

FOR SUBLEASE

INDUSTRIAL WAREHOUSE/STORAGE



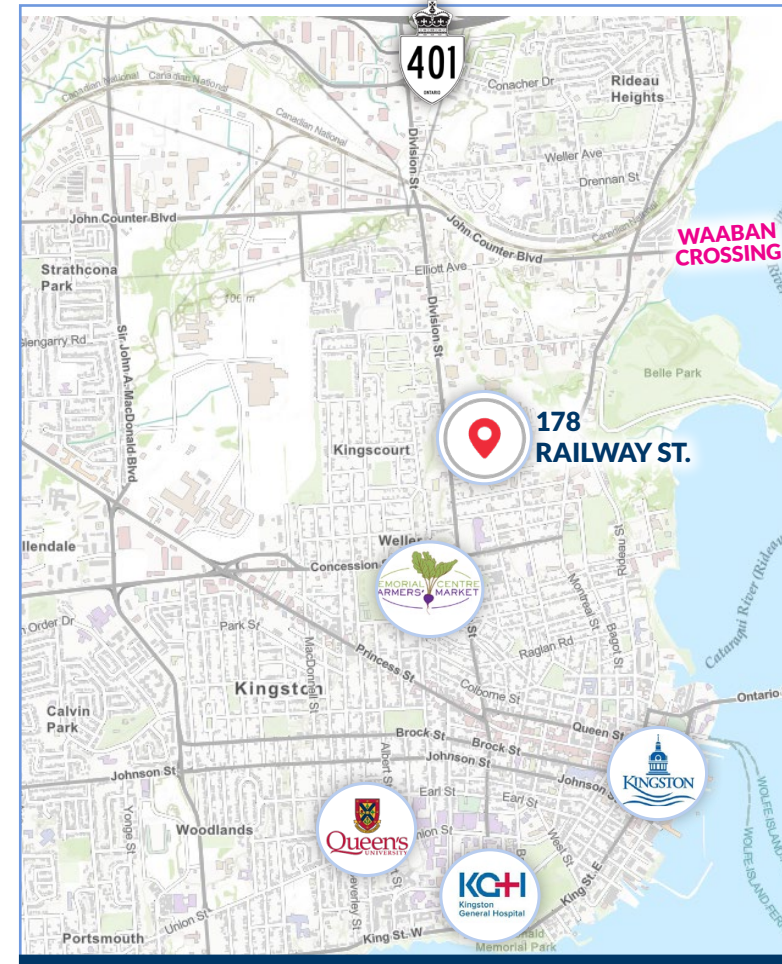
178 RAILWAY STREET

PROPERTY DETAILS

- 10,000 +/- SF
- Sublease rate \$5.50 psf net until the end of November 2025
- Additional Rent \$2.48 psf (2024 est.)
- Total Monthly Rent: \$6650 + HST
- Utilities paid by Tenant
- Large drive-in door 19' wide by 15'6" high.
- Two dock level loading doors.
- 24 foot ceiling height
- Renovated 2020. New lighting, heating, kitchen and washrooms

LOCATION

- Good access to Highway 401, on Division Street and Montreal Street
- Proximity to Queens University and Downtown Kingston
- 5 minutes to Downtown (1.9 km),
5 minutes to Highway 401 (2.3 km)



JAMES WARD

Broker Principal

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☎ 613-384-1997 ext 25

**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

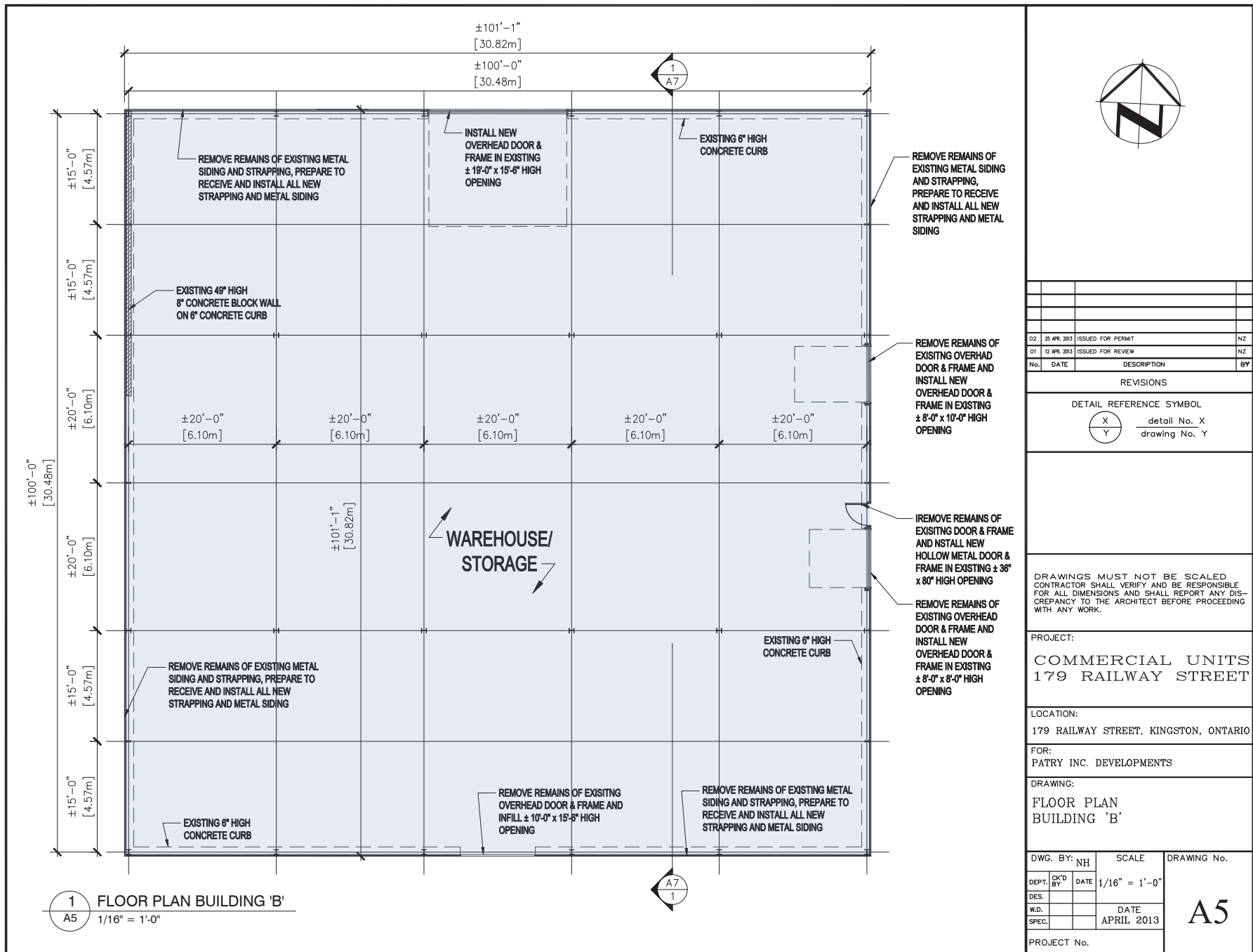
📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

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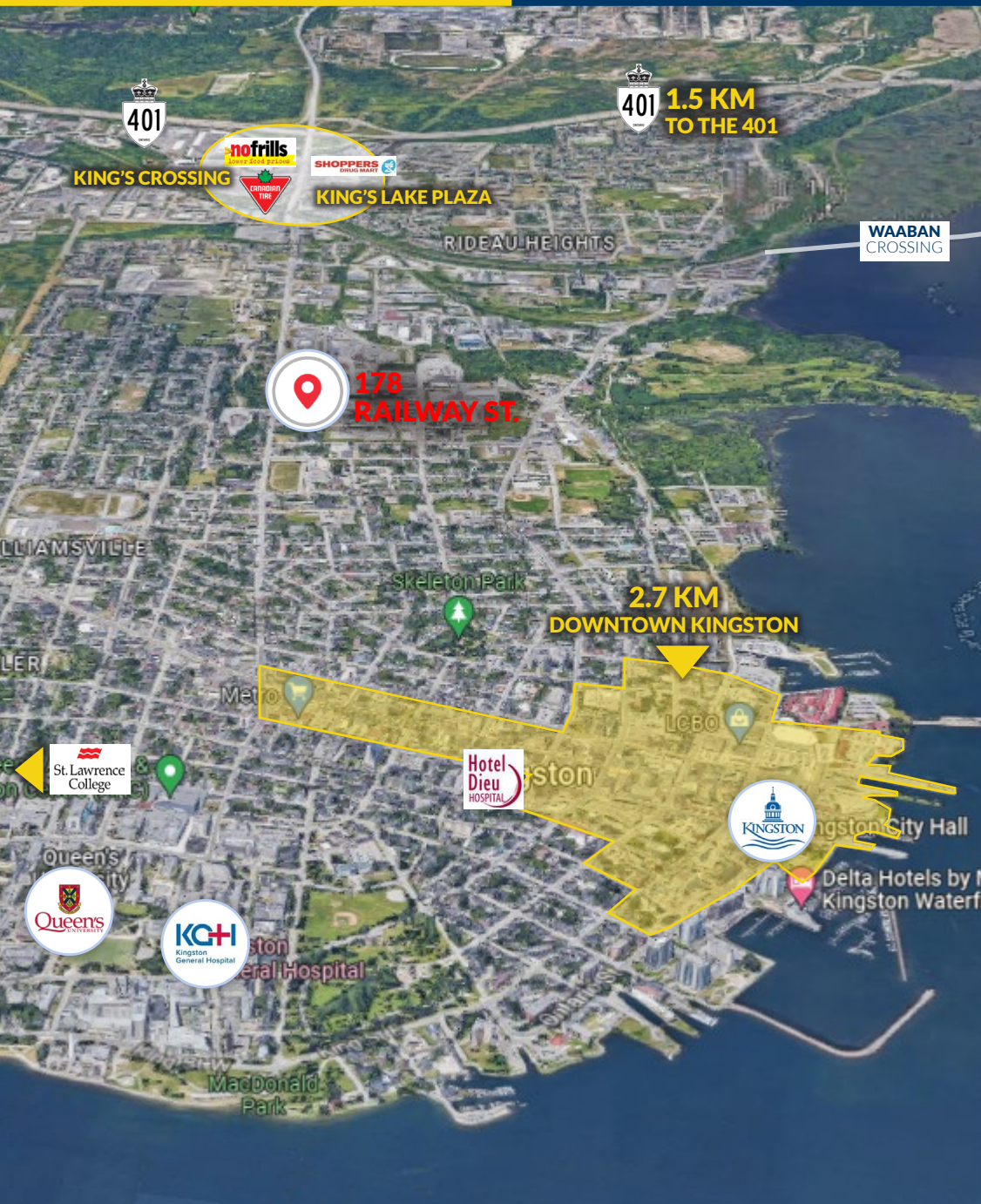
178 RAILWAY STREET KINGSTON





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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- East Side Village
- Hoagie House
- Mamma Mia Pizza
- Big Bites Kingston

GROCERY

- Quattrocchi's
- NoFrills
- Giant Tiger

AMENITIES

- King's Crossing Fashion Outlet
- Landmark Cinemas
- Service Ontario
- Canada Post
- The Beer Store
- Petro-Canada, Shell, Esso
- Canadian Tire
- LCBO

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

