

785 Sir John A MacDonald Blvd 7L & 7M, Kingston

NEW FOR LEASE **\$11 Sq Ft Net**

Kingston, 22 - East Of Sir John A. Blvd, Frontenac, Ontario K7L
1H3

X12441127

RE/MAX RISE EXECUTIVES, BROKERAGE

Industrial TYPE	9541 Sq Ft TOTAL AREA	Warehousing USE	Multi-Unit CATEGORY	1 DOM
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CLIENT REMARKS

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 facade 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.

LISTING INFORMATION

PIN#	360740262	POSSESSION DATE	02/01/2026
TAXES	\$0 (2025) T.M.I.	SELLER PROPERTY	N
TAX YEAR	2025	INFO STATEMENT	
LEGAL DESCRIPTION	PT LT 20 CON 2 KINGSTON PT 3, 13R15689; KINGSTON ; THE COUNTY OF FRONTENAC		
STATUS	Available		
MINIMUM RENTAL	60		
TERM			
MAXIMUM RENTAL	60		
TERM			
SURVEY	N		

PROPERTY INFORMATION

APPROX AGE	New	WASHROOMS	1
LOT SIZE	0 x 0 Feet	GARAGE TYPE	None
LOT CODE	Building	APT/UNIT	7L & 7M
DIR/CROSS ST	Sir-John-A-MacDonald Blvd & Princess St.	ELEVATOR	None
DIRECTIONS	Accessible off of Sir John-A- MacDonald Blvd just north of Intersection of Princess St.(N/E)	HEATING TYPE	Gas Forced Air Open
A/C	N	WATER	Municipal
ZONING	M1	SEWERS	Sanitary
FREESTANDING	N	DOUBLE DOOR NO	0
INDUSTRIAL AREA	9541 Sq Ft	UTILITIES	Y
TRUCK LEVEL DOOR	0	AREA INFLUENCES	
NO		PROPERTY TYPE	Industrial
GRADE LEVEL DOOR	0		
NO			
DRIVE-IN LEVEL	14		
DOOR HEIGHT FT			
DRIVE-IN LEVEL	3		
DOOR NO			
DRIVE-IN LEVEL	14		
DOOR WIDTH FT			
RAIL	N		
CLEAR HEIGHT	30 0		
AREA	Frontenac		
MUNICIPALITY	Kingston		
COMMUNITY	22 - East of Sir John A. Blvd		

FEATURES

✔ Sprinklers

SECURITY FEATURES

✔ Yes

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1		

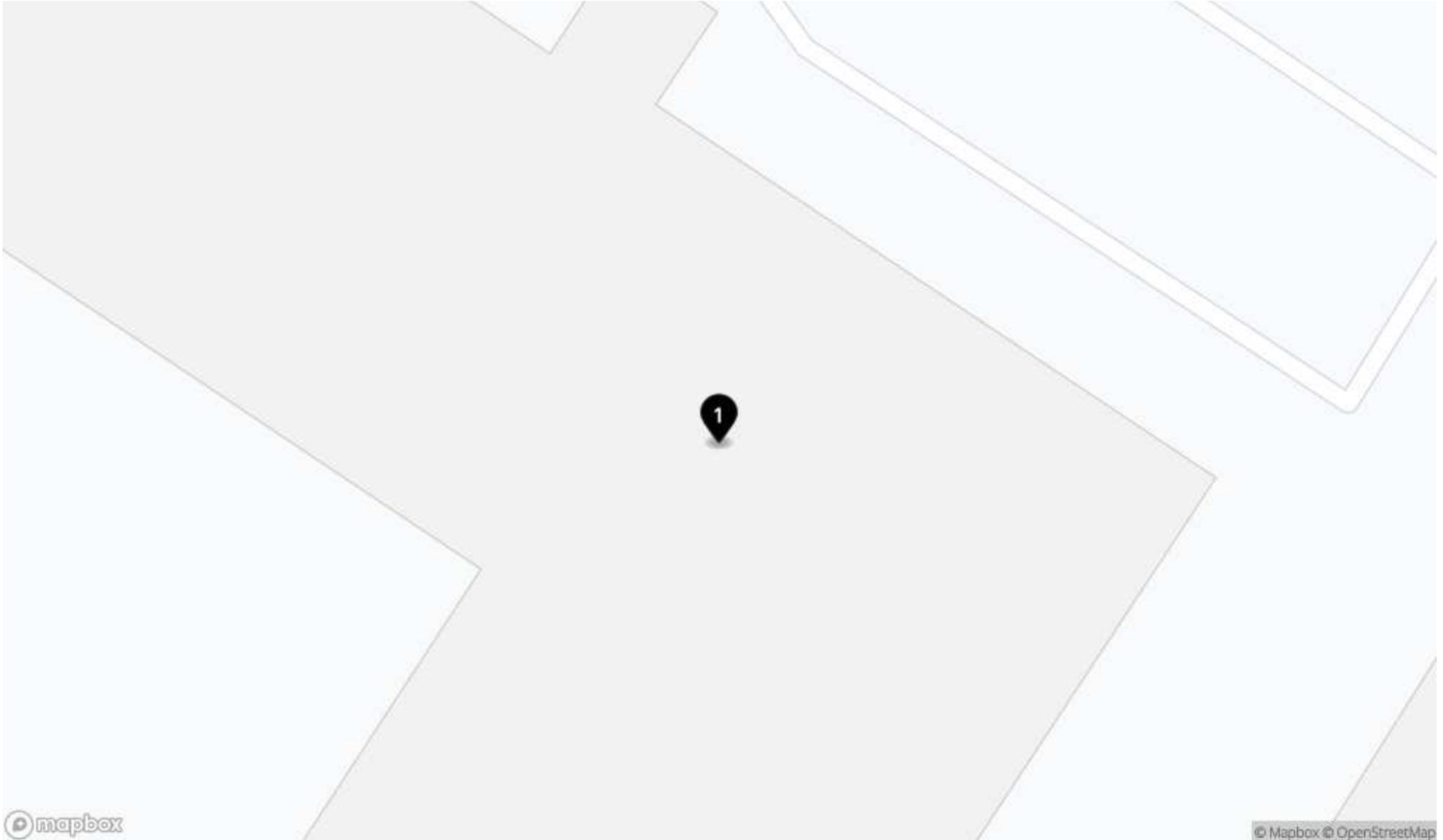
LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208

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LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1	NEW 785 Sir John A MacDonald Blvd 7L & 7M 22 - East of Sir John Kingston	A. Blvd	\$11		Industrial+	0	1			None	N		10/2/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12441127

AVERAGES

	MEAN	MEDIAN
PRICE	\$11	\$11