

For Lease

244 Dalton Ave, Unit 180,
Kingston, On

Peter Kostogiannis

Broker of Record/Broker

+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis

Salesperson

+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com



 78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com

Rockwell Commercial Real Estate, Brokerage

©2024 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V260630





Property Facts

Available Space:	± 1,684.84 sf
Base Rent:	\$13.50 psf
Additional Rent:	\$4.75 psf (est. 2026)
Zoning:	Industrial Zone M.267 (By-Law № 8499)
Clear Height (Warehouse):	± 14'11" ft (varies)
Doors:	Two (2) grade-level overhead doors
Electrical:	To be confirmed
Heating/Cooling:	Forced air - gas.
Parking:	Ample on-site
Occupancy:	August 1, 2026 (est.)

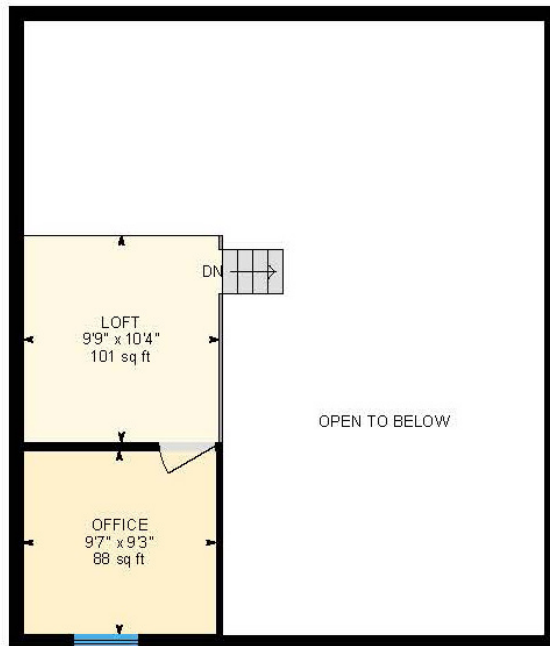
Zoning

M.267 (Industrial Zone) zoning allows for a wide variety of uses including:

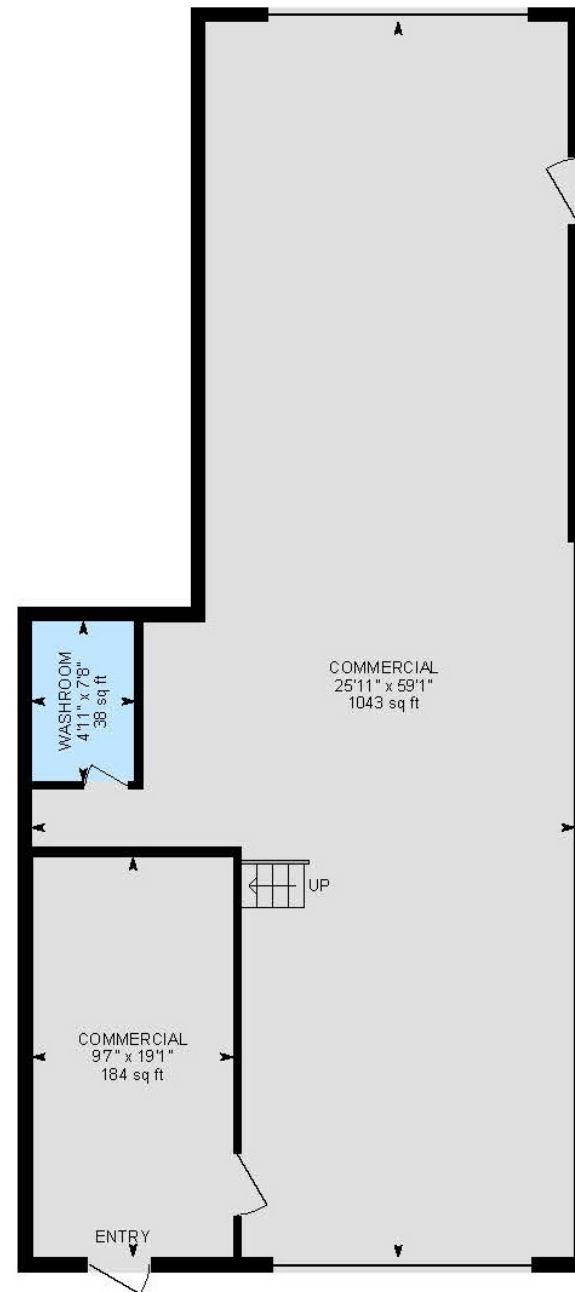
- Farms
- Market gardens / nursery / garden centre / greenhouse
- Any manufacturing, compounding, processing, treating, assembling, repairing packaging establishment which is not obnoxious by reason of the emission of contaminants as defined in the Environmental Protection Act, 1971 pr its legal successor, and which has obtained a certificate of approval as required under the Act
- Distributing plants, trucking or freighting terminals, wholesale businesses storage buildings and warehouses
- Laboratories
- Laundries and cleaners
- Animal hospitals, kennels and shelters
- A watchman's quarters
- A accessory buildings to any use permitted in M zone
- Accessory uses which are clearly subordinate to use permitted in the M zone. These accessory uses include retailing provided that no accessory retail uses shall occupy an area which is greater than 25% of the total floor area of all buildings on the lot

Floor Plan

- Floor Plan does not show second floor/mezzanine spaces
- Existing layout may differ from layout illustrated below

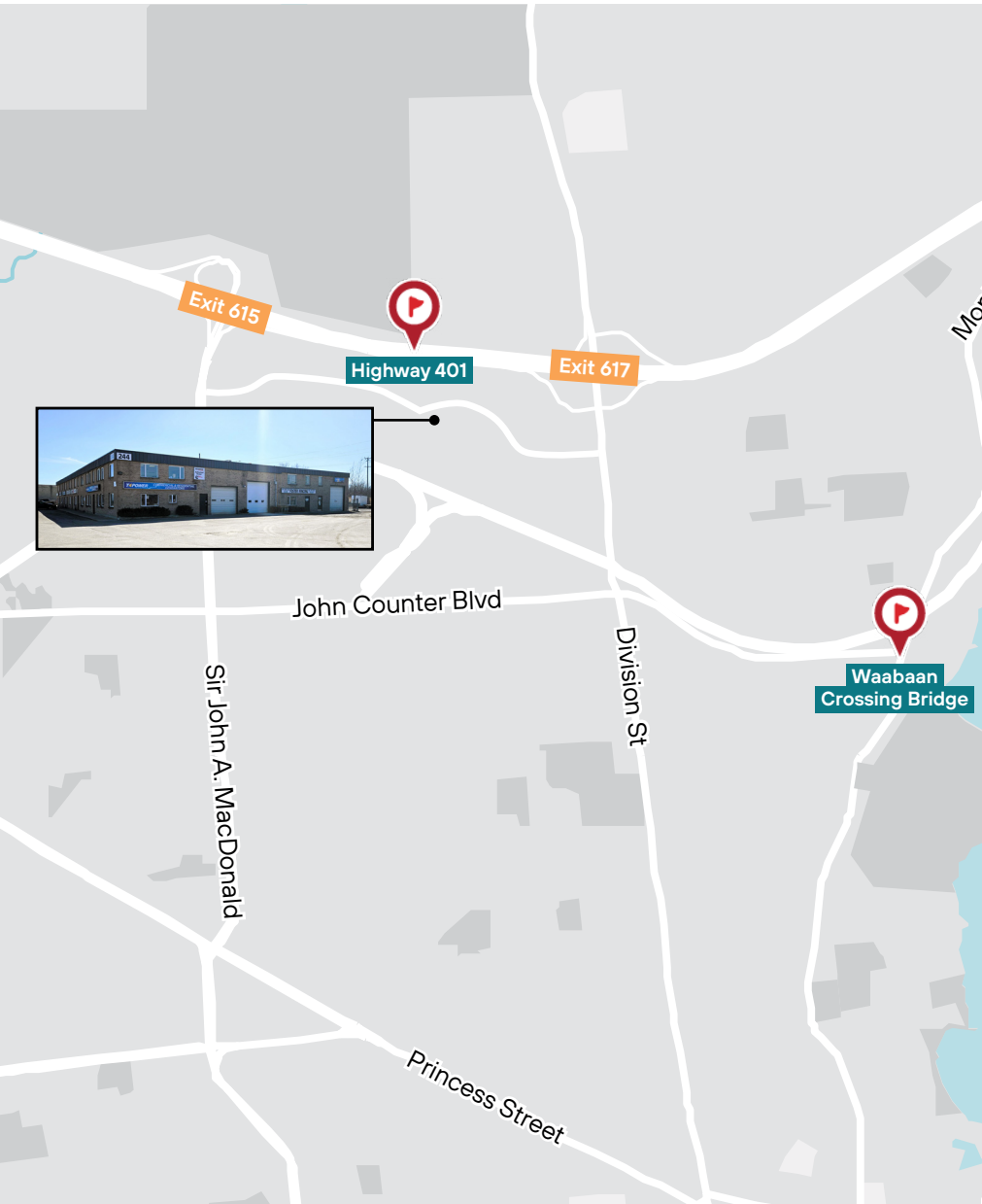


Second Floor



Ground Floor

Connectivity & Location Advantages



Ottawa

Distance	Travel Time
169 km	2hr 5min

Montreal

Distance	Travel Time
285 km	2hr 50min

Toronto

Distance	Travel Time
257 km	2hr 33min

Situated just north of Princess Street and minutes from Division Street and Sir John A. Macdonald Boulevard, the property provides efficient connectivity for businesses serving Kingston and the broader Eastern Ontario market.

The location benefits from its central position within the city, allowing convenient access to a diverse labour pool, post-secondary institutions, and key transportation routes. Highway 401 is highly accessible, supporting regional travel to Ottawa, Montreal, Toronto, and the U.S. border crossings. The surrounding area is home to a mix of industrial, service commercial, warehousing, and office users, creating a well-established business environment with strong supporting amenities nearby.

244 Dalton Ave, Unit 18, Kingston, On

Contact Information

Peter Kostogiannis

Broker of Record/Broker

+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis

Salesperson

+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com

Rockwell
COMMERCIAL

Rockwell Commercial Real Estate, Brokerage

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com