

\$ - 7l & 7m - 785 Sir John A Macdonald Boulevard, Kingston (east Of Sir John A. Blvd)

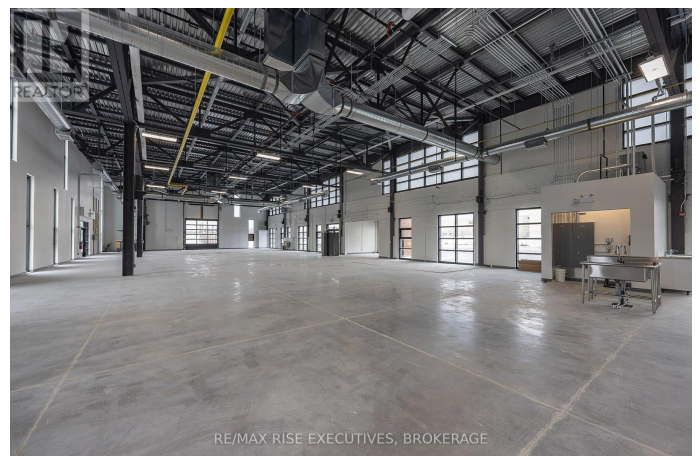
MLS® #X12441127

\$

0 Bedroom, 1.00 Bathroom, 9,541 sqft
Industrial on 9541.00 Acres

22 - East of Sir John A. Blvd, Kingston (east Of Sir John A. Blvd), Ontario

This exceptionally well-located industrial space offers convenient access to Highway 401 via the Sir John A. Macdonald overpass, just 1.9 km from the loading doors, and is centrally positioned to serve the Greater Kingston Area. The property is being extensively remodeled, utilizing the existing steel frame of the original structure to create a modern industrial facility featuring: Expansive 30' ceiling height, Three 14 x 14 grade-level loading doors, Smooth-poured concrete floor, Accessible washroom and shop office. Building 7L comprises the full area of 9,541 sq.ft., available at \$11.00 per sq.ft. base rent per annum plus additional rent projected at \$4.00 per sq.ft. per annum, subject to HST and tenant utilities, under the Landlords standard form of lease. The space may also be subdivided into two units: 7L (4,274 sq.ft.) includes two grade-level loading doors 7M (5,267 sq.ft.) includes one grade-level loading door, Subdivided rental rates are \$12.00 per sq.ft. base rent per annum (plus additional rent). The Landlords finish includes smooth concrete floors, warehouse distribution lighting, and a modern exterior façade with enhanced accent windows designed to maximize natural light. The building is fully sprinklered, with ample on-site parking. Occupancy is targeted for February 2026. This is an ideal location for your business, offering



convenient access, modern design, and functional amenities in the heart of Kingston. Zoning (M1) allowable uses include: Catering, Light Industrial, Office, Research, Repair, Transport Depot, Warehouse, and Wholesale per Zoning By-Law. Ceiling Height varies from either 25' to 30'. Note: Area Referenced is entire site area, while site accommodates parking the area to be leased is as defined herein with reasonable within area of the development for parking as designated from time to time by the Landlord. (id:6289)

Essential Information

Listing #	X12441127
Bathrooms	1.00
Square Footage	9,541
Acres	9,541.00
Type	Industrial

Community Information

Address	7l & 7m - 785 Sir John A Macdonald Boulevard
Subdivision	22 - East of Sir John A. Blvd
City	Kingston (east Of Sir John A. Blvd)
Province	Ontario
Postal Code	K7L1H3

Interior

Heating	Natural gas Other
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Listing Details

Listing Office	RE/MAX RISE EXECUTIVES, BROKERAGE
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Listing information last updated on October 19th, 2025 at 5:01am EDT