



# For Lease

133 Dalton Ave, Unit 1, Kingston, On

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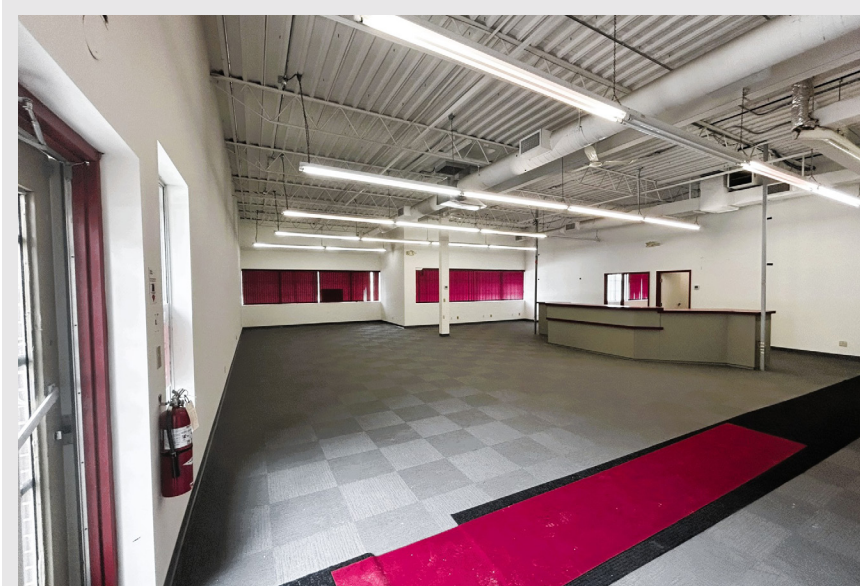
**Rockwell Commercial  
Real Estate, Brokerage**  
78 Brock St. Kingston, ON K7L 1R9  
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## Property Details

<b>Area:</b>	± 6,446 sf
<b>Asking Rate:</b>	\$13.00 psf + HST
<b>Estimated Additional Rent (2026):</b>	\$4.00 psf + HST
<b>Utilities:</b>	<ul style="list-style-type: none"><li>• Electricity and gas paid by unit Tenant</li><li>• Water and sewer charges included in additional rent</li></ul>
<b>Heating/Cooling</b>	<ul style="list-style-type: none"><li>• Office area heated and cooled via rooftop HVAC unit</li><li>• Warehouse area heated and cooled by rooftop HVAC and suspended gas-fired heater</li></ul>
<b>Clear Ceiling Height:</b>	± 12'8" ft to underside of joists
<b>Loading:</b>	<ul style="list-style-type: none"><li>• Dock-level door at rear</li><li>• Double man door at front with direct access to warehouse area</li></ul>
<b>Landlord:</b>	Axion Development Corporation Limited
<b>Parking:</b>	Ample on-site parking
<b>Signage:</b>	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



## 📍 Zoning M1-L386 (By-Law 2022-62)

### 📍 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.

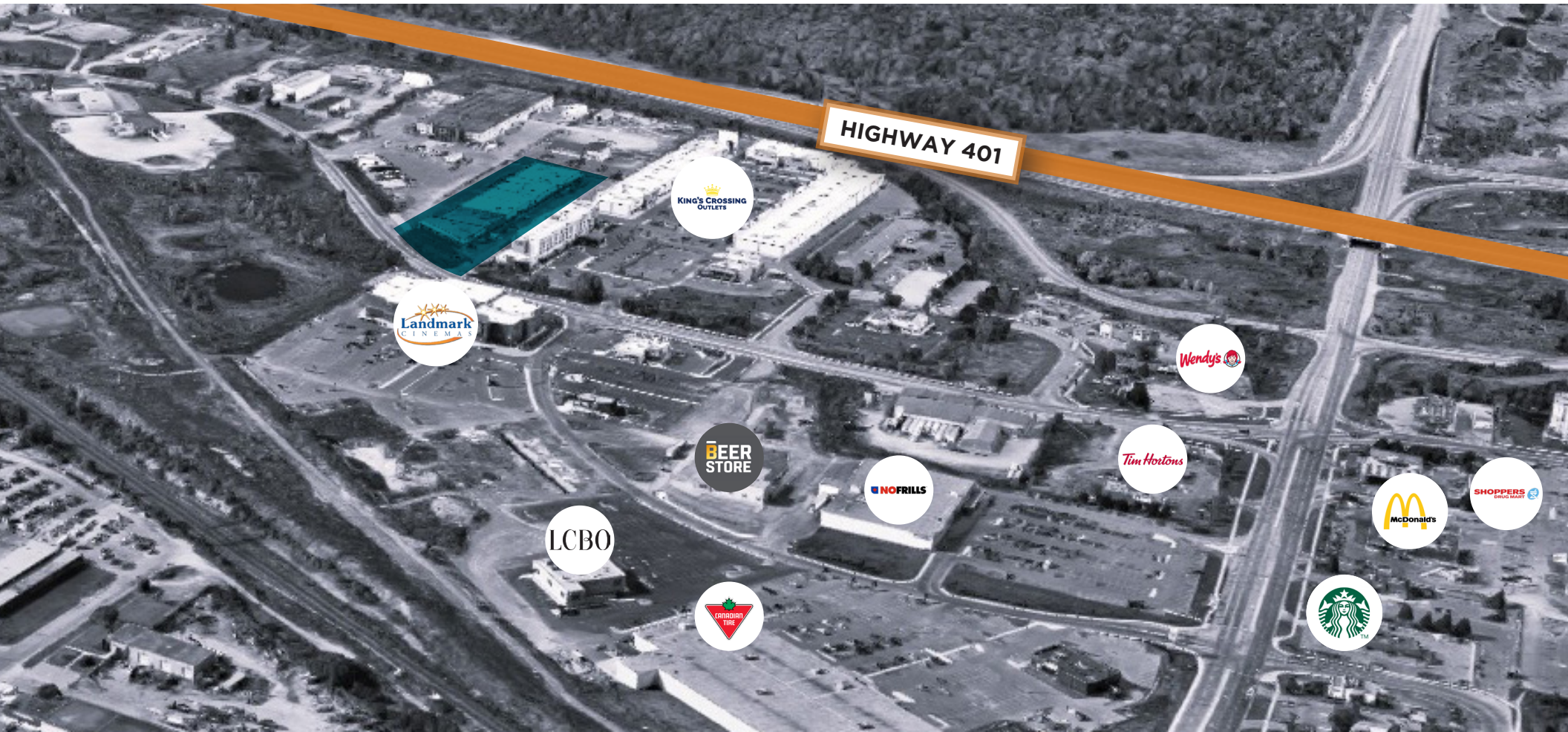
Permitted uses include but are not limited to:

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

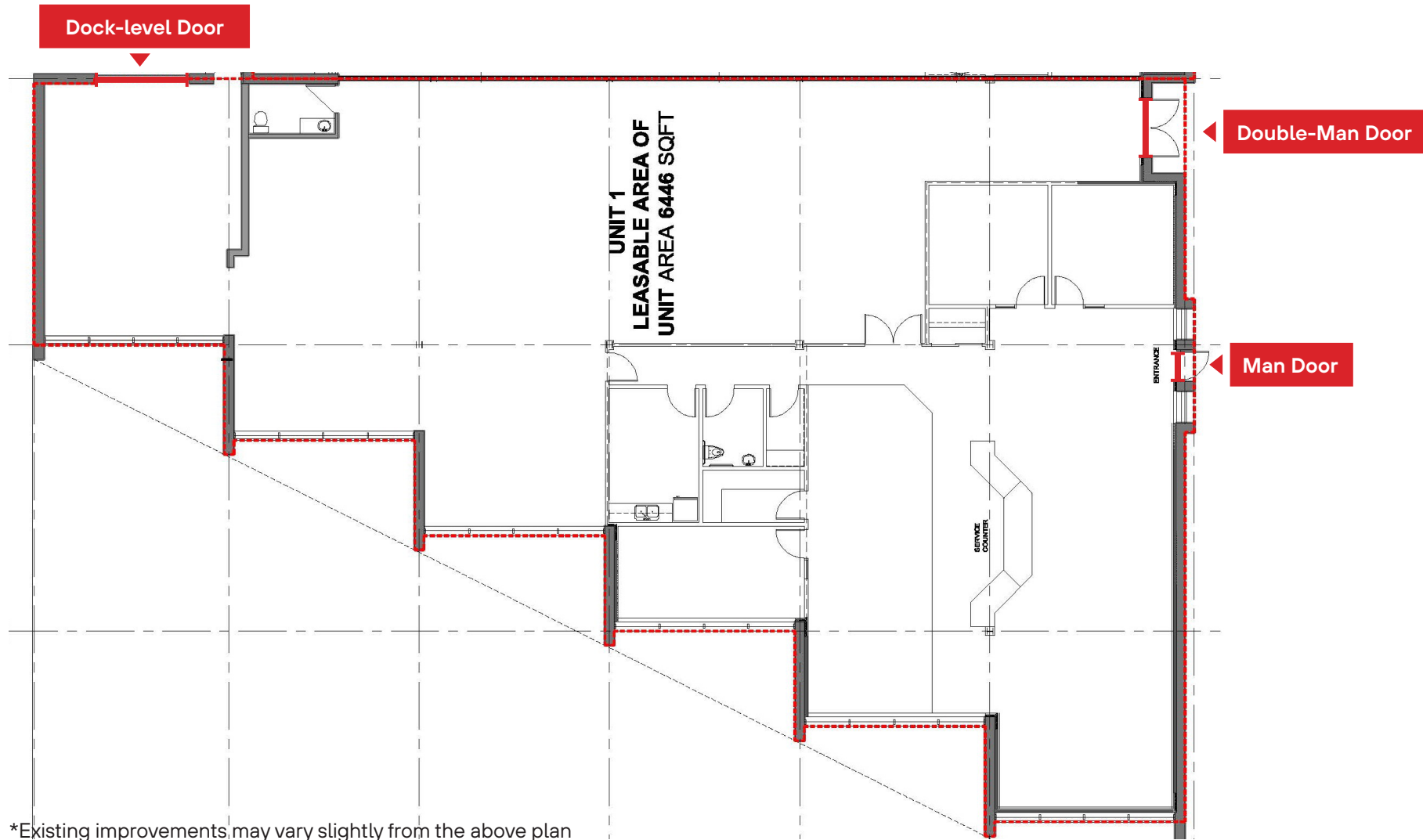
Permitted Complementary Uses included but not limited to:

- Retail store
- Recreational use
- Medical office
- Medical clinic
- Personal service shop
- Restaurant
- Sports training and treatment centre

Must not occupy an area which is greater than 25% of the total floor area of the building(s) on the lot.



# Floor Plan



## Contact Information

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