



For Lease

20 Hyperion Ct, Kingston, On

Scott Botting B.Com
Broker
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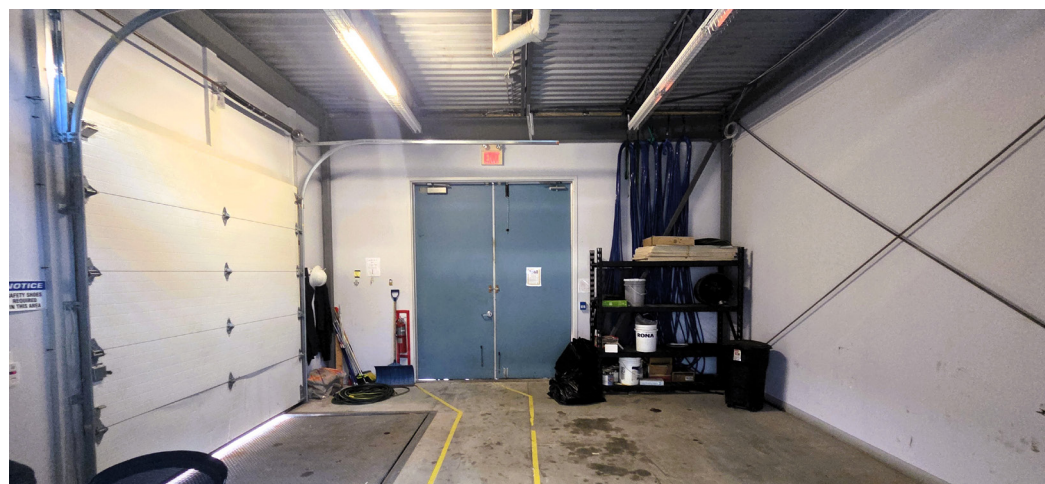
**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St Kingston, ON K7L 1R9
www.rockwellcre.com

Property Details

Available Space	± 7,900 sf
Base Rent	\$12.50 psf
Additional Rent	\$12.00 psf (est. 2026)
Loading Doors	One (1) dock-level
Ceiling Heights	± 10'7" to 22' ft
Building Age	2009-2010
HVAC	Roof-top gas-fired HVAC units and suspended heater in warehouse
Power	400 Amp, 600/347V, 3 Ph. , 4W (total service to building)
Landlord	Engineering Seismology Group Canada Inc.
Parking	Ample on-site
Signage	Pylon signage available

Highlights

- Existing leaseholds in place including: 6 private offices, open workspaces, boardroom, lunch/staff room, 2 washrooms, and rear warehousing with dock-level loading.
- 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.

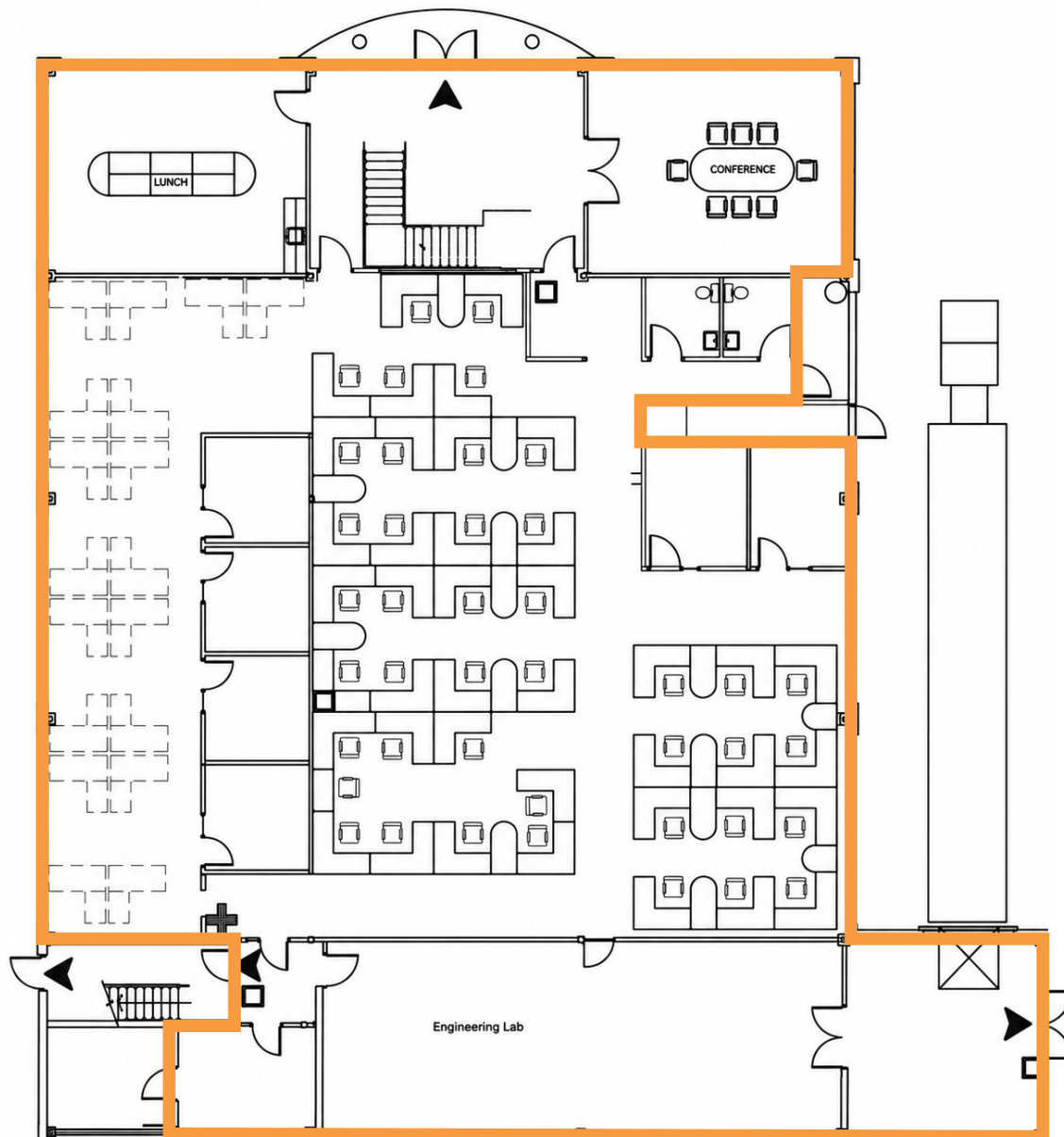


 **Zoning** M1, General Industrial Zone (By-Law № 2022-62). Zoning allows for a broad range of uses including but not limited to:

- Laboratory
- Light industrial use¹
- Office / clinics
- Production studio
- Repair shop¹
- Retail store²
- Research establishment
- Training facility¹
- Warehouse¹
- Wholesale establishment¹
- Workshop¹

- Is required to operate within an enclosed building.
- Is permitted 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.

Ground 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
2.4 km	±4m	194km	±2hr	286km	±3hr	261km	±3.5hr



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