

For Lease

133 Dalton Ave, Unit 1, Kingston, On

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

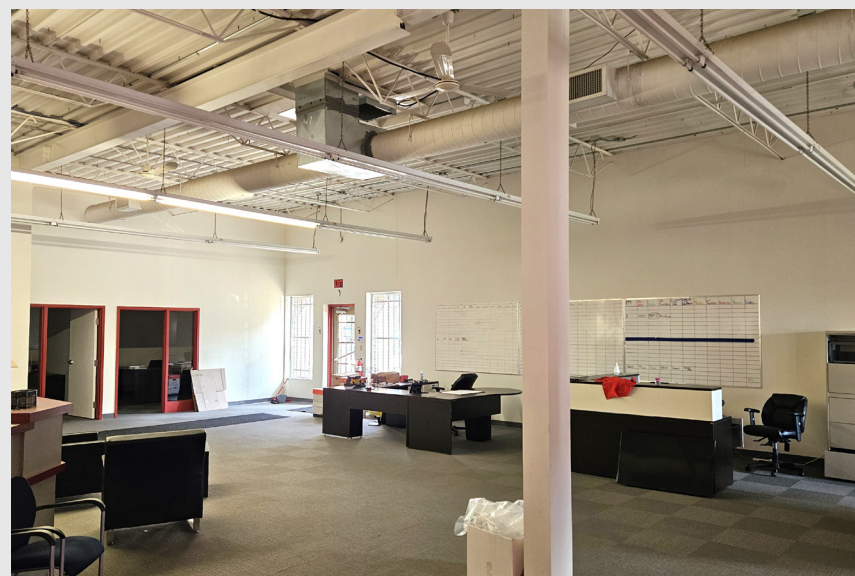
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Property Details

Area:	± 6,446 sf
Asking Rate:	\$13.00 psf + HST
Estimated Additional Rent:	\$3.91 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 and cooled by rooftop HVAC and suspended gas-fired heater
Clear Ceiling Height:	± 12'8" ft to underside of joists
Loading:	<ul style="list-style-type: none"> • Dock-level door at rear • Double man door at front with direct access to warehouse area
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.

Highlights

- Nicely finished space improved with three private offices, boardroom, lunchroom, storage room, washrooms, showroom area, rear warehouse area
- Lots of natural light along southern wall
- Convenient proximity to many restaurants and amenities
- Easy access to/from Highway 401



Location

Excellent location 600 meters south of the 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 M3-L91 (By-Law 2022-62)

Permitted uses include but are not limited to:

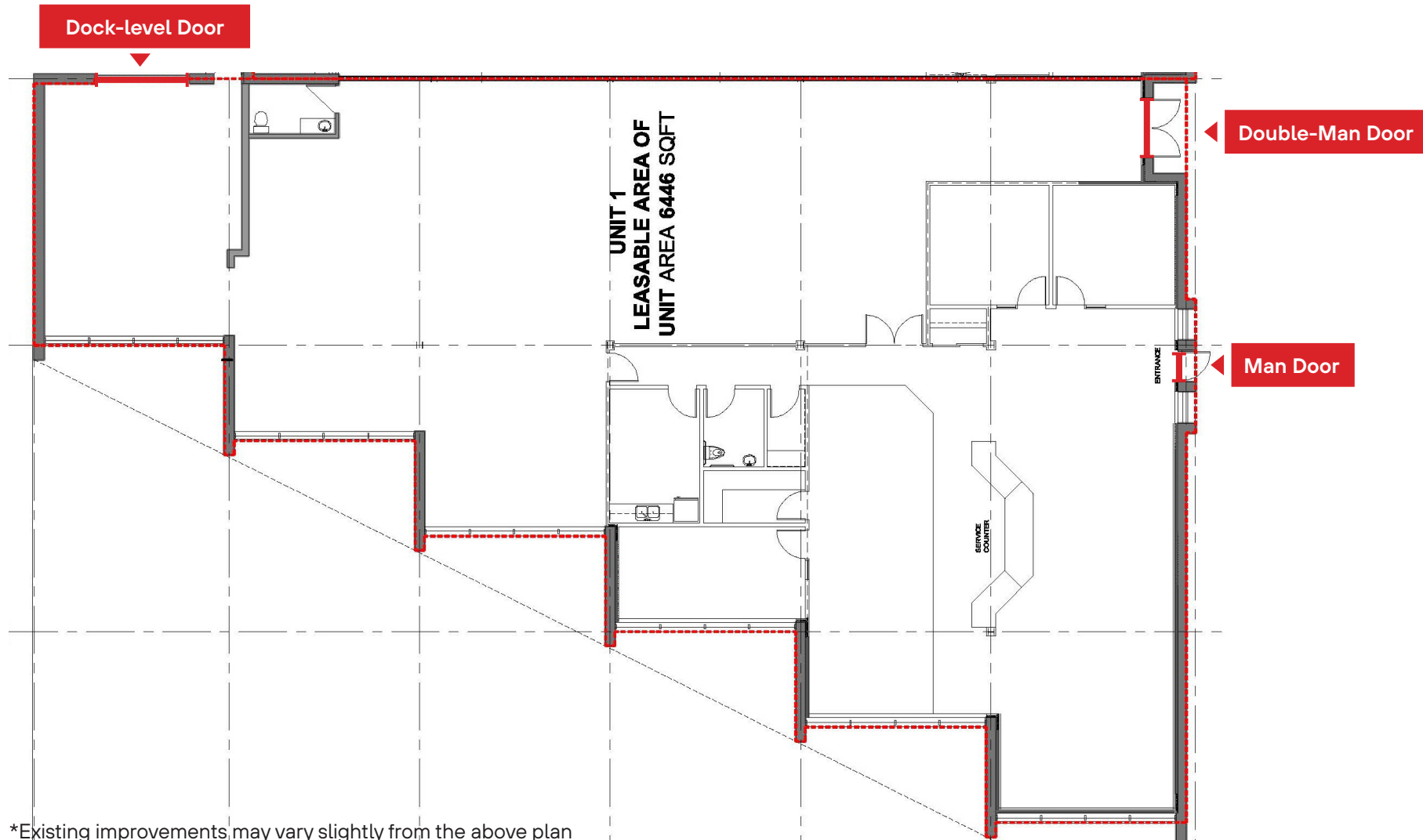
- Commercial school
- Laboratory
- Light industrial use
- Office
- Production studio
- Repair shop
- Research establishment
- Training facility
- Warehouse
- Wholesale establishment
- Workshop

Permitted Complementary Uses included but not limited to:

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



Floor Plan



Contact Information

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