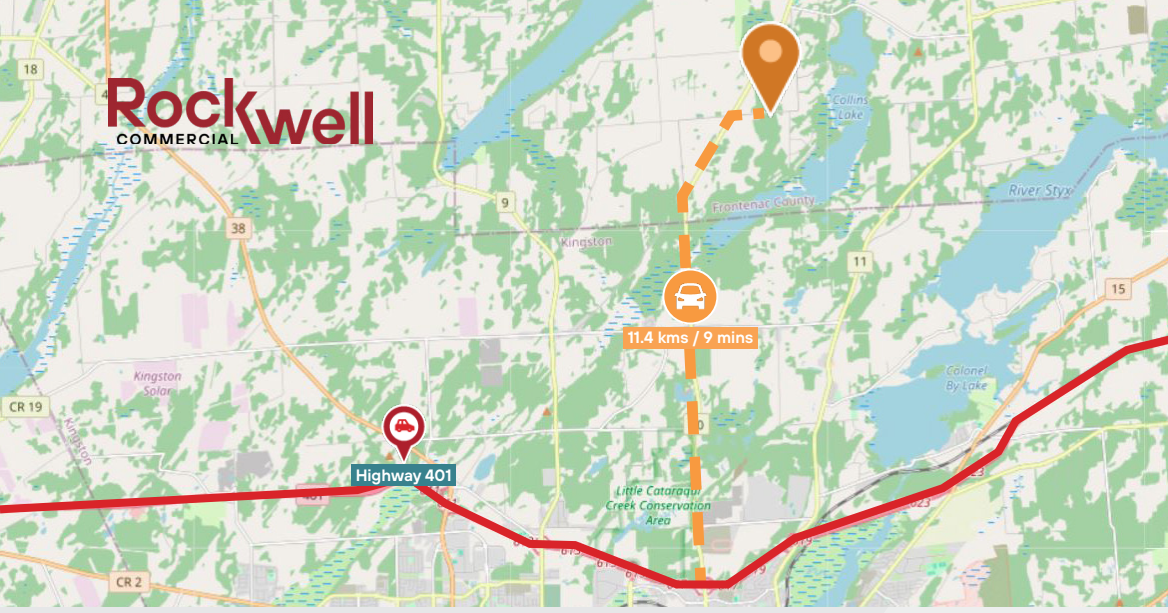
 78 Brock St Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)

Rockwell Commercial Real Estate, Brokerage

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## Property Facts

Available Space	± 5,250 sf (excluding outdoor storage) ± 616 sf rear storage addition; not heated, gravel floor; Ext. Dimensions - 44 ft / 14 ft; Rental Rate - \$550.00/monthly; One 10'/10' grade level door.
Exterior Storage	
Asking Rent	\$12.00 psf
Utilities	Paid separately by tenant
Additional Rent (2024)	\$3.04 psf
Zoning	RI (Rural Industrial)
Parking	Ample on-site
Heating + Cooling	Gas - propane, ceiling mounted units
Doors	1 dock-level door, 3 grade-level doors
Ceiling Height	West portion; ± 13"7' ft / East Portion; ± 13" ft
Occupancy	2 week notice

## Opportunity

Located in South Frontenac approximately 10 minutes to Highway 401. This space has been extensively renovated with new siding, windows, HVAC, and more. The warehouse has high efficiency with spray-foam insulation throughout, R18 insulated overhead doors, LED lighting, etc. Large gravel lot provides for ample on-site parking. Outdoor storage area available including transport truck container.

