

For Lease

640 Cataraqui Woods Dr,
Unit 1A, Kingston, ON

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Rockwell Commercial Real Estate, Brokerage

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Property Facts

Available Space	± 6,355 sf
Asking Rent	\$14.00 psf + HST
Additional Rent (2026)	\$8.31 psf + HST (estimated)
Ceiling Height	± 20 ft (to be verified)
Doors	One (1) dock-level, One (1) grade-level door
Exterior Compound	± 1,300 sf (to be verified)
Electrical	600 Volt, 1200 Amp
Heating/Cooling	HVAC/Forced air - gas
Signage	Building directory
Parking	Ample free paved parking on site
Comments	Ideal for wholesale supply. Unit allows retail component.
Occupancy	August 1, 2026

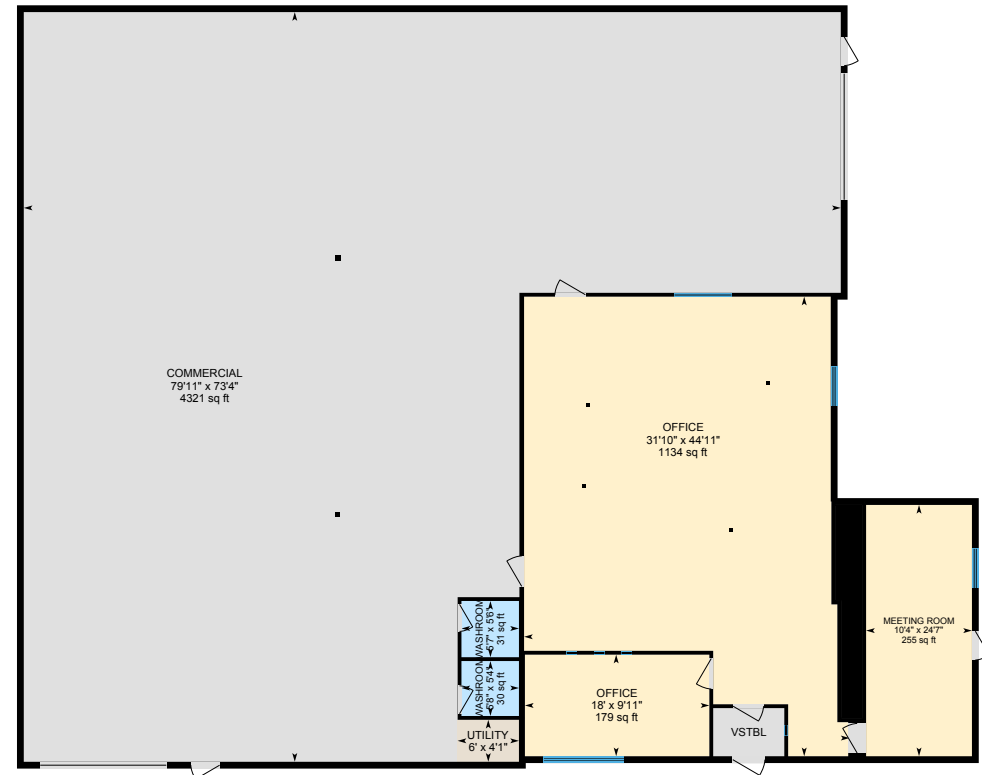
Disclosure: The Listing Broker is the Property Manager of the subject property.

Comments

Well located on the Northeast corner of Cataraqi Woods Drive and Gardiners Road, in an established office and industrial node in Kingston's west end. Situated within a 3.5 km radius of two Highway 401 interchanges, Gardiners Road and Sydenham Road, providing quick and easy access. The space is located on the second floor with elevator access.

The property comprises of a variety of well-established tenants, including Kingston Health Sciences, Jensen Building Ltd., SCI Logistics and Greer Galloway Engineering.

Floor Plans



Zoning Business Park Zone (M1)

Permits for a broad range of uses including:

- offices
- call centres
- catering services
- contractor's yard¹
- laboratory
- light industrial use¹
- production studio
- research establishment
- retail store²
- training facility¹
- transportation depot¹
- warehouse¹
- workshop¹
- wholesale establishment

1. Is required to operate within an enclosed building.
2. Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use.