



For Sublease

191 Dalton Ave, Kingston, On
Units 1, 2B, 2C

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V251125

Peter Kostogiannis
Broker of Record/President
1613 542 2724 x 24
peter.kostogiannis@rockwellcre.com

Scott Botting B.Com
Broker
1613 542 2724 x 33
scott.botting@rockwellcre.com



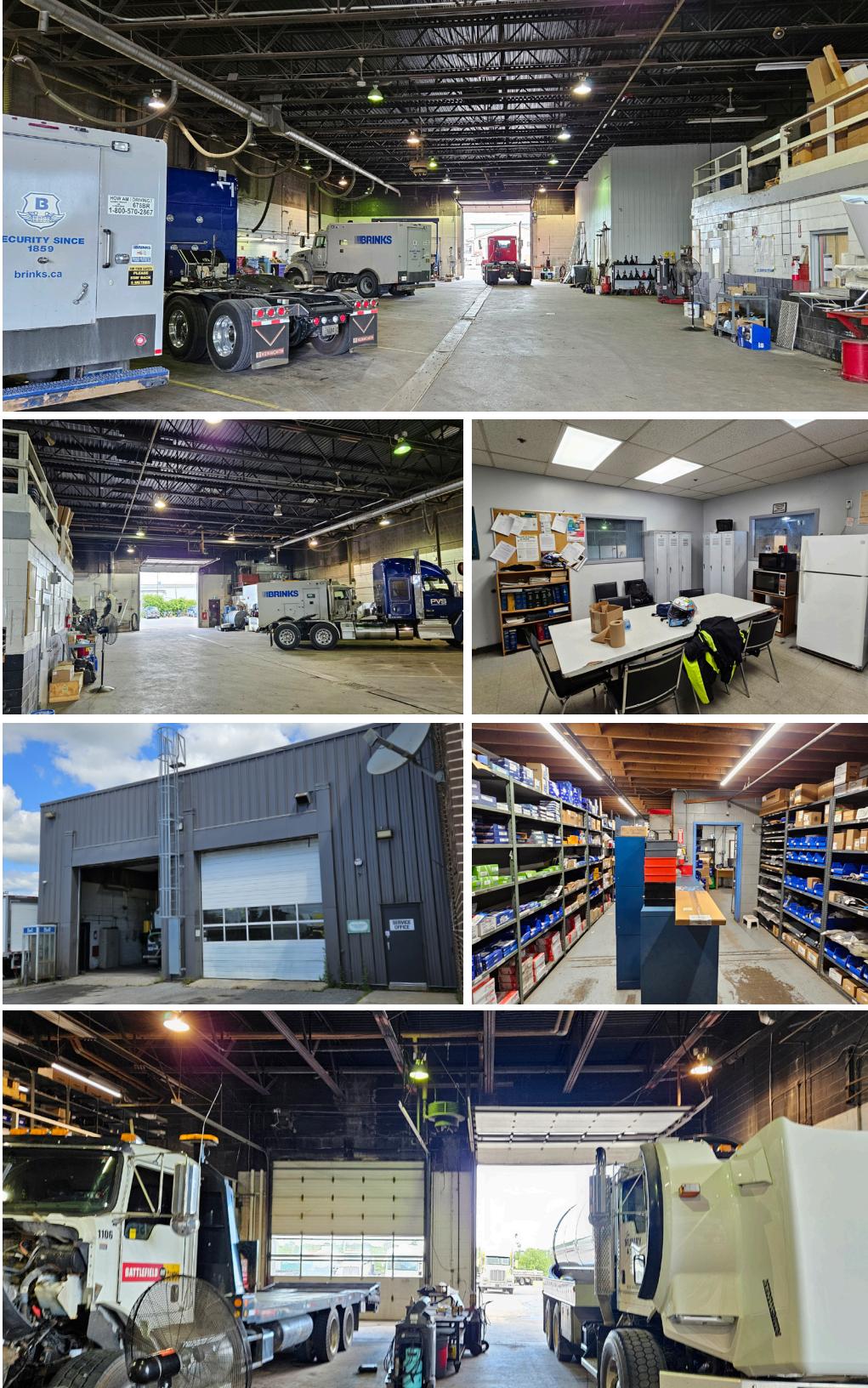
**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St Kingston, ON K7L 1R9
www.rockwellcre.com

Property Details

Area:	± 18,395 sf + mezzanine storage (includes ± 15,000 of warehouse and shop space plus retail and office areas)
Semi-Gross Rent:	\$15.00 psf - applied to ground floor area (16,866 sf) only
Doors:	6 drive-in doors (15' x 15')
Ceilings:	± 20 ft'
Utilities:	Paid separately by sub-tenant
Power:	To be determined
Possession:	Immediate
Sublease Expiry:	May 30, 2027
Sub-landlord:	1490288 Ontario Inc.
Parking:	To be determined
Signage	Roof signage (with Highway 401 exposure), building and pylon signage available.

Highlights

- Strategically located offering excellent access to and excellent visibility along highway 401.
- Convenient access to key transportation networks, including proximity to major highways, USA crossings and Picton Terminals deep water port facilitating efficient logistics and distribution.
- End-to-end drive through capability





📍 Location

Excellent location backing onto Highway 401. Located between Division Street and Sir John A. MacDonald Boulevard only \pm 700 metres to Highway 401 exits 615 & 617 and provides easy access to downtown.

The site benefits from an abundance of amenities in the immediate area including gas stations, grocery stores, fast-food options, LCBO and Beer Store, Canadian Tire and more.

◉ Zoning M3 Heavy Industrial Zone (By-Law 2022-62)

Principal uses:

- Automobile body shop
- Automobile repair shop
- Contractor's yard
- Equipment rental
- Heavy equipment or truck repair shop
- Heavy industrial uses
- Industrial repair shop
- Light industrial use
- Repair shop
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop

Accessory Uses:

- Office space⁴
- Outdoor storage⁴
- Retail store (max 25%)²

² Is premitted 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.

⁴ Is premitted use to a principal use on the lot

DISTANCE BY VEHICLE

1hr 54min

OTTAWA

3hr

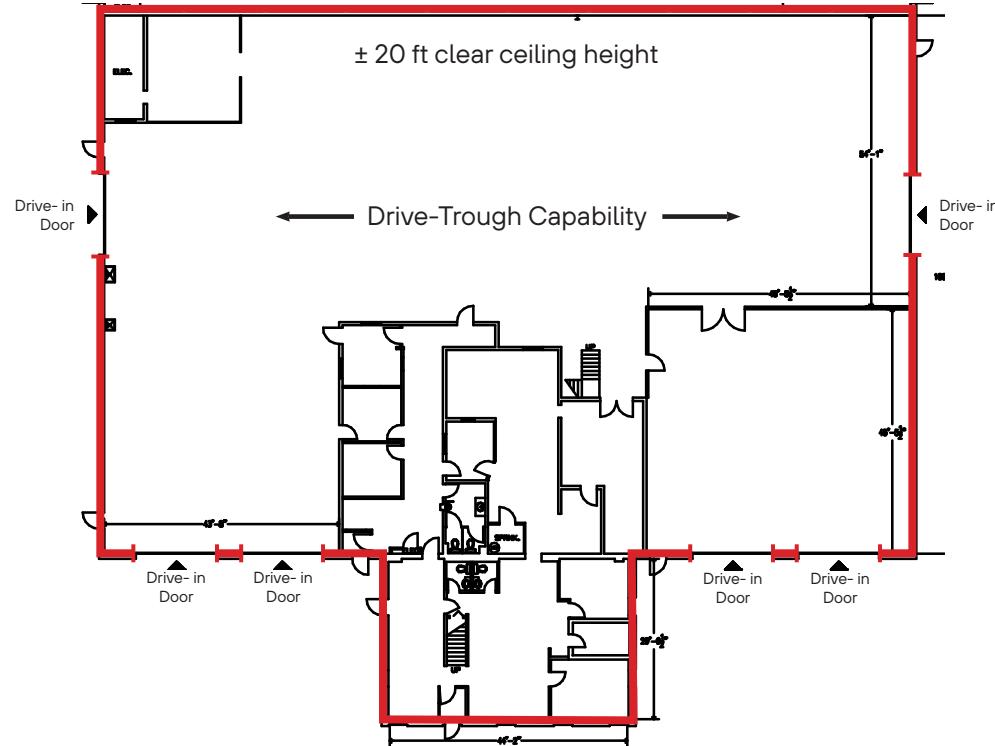
MONTREAL

2hr 31min

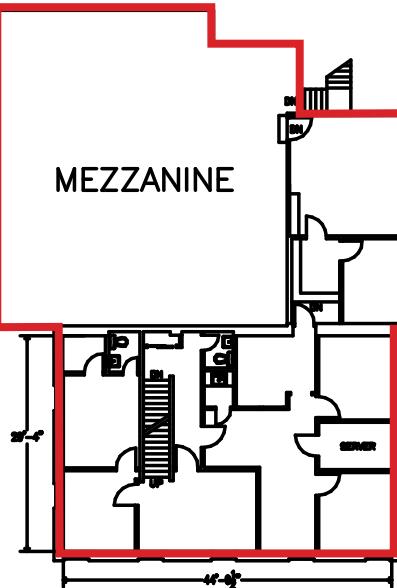
TORONTO

Floor Plan

Main Floor



Second Floor



Areas Included

Main Floor Office	± 3,706 sf
Second Floor Office	± 1,493 sf
Mezzanine (Excluded from Rentable Area)	± 2,214 sf
Warehouse	± 13,160 sf
Total Rentable Area	± 18,359 sf

* Some existing interior partitions may offer from what is shown above

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