



For Lease: Industrial

# 1259 Centennial Drive, Kingston

Up to 50,000 SF of Class "A" Space Available

**Lennard:**



420-333 Preston Street, Ottawa  
613.963.2640

[lennard.com](http://lennard.com)

# Property Details

<b>Availability</b>	Unit 1: ±25,000 SF Unit 2: ±25,000 SF (includes 750 SF of turnkey office)
<b>Zoning</b>	M1
<b>Clear Height</b>	32'
<b>Bay Size</b>	Approx. 54' x 48' 60' speed bay at dock doors
<b>Loading</b>	6 Dock Doors with 40,000lb pneumatic levellers and bumpers Drive-in doors (12'x14') or larger available
<b>Parking</b>	Ample on-site parking Truck parking available
<b>Power</b>	600 volts, 200 amps (Additional power available)
<b>Net Rent</b>	\$12.00 PSF
<b>Additional Rent</b>	\$4.33 PSF (2023 Estimate)

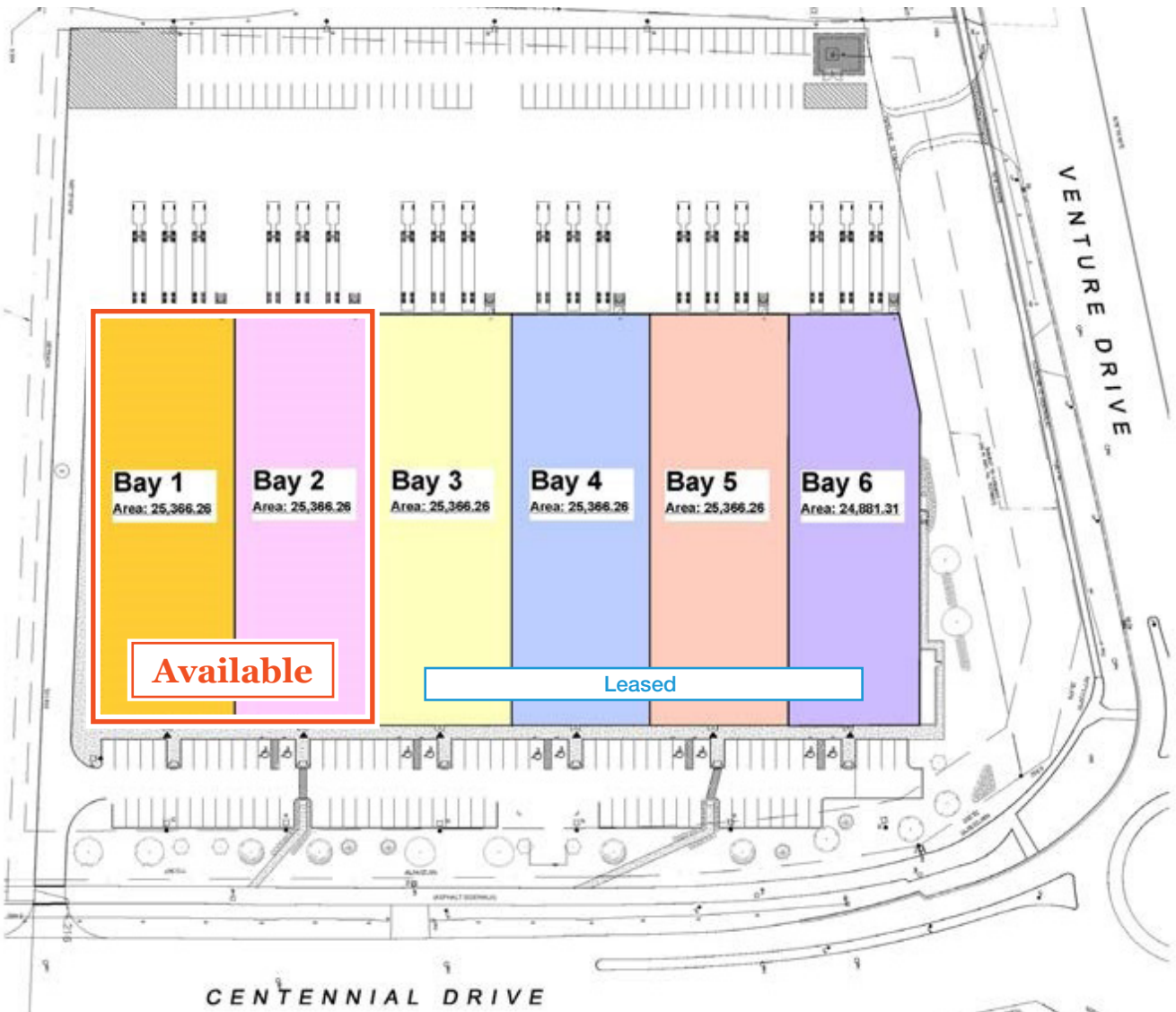
1259 Centennial Drive • Kingston

## Building Highlights

- Located in the Cataraqui Estates Business Park, located west of Kingston
- Signage available
- High bay LED motion sensor
- High bay suspended gas heat
- Fully sprinklered ESFR
- 3-minute drive to HWY 401



# Floor Plan



# Photos



# Office Photos



# Zoning

## Permitted Uses:

### Industrial Uses:

- research and development facilities, including laboratories;
- data processing facilities, including call centres;
- technologically advanced manufacturing, fabricating, and assembling operations for the production of high value products;
- film or recording studio;
- commercial school or training facility, provided the use is contained within an enclosed building(s);
- the following light industrial uses, provided they are contained within an enclosed buildings: manufacturing, repairing, fabricating, processing and assembling operations; construction and transportation activities and facilities; storage (does not include a self-storage facility), warehousing, and wholesale trade activities; and communications facilities and utilities.

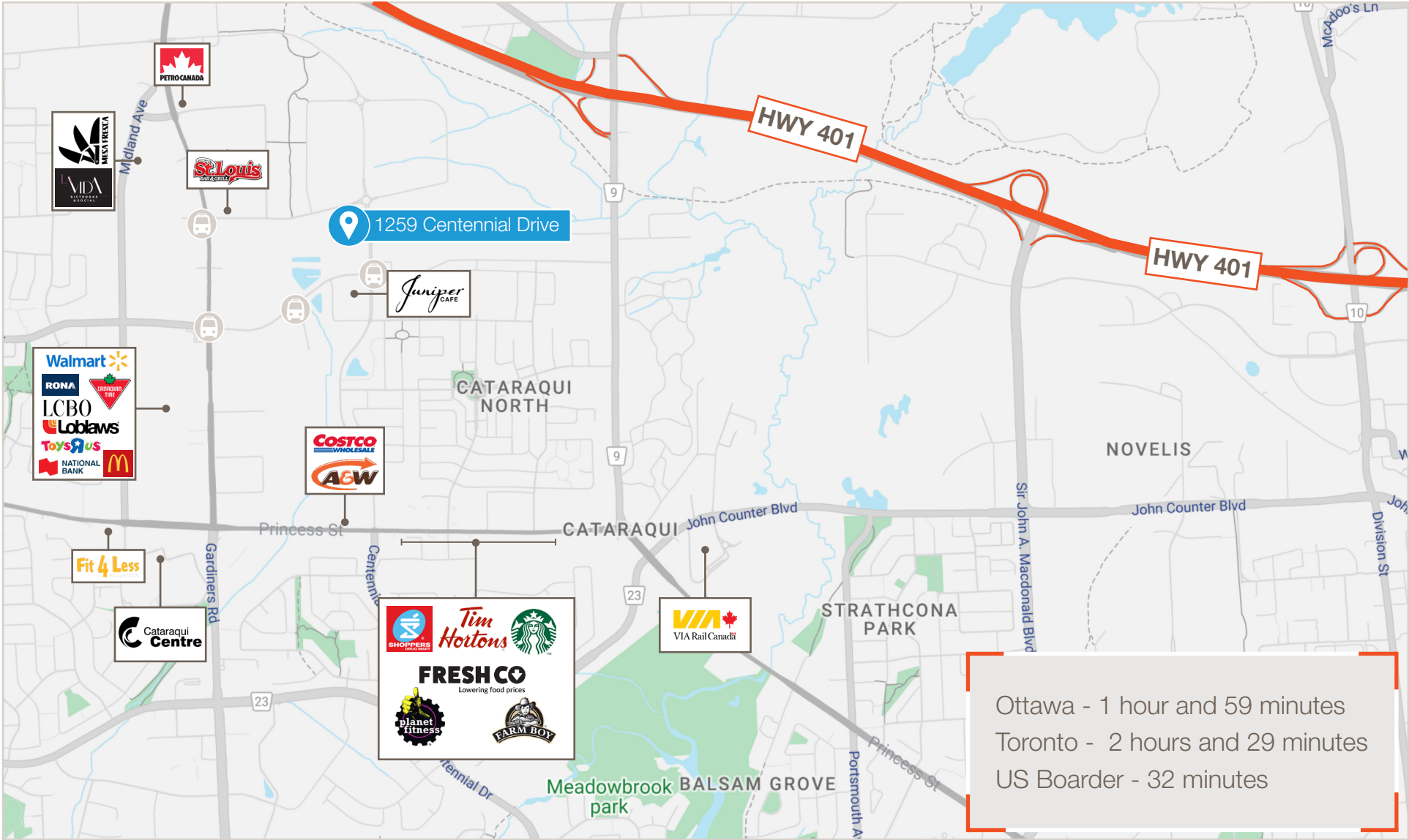
### Office Uses:

- corporate administrative offices and government offices;
- administrative, professional and technical services, such as engineering and surveying firms, that are consistent with the image and amenity of a Business Park Industrial setting.

### Permitted Complementary Uses:

- office and business services, such as printing and equipment repair, which are intended to serve the Business Park Industrial area;
- day care facilities;
- hotel and/or conference facilities, including banquet halls, trade show buildings, and similar uses;
- restaurants;
- drive-through facilities;
- financial institutions;
- personal services;
- medical and paramedical uses;
- convenience commercial uses;
- sources of renewable energy.

# Nearby Amenities



# Kingston

## Cataraqui Estates Business Park

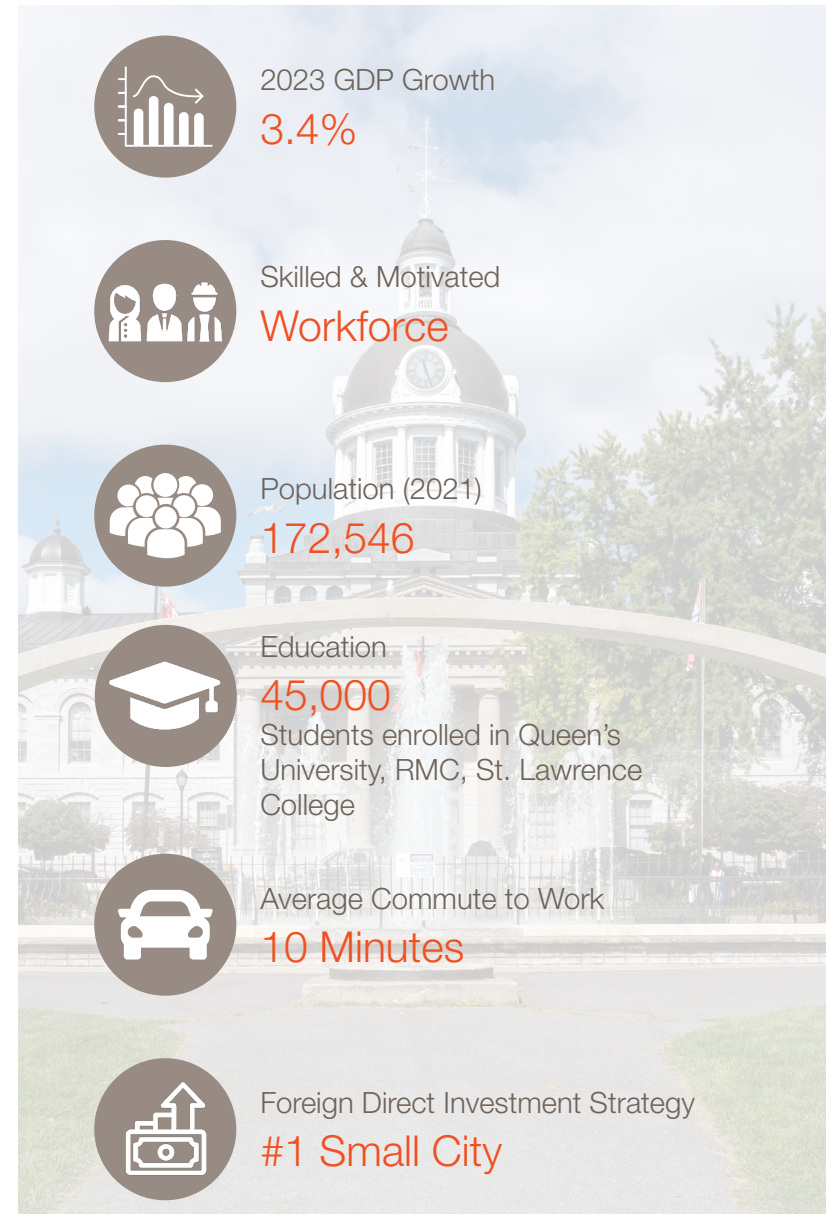
Cataraqui Estates Business Park is located in the west end of Kingston, approximately 1km south of Highway 401. It is prestige in character, accommodating a number of small to medium to large sized businesses including manufacturing and assembling operations, processing plants, warehousing and distribution facilities, and business or professional offices. The lands are a mix of Business Park Industrial and General Industrial uses. Lots range in size from 0.5 acre to 14.5 acres.

## Kingston Advantage: Warehousing & Logistics

The City of Kingston is a liveable 21st century city and is a premier location for warehousing & logistics opportunities. Kingston is the regional centre for Eastern Ontario and represents 25M people and the third largest GDP in North America within an 8-hour drive. Companies choose Kingston for the ideal logistics along Highway 401, close proximity to 1000 Islands International Bridge, Picton Deep Water Port and proximity to major Canadian cities. The 1000 km of fibre optics cable, proximity to markets and workforce make Kingston an ideal location for investment.

## Innovation & Entrepreneurship

Kingston's culture of innovation and entrepreneurship is growing and bringing with it new people, big ideas, diverse personalities and a fresh outlook on how to drive economic development. The city is located in an easy-to access ecosystem, within driving distance from major urban markets: Toronto, Montreal and Ottawa, offering incredible resources ranging from investors, mentors, acceleration programs, and infrastructure. Kingston is bringing people together, supporting their drive to create, explore and innovate. Kingston develops new talent at three post-secondary educational institutions collectively attracting, educating, training and inspiring more than 45,000 students each year.







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