



CLERMONT
GROUP

1-590 Cataragui Woods Drive
Kingston, Ontario
K7P 1 T8
ClermontGroup.com

FOR LEASE

1224 Gardiners Road
Kingston, Ontario

SPACE AVAILABLE

3,200sq.ft.+

LEASE RATE

\$13.95 PSF NET

ADDITIONAL RENT

\$7.50PSF (utilities included)

ZONING

M6-10

LOADING DOORS

1 x Grade level

PARKING

Onsite parking available at no additional charge

SPRINKLER

Yes

CONSTRUCTION

Steel

WATER

Yes – City Service

SEWER

Yes – City Service

NATURAL GAS

Yes



DESCRIPTION

- Beautiful professional office building located within 5 minutes of Highway 401
- Move in condition on major city artery in Kingston west end
- Wheelchair accessible with elevator and shared washrooms
- This property is zoned for business or professional office, assembly plant, manufacturing, fabricating plant, warehouse, apparel or finished textiles plant, wholesale establishment, self-service storage facility.

NOTES:

This building is centrally located between Toronto, Ottawa & Montreal.

FOR MORE INFORMATION PLEASE CONTACT:

Carol Parks
Property Manager

Telephone: 613.384.4477 Ext. 203
Facsimile: 613.384.4497

cparks@clermontgroup.com

Note: All information provided is deemed reliable but is not guaranteed and should be independently verified.



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ZONING INFORMATION:

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Its permitted uses include, but are not limited to, the following:

- **Business or Professional Office**
- **Assembly Plant**
- **Apparel or Finished Textiles Plant**
- **Fabricating Plant**
- **Manufacturing**
- **Warehouse**
- **Wholesale Establishment**
- **Self-Service Storage Facility**

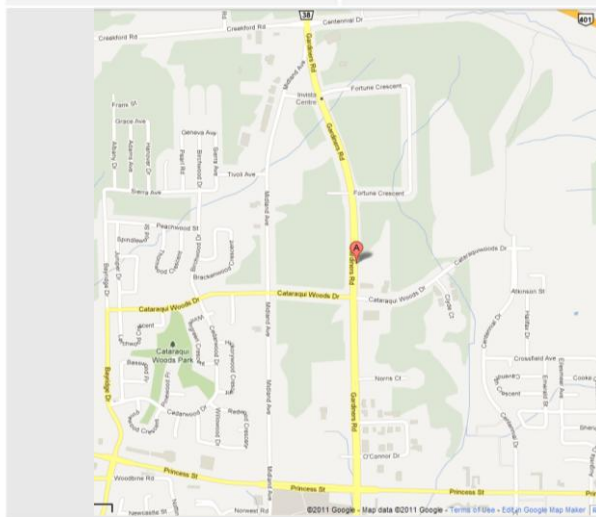


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