

FOR LEASE | ± 2,935 SF

133 DALTON AVE

UNIT 2B | KINGSTON, ON

LIGHT INDUSTRIAL / OFFICE SPACE



PETER KOSTOGIANNIS
Broker of Record/President
+1 613 542 2724

peter.kostogiannis@cwkingston.com

SCOTT BOTTING B.COM

Broker
+1 613 542 2724

scott.botting@cwkingston.com



**CUSHMAN &
WAKEFIELD**
Kingston

CUSHMAN & WAKEFIELD KINGSTON | 78 Brock Street | Kingston, ON K7L 1R9 | cushmanwakefieldkingston.com

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PROPERTY DETAILS

Area:	± 2,935 sf
Asking Rate:	\$13.00 psf + HST
Estimated Additional Rent:	\$3.76 psf + HST
Utilities:	<ul style="list-style-type: none">• Electricity and gas paid by unit Tenant• Water and sewer charges included in Additional Rent
Heating/Cooling:	<ul style="list-style-type: none">• Office area heated and cooled via rooftop HVAC unit• Warehouse area heated by suspended gas-fired heater
Clear Ceiling Height:	14 ft
Loading:	Dock-level door (8' x 10') at rear shared with adjacent tenant
Landlord:	Axion Development Corporation Limited
Parking:	Ample on-site parking
Signage	Common pylon signage available. Tenant can install its own signage on building pending Landlord's approval.
Occupancy	July 1, 2024

FEATURES + HIGHLIGHTS

- Nicely finished space improved with four private offices, boardroom, kitchenette, male and female washrooms, reception area, rear warehouse area (± 935 sf)
- Conveniently proximity to many restaurants and amenities
- Easy access to/from Highway 401



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LOCATION

Excellent location 600 meters south of Highway 401, between Division Street and Sir John A. Macdonald providing easy access to Highway 401 (exits 615 & 617) and downtown. Convenient proximity to many restaurants and amenities and adjacent to the King's Crossing retail development.

ZONING M1-L386

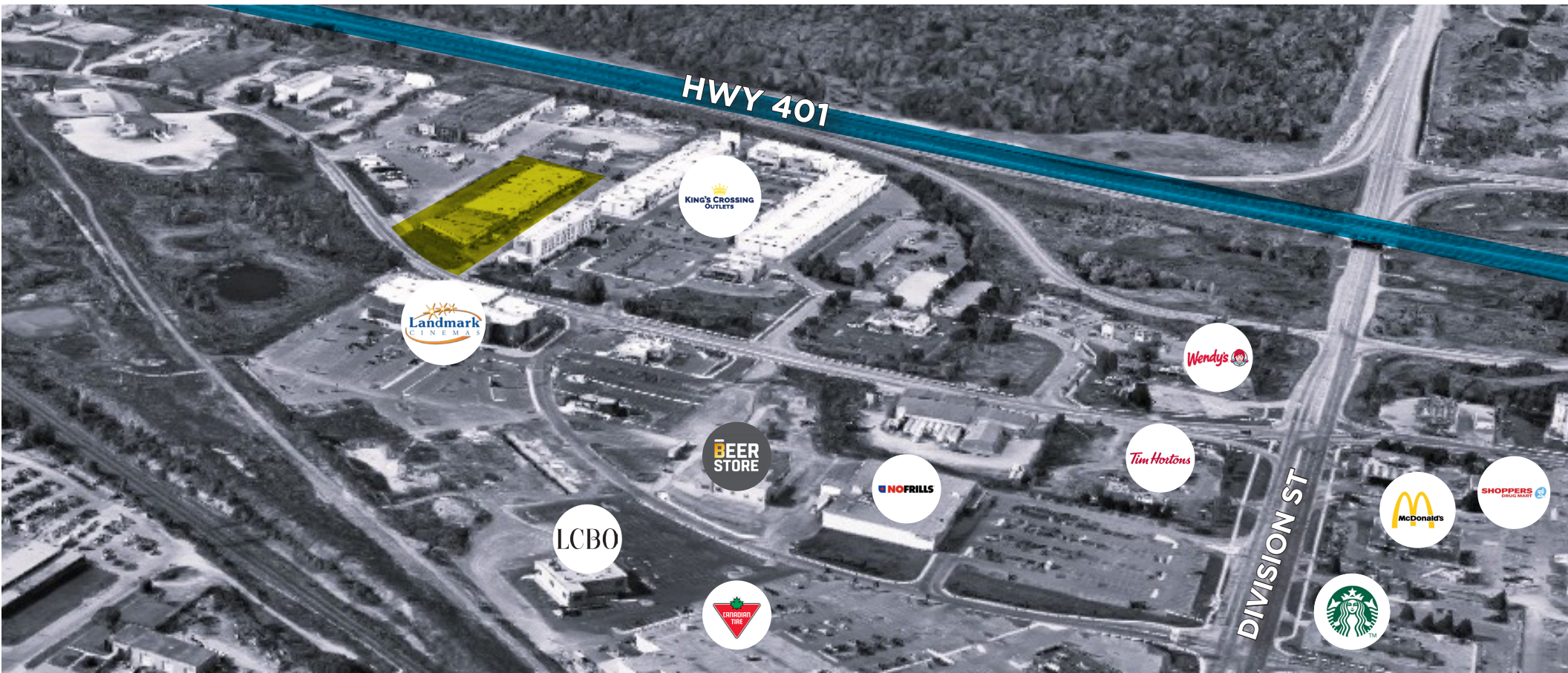
(By-Law 2022-62)

Permitted uses include but are not limited to:

- Commercial school
- Laboratory
- Light industrial use
- Office
- Production studio
- Repair shop
- Research establishment
- Training facility
- Warehouse
- Wholesale establishment
- Workshop

Permitted complementary uses included but are not limited to:

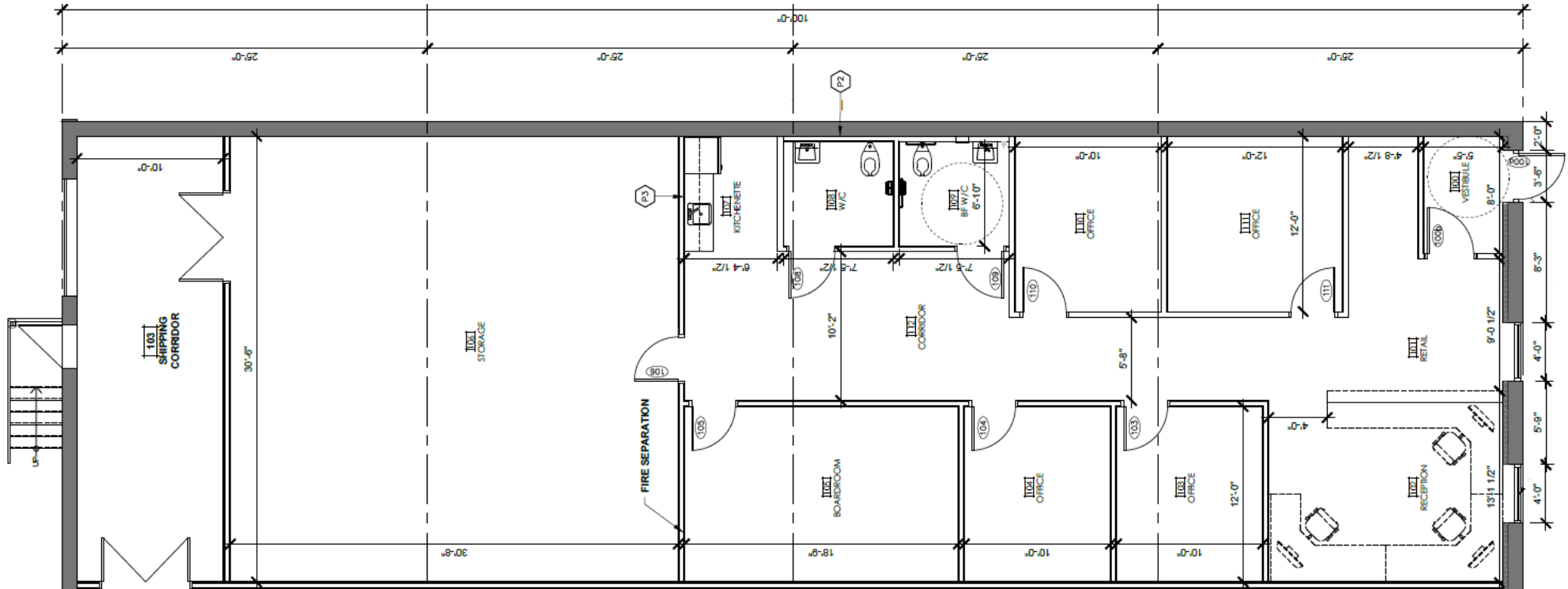
- Retail store
- Recreational use
- Medical office
- Medical clinic
- Personal service shop
- Restaurant



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FLOOR PLAN



*Existing improvements may vary slightly from the above plan

CONTACT INFORMATION:

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