



# For Lease

711 Dalton Ave, Kingston, On

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**Rockwell Commercial  
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## Property Details

Available Space	± 63,662 sf (excluding mezzanines)
Base Rent	\$13.50 psf
Additional Rent	\$3.50 psf
Loading Doors	2 dock-level, 1 grade-level (ramped)
Ceiling Heights	Northern Section ± 25 ft to joists
	Southern Section ± 15 ft to joists
Construction	Steel-framed with load bearing concrete block masonry walls. Exterior is primarily architectural precast concrete panels.
Roof	Majority are flat and covered with conventional assembly, modified bituman membranes, 90% replaced in 2010.
Utilities	Water/sewer, gas, hydro
Power	1,200 Amp, 347/600V
Landlord	NCS Holdings Ltd.
Parking	Ample parking on-site
Signage	Pylon and building 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.
- Building originally constructed in 1984 with an addition in 1995



**Zoning** M2-E106, General Industrial Zone (By-Law № 2022-62). Zoning allows for a broad range of uses including but not limited to:

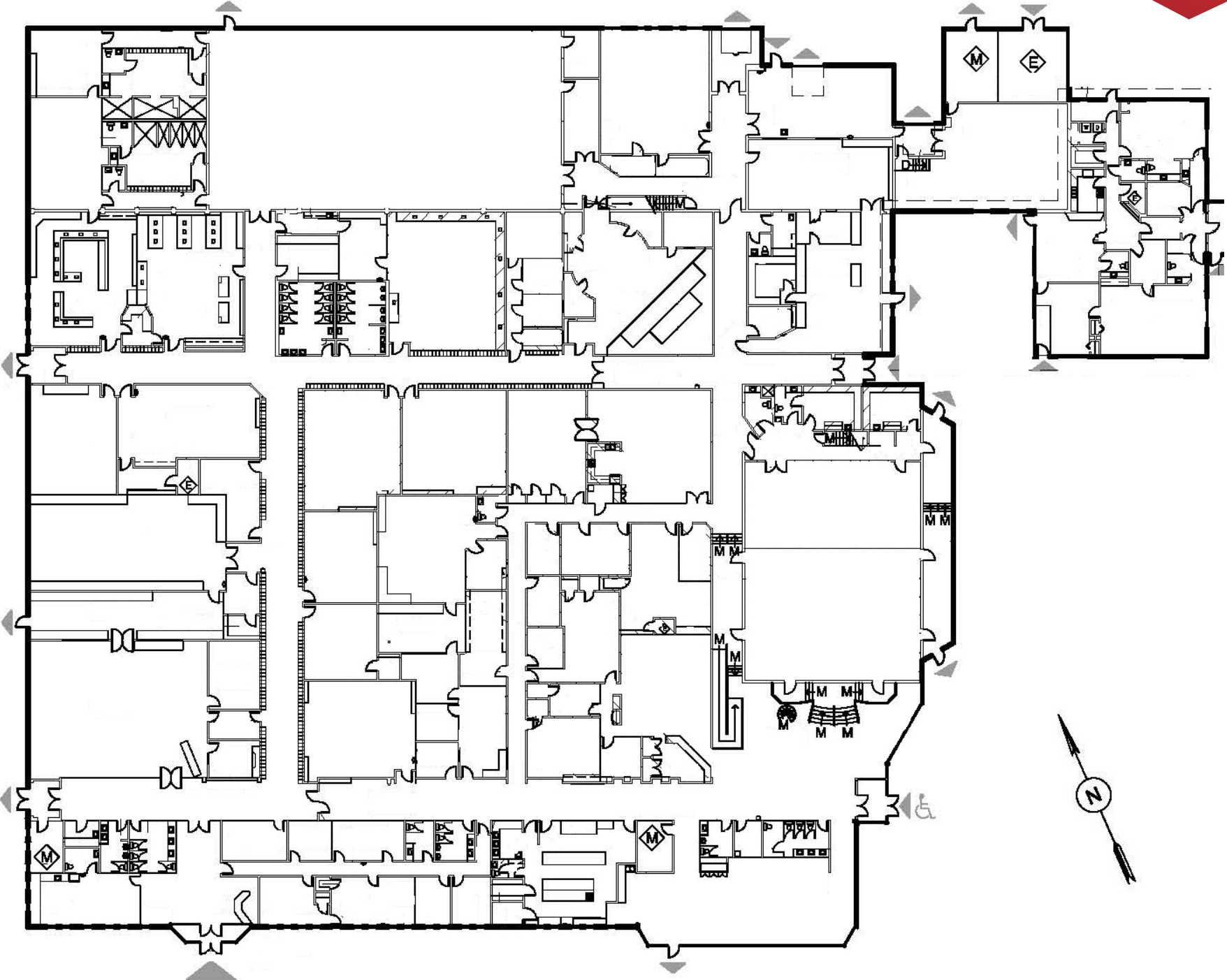
- Automobile body shop
- Automobile repair shop
- Contractor's yard
- Equipment rental
- Heavy equipment or truck repair shop
- Industrial repair shop
- Light industrial use
- Repair shop
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop

**E106.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

(a) In addition to Section 16 of this by-law, additional permitted uses shall also include:

- The maximum **gross floor area** for all **complementary uses** on site is 25% of all buildings.
- The following **complementary uses** are permitted:
  - fitness centre;
  - financial institution;
  - personal service shop;
  - restaurant;
  - retail store;
  - wellness clinic
  - recreation facility
  - research establishment
  - laboratory

# Floor Plan





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### Contact Information

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### Connectivity

Highway 401 (615)		Ottawa		Montreal		Toronto	
Distance	Travel Time	Distance	Travel Time	Distance	Travel Time	Distance	Travel Time
<b>850m</b>	<b>1m</b>	<b>179km</b>	<b>1hr 59m</b>	<b>289km</b>	<b>3hr 4m</b>	<b>259km</b>	<b>2hr 37m</b>



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