

For Lease

190 Hagerman Ave,
Kingston, On

Peter Kostogiannis

Broker of Record/President

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Sidney Kostogiannis

Salesperson

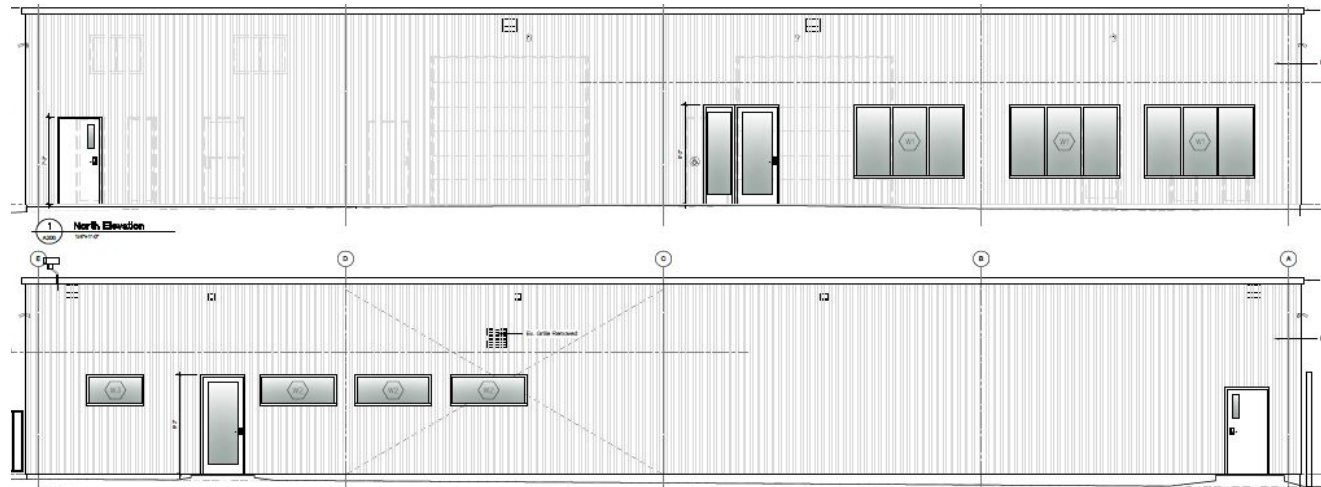
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Rockwell Commercial Real Estate, Brokerage

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Property Facts

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

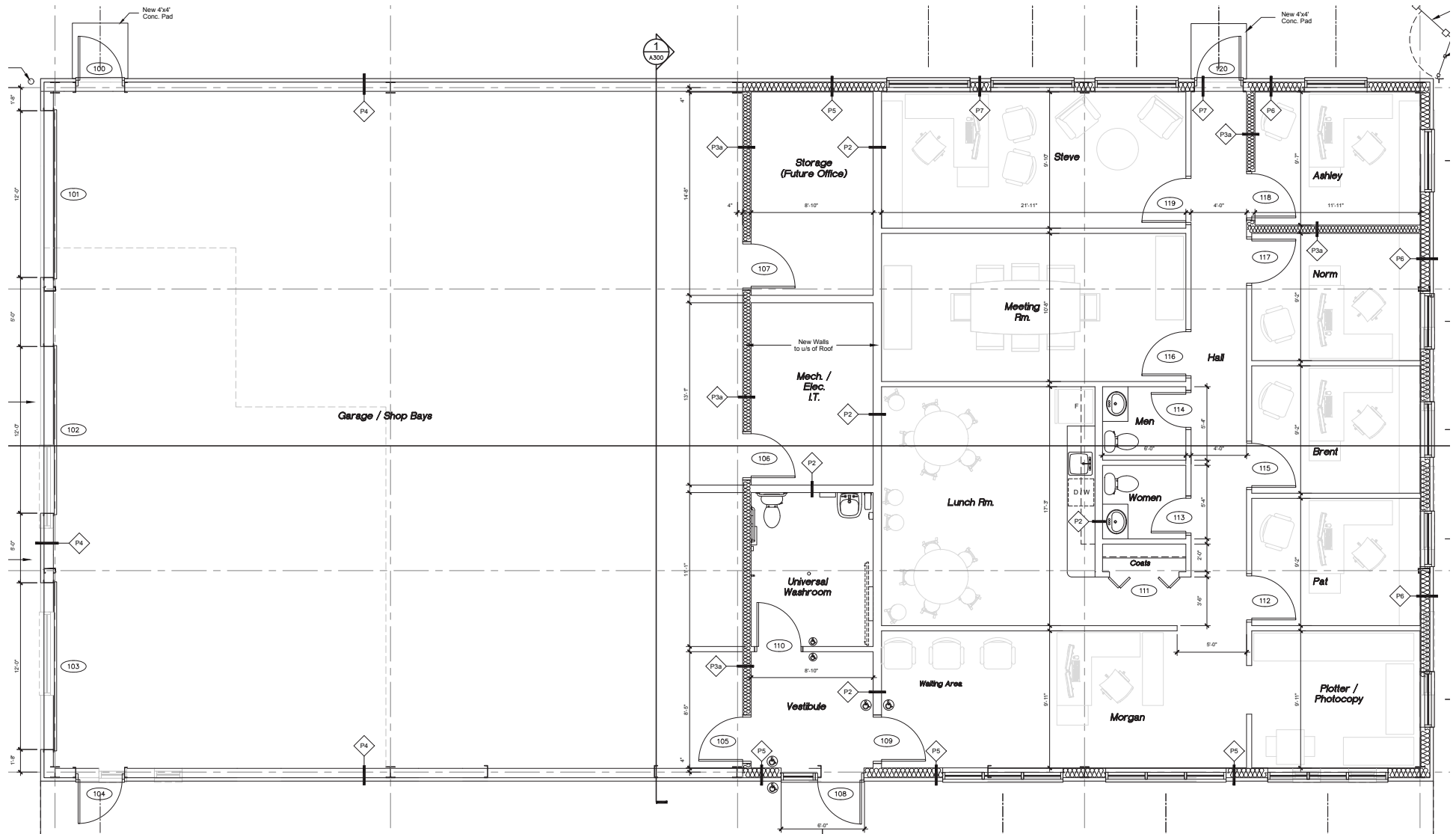
- Automobile body shop
- Automobile repair shop
- Catering service
- Contractor's yard
- Equipment rental
- Feedmill
- Heavy equipment or truck repair shop
- Industrial repair shop
- Light industrial use
- Office⁴
- Outdoor storage⁴
- Repair shop
- Retail store²
- Self-service storage facility
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop

²Is 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.

⁴Is permitted only as an accessory use to principal use on the lot



Floor Plan



190 Hagerman Ave, Kingston, On

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



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