



REMAX
COMMERCIAL®

FOR LEASE

KINGSTON ONTARIO

785 Sir John A. Macdonald Blvd.
7L & 7M

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REMAX RISE Executives - COMMERCIAL DIVISION
OFFERED BY: PATRICK HULLEY
BROKER OF RECORD / CO-OWNER



7L & 7M 785 SIR JOHN A. MACDONALD BLVD

FOR LEASE

KINGSTON

This modernized industrial space is designed to meet today's business needs with high ceilings, ample loading access, and functional amenities. Extensively remodeled, the property combines the strength of the original steel frame with contemporary finishes and features.

WHY GREATER KINGSTON? A CONNECTED AND CAPABLE CITY



Strategically located between Toronto, Ottawa, and Montreal, Kingston offers direct access to major transportation corridors, including Highway 401 and VIA Rail. With a strong economic base in public sector services, education, and healthcare, and a growing tech and professional services sector, Kingston is a smart choice for office relocation or regional headquarters.

- POPULATION (CMA): 172,000+ ■ KEY SECTORS: GOVERNMENT, EDUCATION, HEALTHCARE, TECH, FINANCE
- EDUCATED WORKFORCE: 65% WITH POST-SECONDARY EDUCATION (QUEEN'S UNIVERSITY, ST. LAWRENCE COLLEGE, RMC)



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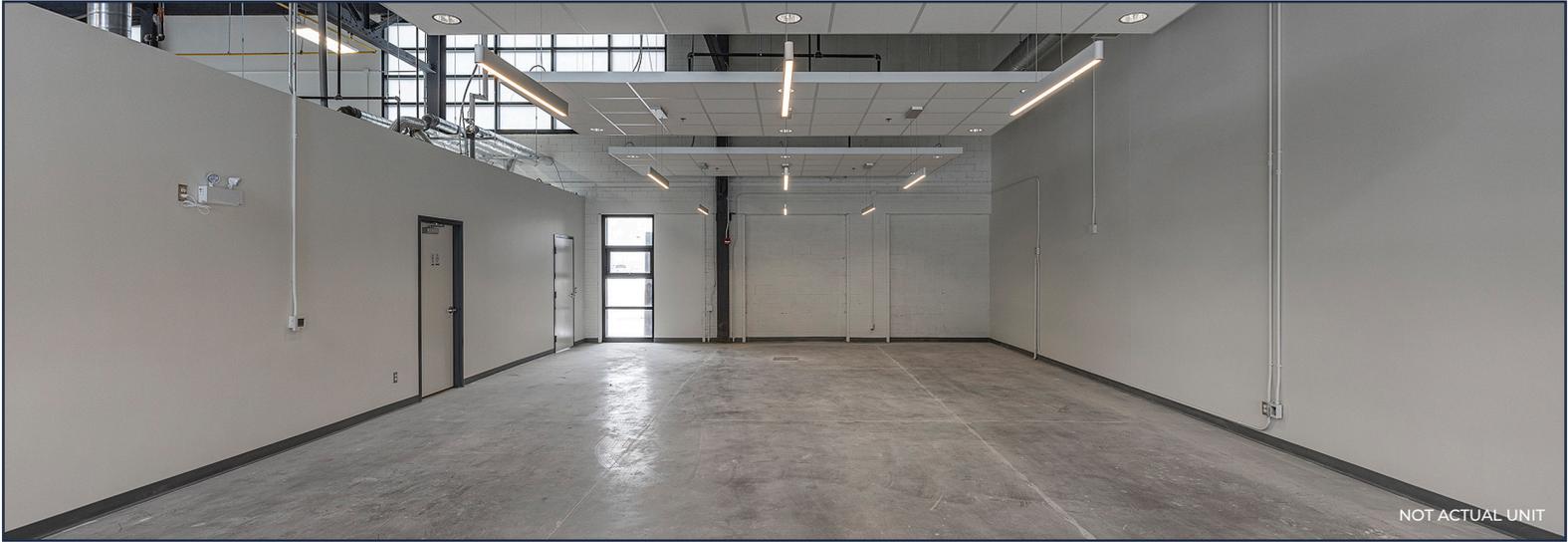
Kingston Advantage Work Where Life Happens

Centrally located in the heart of Kingston, the property offers exceptional connectivity to the Greater Kingston Area. Just 1.9 km from Highway 401 via the Sir John A. Macdonald overpass, it's positioned for both local and regional distribution.

- Ample on-site parking
- Minutes to highway 401
- Accessible washroom and shop office



NOT ACTUAL UNIT



NOT ACTUAL UNIT



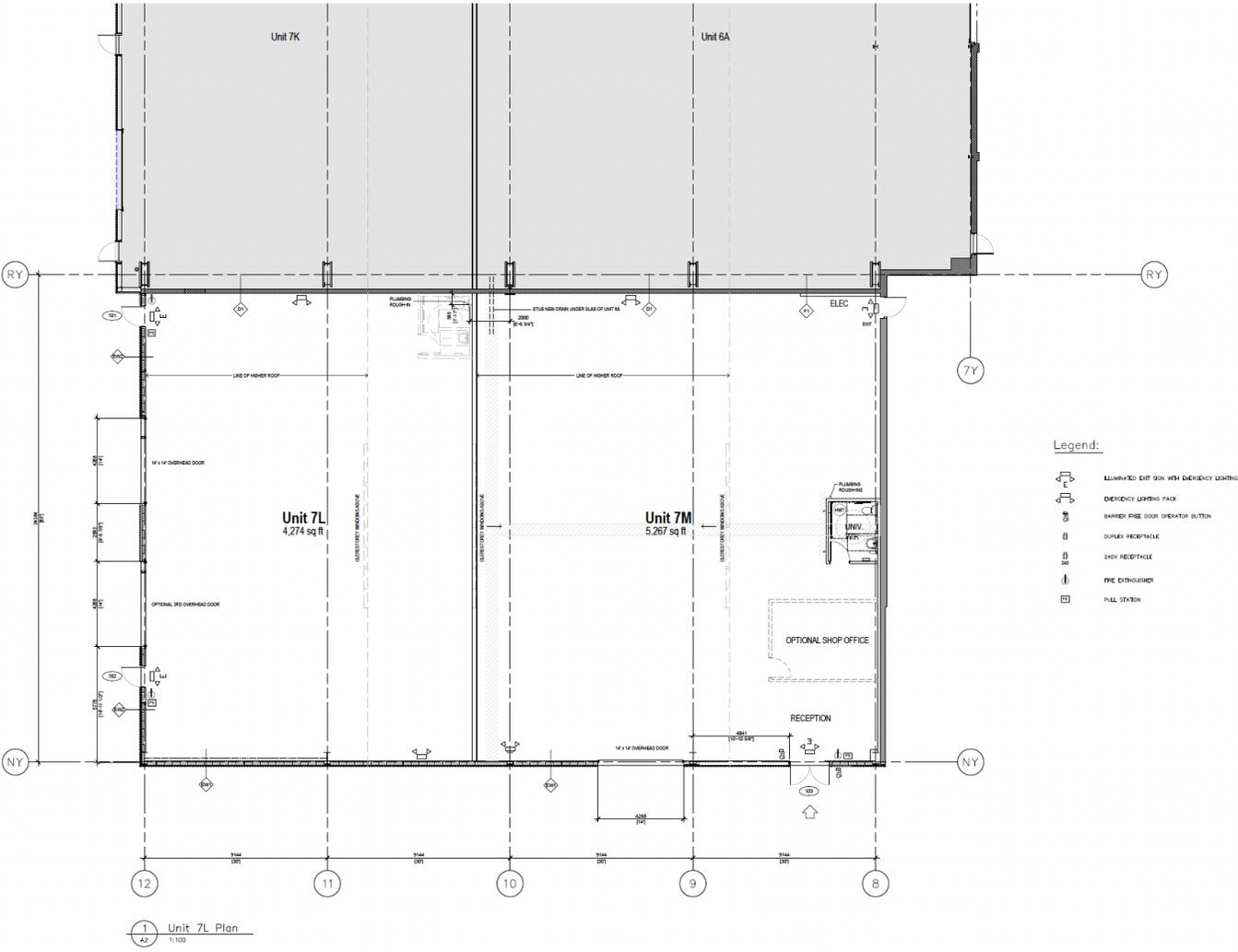
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ZONING: BUSINESS PARK ZONE (M1)

Zoned M1, this property permits a wide range of uses including light industrial, office, warehouse, wholesale, catering, research, repair, and transport depot.

INDUSTRIAL SPACE

Building 7L offers 9,541 sq.ft. of industrial space, with subdivision options available to suit tenant needs. Featuring modern design, high ceilings, and flexible layouts, it is ideal for businesses seeking functionality and convenience.



RATE: \$11.00/sq.ft.

SIZE: 9,541 sq.ft.



FOR LEASE

KINGSTON WEST-END

785 Sir John A. Macdonald Blvd 7L 7M
Kingston, ON
Asking \$11/sq.ft.



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LET'S TALK COMMERCIAL REAL ESTATE

