



# For Lease

## 655-711 Dalton Ave, Kingston, ON

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**Rockwell Commercial  
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

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## Project Details

### The Offering

Rockwell Commercial is pleased to introduce Kingston's newest and largest proposed industrial development, located in the Clyde Industrial Park. This property is situated along the south side of Highway 401 at the northwest corner of Dalton Avenue and Sir John A. MacDonald Boulevard, immediately adjacent the Highway-401 interchange. With up to  $\pm 600,000$  sf available for lease, this site can accommodate almost any requirement for first-class warehousing and distribution space in Eastern Ontario.

Conveniently centered between Toronto, Ottawa, Montreal and Syracuse, NY (via Thousand Islands Bridge), locating your warehousing and distribution centre in Kingston provides access to rapid and reliable access to a variety of shipping services including rail, air, land, and deep-water port.

This project is currently in the conceptual design phase and can be modified to meet the unique requirements and specifications of your business operations. There is no need to settle for inefficiencies; let's discuss how 655-711 Dalton Avenue can be built to meet all of your needs.

### Property Highlights

Rentable area up to $\pm 600,000$ sf • (2 buildings at $\pm 300,000$ sf each)			
<b>Zoning</b>	M1/M2	<b>Sprinklers</b>	Fully sprinklered via ESFR
<b>Doors per bay</b>	2 TL   1 DI	<b>HVAC</b>	TBD
<b>Clear height</b>	36 ft	<b>Shipping</b>	20 TL   10 DI (additional doors can be added)
<b>Minimum unit size</b>	30,000 sf	<b>Lighting</b>	High-bay LED
<b>Bay size</b>	100 ft x 300 ft	<b>Parking</b>	484 vehicle spaces. 36 trailer spaces.
		<b>Floor</b>	7" concrete slab





Concept Site Plan



Concept Site Plan





## Concept Drawings







# The City of Kingston

## Where History & Innovation Thrive

Seeing a 7.1% population increase in 2021 from 2016, Kingston growing rapidly with an overall population of 132,485 residents. Making the municipality the largest centre within Frontenac County, together totaling a population of approximately 172,546.

Kingston's economy is driven by the private sector, all levels of government, startups, global corporations and continues to attract significant and diverse economic investment, providing a competitive landscape for multinational corporations and entrepreneurs alike.

In 2022 the city was ranked number one in Canada for both direct foreign investment and its small city Startup ecosystem. Well-established industry clusters fuel the region, namely, clean technology, a globally recognized health and sciences industry and robust research and development sector. Queen's University, the Royal Military College, and St. Lawrence College provide Kingston's economy with world-class education and Canada's most educated workforce with two-thirds of the city's population being post-secondary graduates.

The City of Kingston continues to facilitate the economy with construction and infrastructure projects. The Wabaa Crossing Bridge (\$180M) was completed December 2022, spanning the Cataraqui River and connecting Kingston's west and east end, alleviating congestion, and increasing ease of access for residents. Other public space projects include the Confederation Basin Promenade (\$9M), Airport Expansion (\$16.1M), the proposed deep-water cruise ship dock, and the completion of the Williamsville Main Street Reconstruction (\$8.3M). In addition, in September 2022, the city enacted a revised citywide zoning bylaw including new bylaws that broaden and diversify development and permitted use opportunities.

## Kingston Demographics



**132,485**  
Population



**41**  
Median Age



**2.2**  
Average  
Household Size



**\$74,306**  
Average Household  
Income After Taxes



**66,980**  
Labour Force



**7,110**  
Trade Employment



**52.7%**  
Employment Rate

Source: Statistics Canada 2021 Census

## Amenities Within a 3km Radius



**51**  
Restaurants



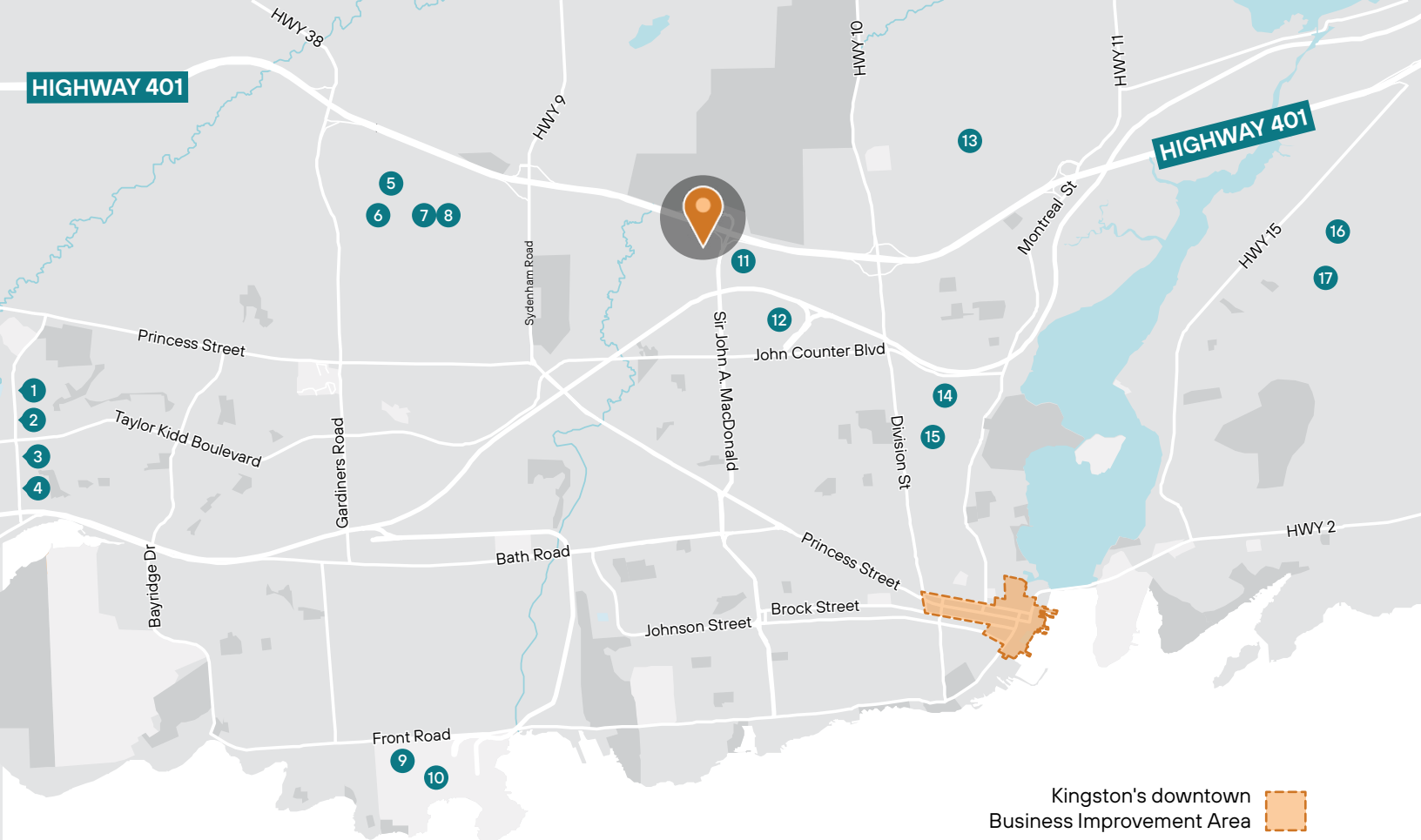
**47**  
Retailers



**7**  
Gas Stations



**6**  
Banks



## In Good Company

Multinational logistics and manufacturing companies that currently benefit from Kingston's supply chain network:

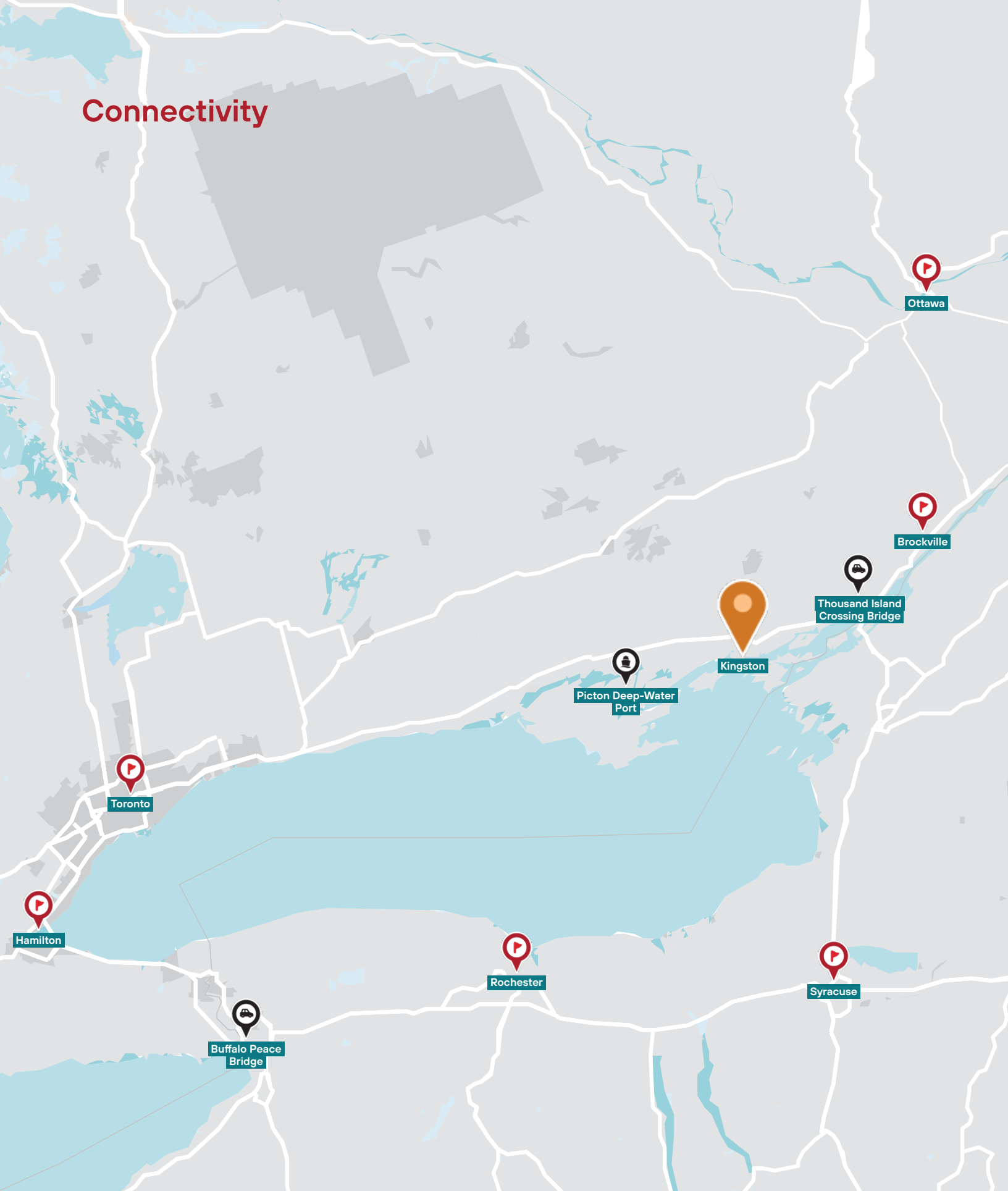
- |  |                        |                          |
|--|------------------------|--------------------------|
| 1. Umicore                                       | 6. Frulact             | 12. Novelis              |
| 2. Latham Pools                                  | 7. Feihe               | 13. Manitoulin Transport |
| 3. Alstom Transport Canada (formerly Bombardier) | 8. Royal Canadian Milk | 14. Pepsico              |
| 4. Li-Cycle                                      | 9. Dupont              | 15. Coca-Cola Bottling   |
| 5. Haakon Industries                             | 10. Invista            | 16. Cancoil Termal Corp. |
|  | 11. Octane             | 17. Calian Technologies  |

## Ideally Located

Positioned next to Highway 401's exit 615 and located on Sir John A. MacDonald, a main arterial road, this property provides a highly trafficked, accessible, and visible location. In 2016, the 615 exit traffic volume totaled 46,400. Creating a terrific opportunity for businesses to leverage location and strategically position themselves.

Kingston's offers efficient connectivity with access to large scale road, rail, sea and air transportation systems. The property supplies ready access to Canada's most integral road transportation corridor, Highway 401, proximity to major United States border crossings (Hill Island, Johnstown, and Niagara), extensive seaport networks responsible for "\$35 billion in economic transport in 2017", access to regional short line rail lines that connect to major rail lines, and the local YGK airport offering domestic and cargo transportation.

## Connectivity





**655-711 Dalton  
Ave, Kingston,  
On**

## Contact Information

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### Distance By Vehicles



<b>Montreal</b>	3 hr 4 min	289 km
<b>Ottawa</b>	1 hr 59 min	179 km
<b>Toronto</b>	2 hr 43 min	263 km

### Ports of Entry



<b>Thousand Island Crossing Bridge</b>	38 min	52.3 km
<b>Johnstown Crossing Bridge</b>	1 hr 9 min	110 km
<b>Buffalo Peace Bridge</b>	4 hr	417 km
<b>Picton Deep-Water Port</b>	1 hr	81 km



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