

# For Lease

82 Jack Davey Dr  
Loyalist Township, ON

**Sidney Kostogiannis**

Salesperson

+1 613 542-2724 x 34

[sidney.kostogiannis@rockwellcre.com](mailto:sidney.kostogiannis@rockwellcre.com)



78 Brock St Kingston, ON K7L 1R9

[www.rockwellcre.com](http://www.rockwellcre.com)

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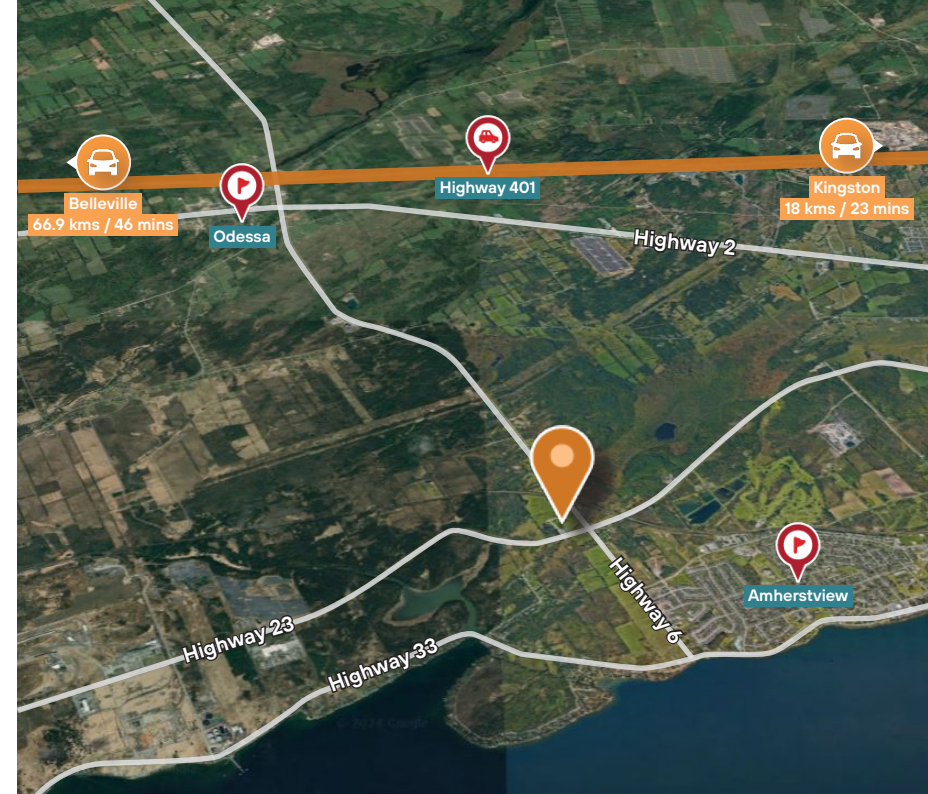
## Property Facts

Available Space	Unit 3 ± 1,500 sf
	Unit 4 ± 1,500 sf
Asking Rent	\$13.50 psf
Utilities	Paid separately by tenant
Additional Rent (2025)	\$5.00 psf (estimated)
Zoning	M1-20
Parking	Twelve (12) spaces in-common
Heating + Cooling	Gas - ceiling mounted units. No air-conditioning.
Electrical	Single-phase 100 amp
Doors	Two (2) drive-in door (± 14' ft x 14' ft)
Ceiling Height	± 16' ft (to eaves) / ± 18' ft (centre)
Occupancy	Immediate

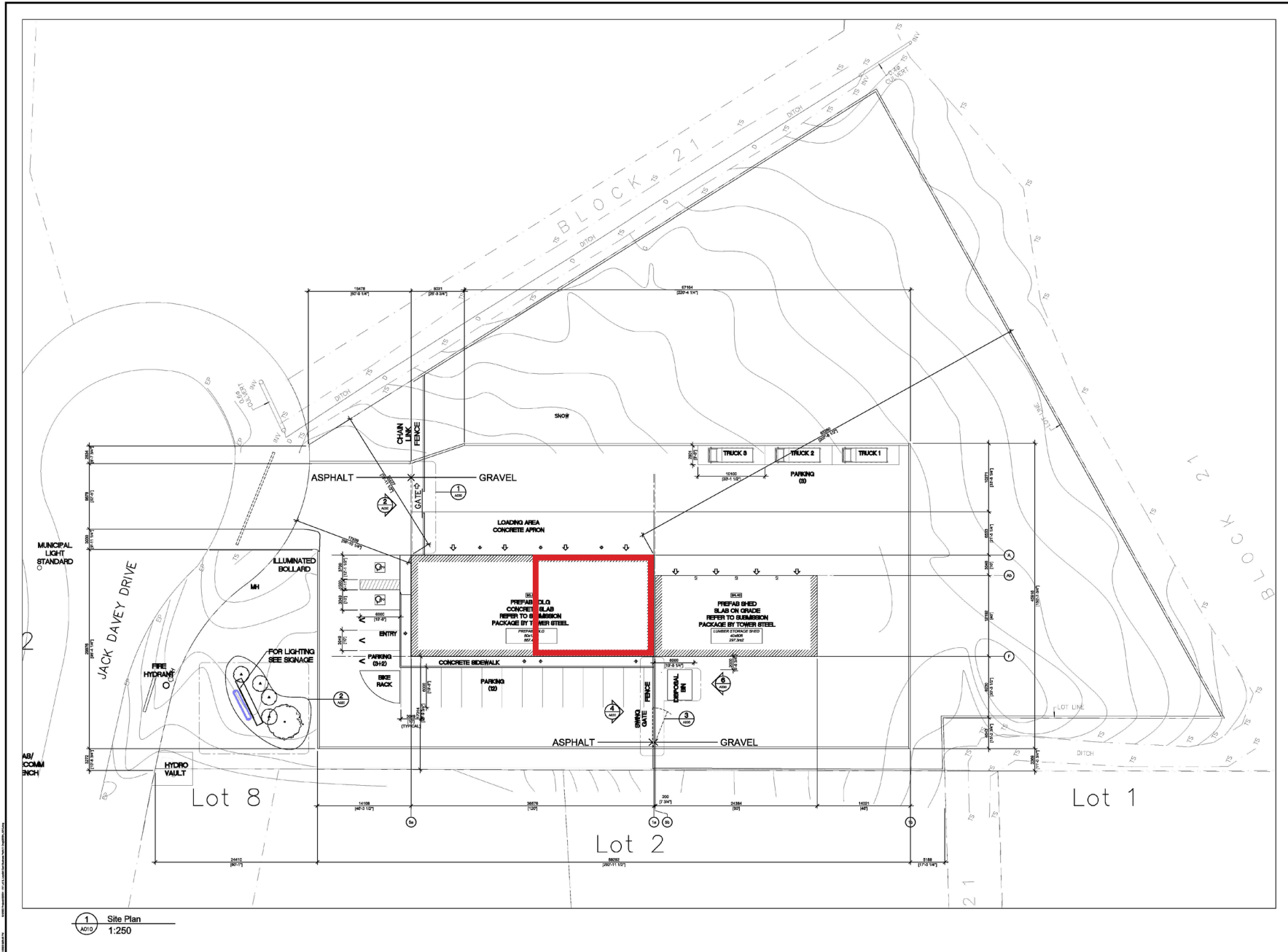
## Zoning

M1-20; Light Industrial Zone (By-Law Number 2022-044) allows for a broad range of uses, including but not limited to:

- Contractor's Yard
- Building supply outlet
- Business, professional or administration office
- Courier establishment
- Information industry
- Laboratory and research facility
- General industrial use, provided such use, from its nature or materials used therein is not considered noxious
- Public use or utility in accordance with the General Provisions of the By-law
- Truck repair and maintenance depot
- Warehouse
- Equipment sales and rental
- Small engine repair and rental
- Custom workshop
- Education and training facility



# Site Plan





## Contact Information

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