

For Lease

**598 Norris Ct,
Unit 3
Kingston, ON**

Martin L. Skolnick

Broker/Vice President

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

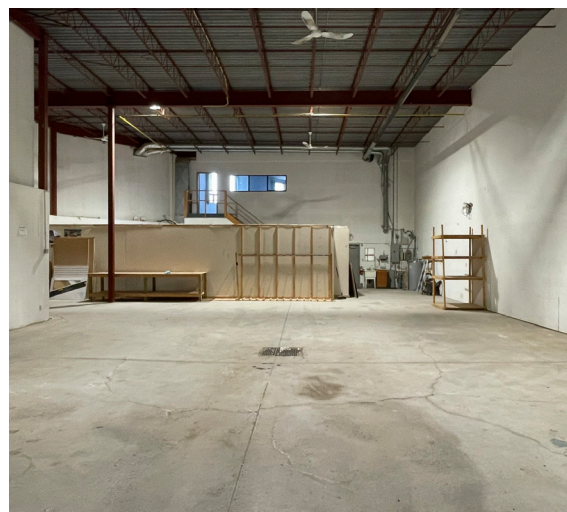
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Property Details

	Rentable Area: ± 5,310.57 sf
Available Space	Ground Floor: ± 3,855.2 sf
	Mezzanine: ± 1,455.37 sf
Monthly Rent	\$5,300 + HST (based on \$13.00 psf for ground floor space and \$9.00 psf for mezzanine office)
Budgeted Additional Rent	\$4.50 psf + HST (2026) including: water/sewer charges, exterior lighting, snow removal, landscaping, property taxes and insurance.
Utilities	Tenant pays for natural gas and electricity
Ceiling Height	Warehouse area: ± 20'
Electrical	600 volts primary service; 120/208 volt 3 phase, 200 amp service
Shipping Doors	Roll-up drive-in door 10' wide x 14' high
Parking	Ample on-site
Occupancy	Immediate

Highlights

- Situated in Kingston's established Northwest Industrial Park, a recognized hub for logistics, light manufacturing, warehousing, and service-industrial users
- Excellent connectivity via Gardiners Road and nearby arterial routes, supporting efficient local and regional circulation
- Minutes to Highway 401, offering direct east-west access to Toronto, Ottawa, Montréal, and U.S. border crossings
- Located within a concentration of complementary industrial and commercial occupiers, creating a strong business ecosystem
- Close proximity to retail, food services, and daily amenities along the Gardiners Road commercial corridor for employees and visitors



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

Floor Plan

Main Floor



Mezzanine





Contact Information

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