



For Lease

683 Innovation, Unit 6-9, Kingston, ON

**Rockwell Commercial
Real Estate, Brokerage** 
78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com

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Property Details

Available Space	± 8,860 sf of space
Rental Rate	\$13.00 psf + HST
Additional Rent	\$6.74 psf + HST (est. 2026 water & sewer included)
Utilities	Paid by Tenant (Gas, electricity, alarm, data & phone)
Parking	Ample on-site
Signage	Fascia and pylon spaces available on both sides
Doors	3 drive-in, 1 dock-level
HVAC	Natural Gas 3 ton Rooftop with AC in office area. Heating System in the warehouse is Natural Gas Radiant Tub Heaters.
Power	600V 3phase 100 Amp Service with a 45 KVA transformer with 208/120V 3Phase 125Amp Panel
Landlord	Big Block Properties Inc.
Comments	Currently set up as a gym, equipment available to be purchased. Landlord will consider all other uses. Landlord willing to consider removal of leaseholds specific to gym use.
Availability	Immediate



Zoning

M4-E136-H228 (By-Law No 2022-62) Allowing for uses including:

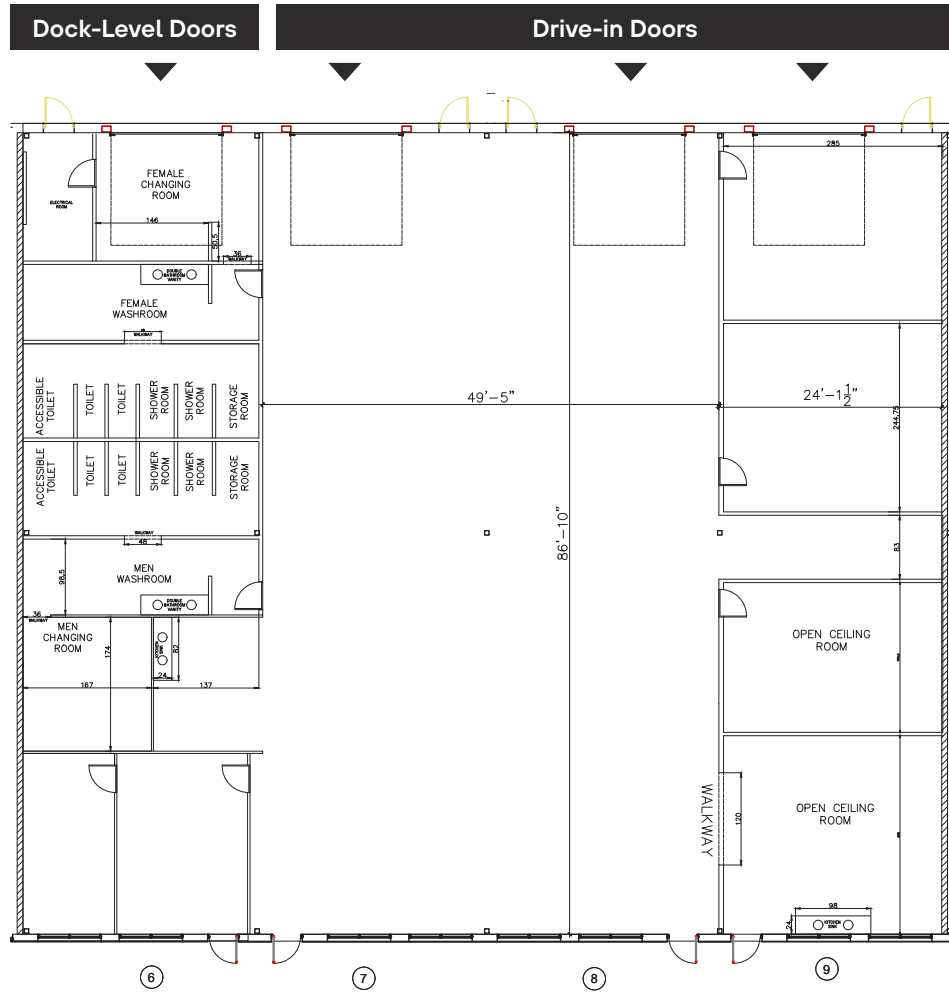
- Animal care⁵
- Animal shelter
- Banquet hall⁵
- Call centre¹
- Catering service¹
- Contractor's yard¹
- Day care centre⁵
- Financial institution⁵
- Fitness centre⁵
- Hotel⁵
- Laboratory¹
- Light industrial use¹
- Office¹
- Personal service shop⁵
- Place of worship⁵
- Production studio¹
- Recreation facility
- Repair shop¹
- Research establishment¹
- Restaurant⁵
- Retail store³
- Training facility¹
- Transportation depot¹
- Warehouse¹
- Wellness clinic⁵
- Wholesale establishment¹
- Workshop¹

¹Is required to operate within an enclosed building.

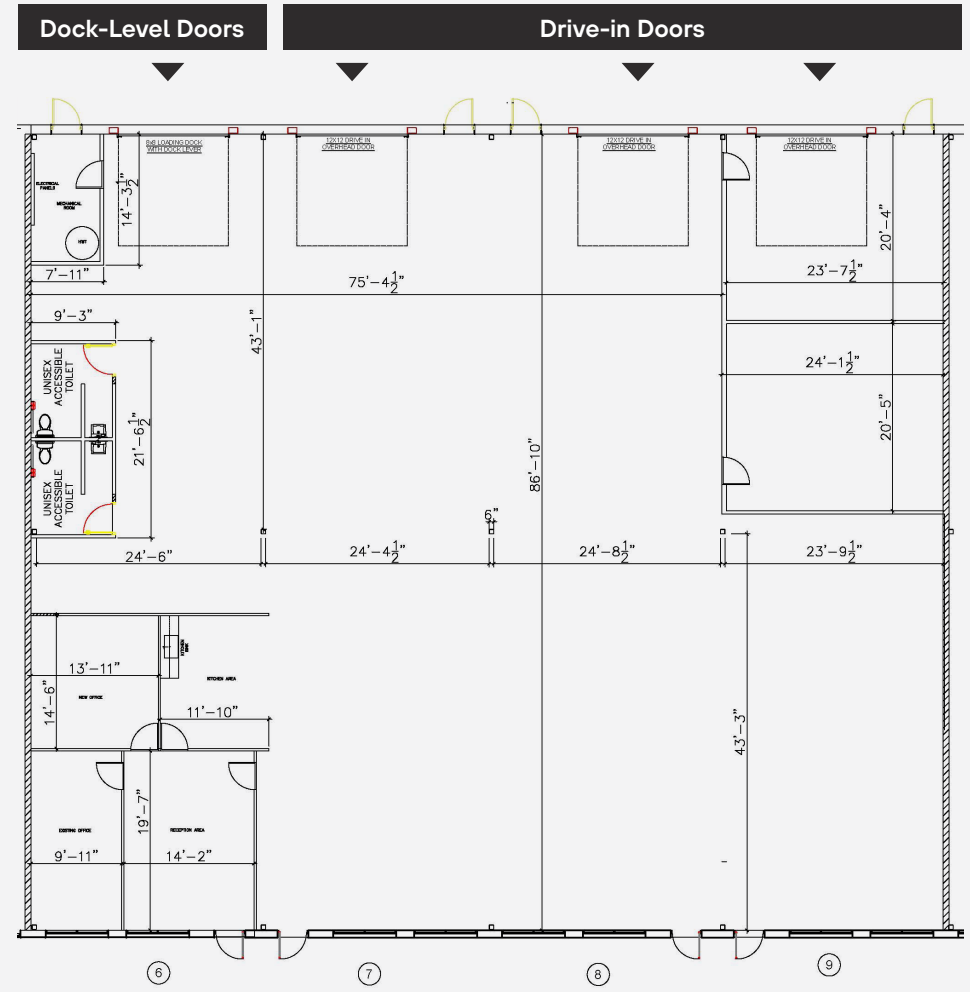
³Is limited only to convenience commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

⁵Is permitted as a principal use and may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan.

Existing Floor Plan



Proposed Landlord's Base Building



Door Dimensions

Unit 6
8' x 8' (dock-level)

Unit 7
12'W x 10'H (dock-level)

Unit 9
12'W x 12'H



Kingston East

The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.



Contact Information

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