

# For Lease

190 Hagerman Ave,  
Kingston, On

**Peter Kostogiannis**

Broker of Record/President

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**Sidney Kostogiannis**

Salesperson

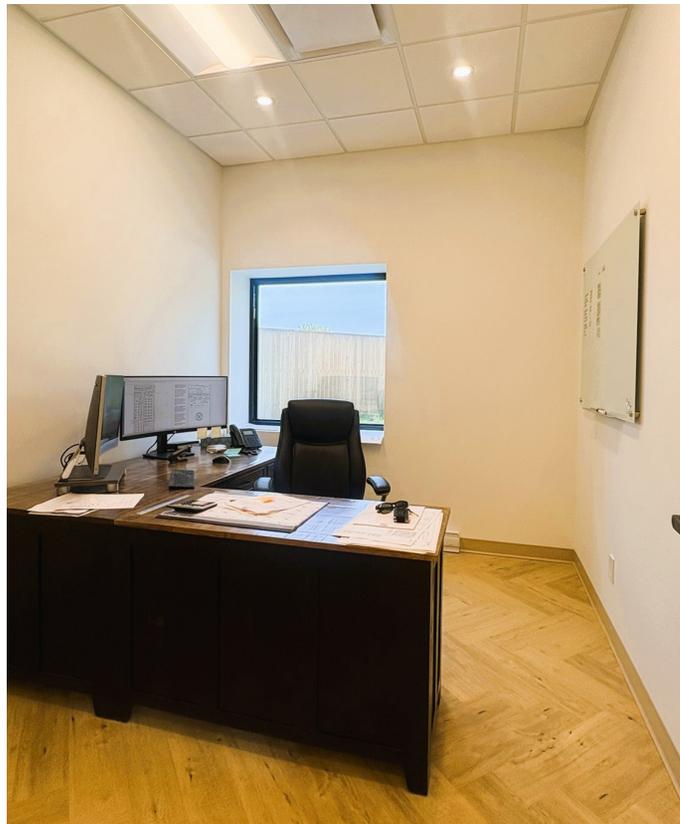
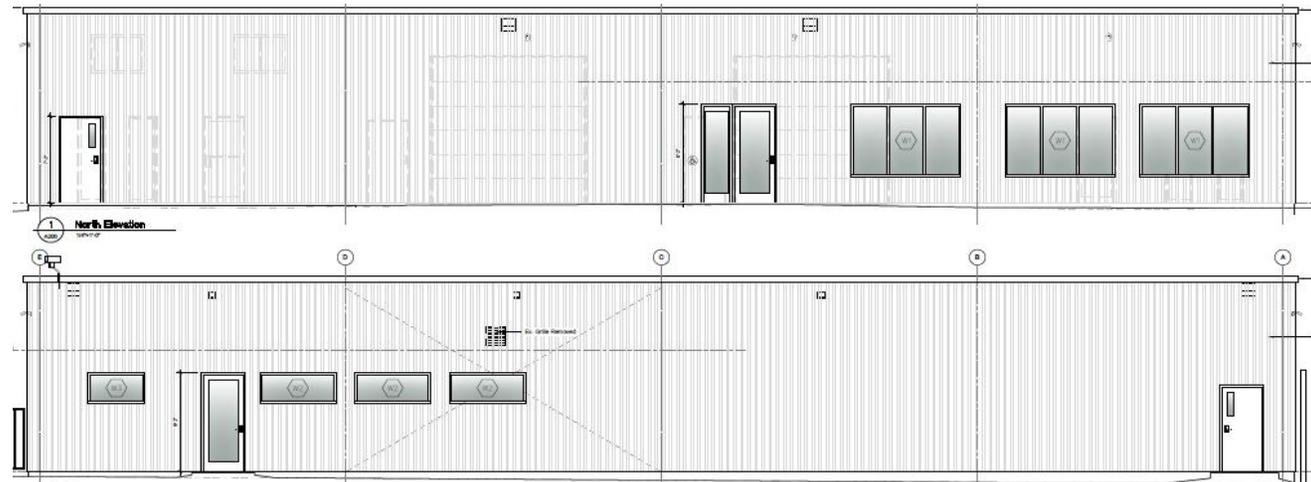
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Rockwell Commercial Real Estate, Brokerage

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## Property Facts

<b>Available Space:</b>	Office Space	± 2,500 sf
	Warehouse Space	± 2,500 sf
<b>Asking Rent:</b>	\$12.00 psf	
<b>Budgeted Additional Rent:</b>	\$5.86 psf (est. 2025)	
<b>Utilities:</b>	Paid separately by Tenant	
<b>Zoning:</b>	General Industrial (M2)	
<b>Clear Height (Warehouse):</b>	± 16' ft (varies between units)	
<b>Shipping/Receiving:</b>	Three (3) grade doors (replaced in 2025)	
<b>Electrical:</b>	600Volt, 200Amp 3 Phase	
<b>HVAC:</b>	Natural Gas forced air with duct work in <b>office space</b> with central air-conditioning, electric base boards in each office.	<b>Warehouse</b> has 2 natural gas tube heaters for heat and no air conditioning in warehouse
<b>Parking:</b>	Ample on-site	
<b>Signage:</b>	Building signage	
<b>Occupancy:</b>	Fall 2025	

## Highlights

- ± 5,000 sf of office and warehouse space with recent upgrades and quality finishes
- Excellent location just 6 minutes from Highway 401 (Exit 619), providing strong regional access
- Close proximity to major retailers and services along Division Street and Bath Road, including Loblaws, Canadian Tire, LCBO, and Starbucks
- M2 zoning supports a broad range of industrial, office, and accessory commercial uses
- Ample on-site parking and three new grade-level loading doors (2025)



## Zoning

**M2 (General Industrial Zone) zoning allows for a wide variety of uses including:**

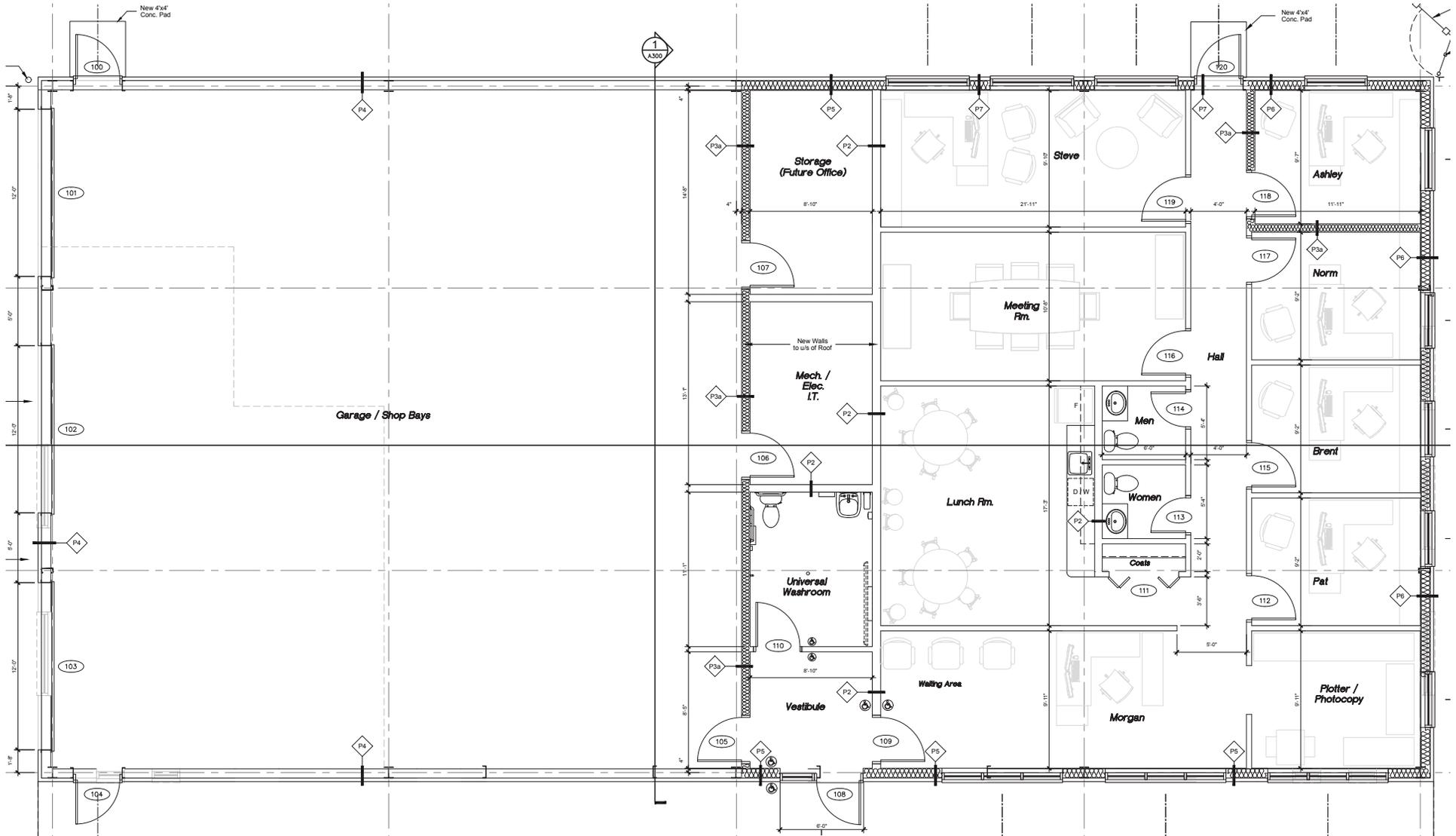
- Automobile body shop
- Automobile repair shop
- Catering service
- Contractor's yard
- Equipment rental
- Feedmill
- Heavy equipment or truck repair shop
- Industrial repair shop
- Light industrial use
- Office<sup>4</sup>
- Outdoor storage<sup>4</sup>
- Repair shop
- Retail store<sup>2</sup>
- Self-service storage facility
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop

<sup>2</sup>Is permitted only 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.

<sup>4</sup>Is permitted only as an accessory use to principal use on the lot



# Floor Plan



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## Contact Information

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Distance by Vehicle		
Toronto	Ottawa	Montreal
2 hr 39 min 260 kms	1 hr 58 min 194 kms	3 hr 4 min 286 kms

Kingston's downtown Business Improvement Area

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