



For Lease

0 Macrow St, Kingston, ON

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Rockwell Commercial
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Project Details

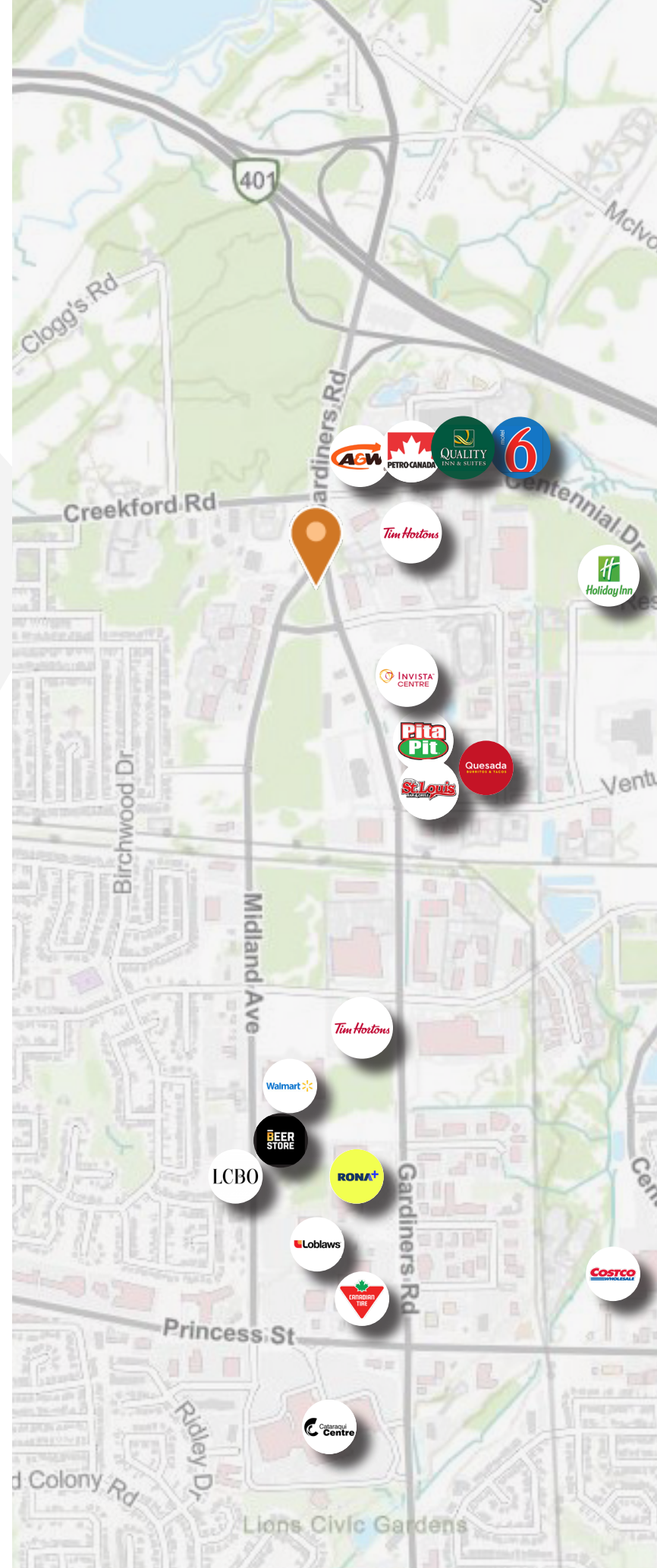
The Offering

Rockwell Commercial is pleased to introduce an exciting build-to-suit offering at the corner of Gardiners Road, Macrow Street and Midland Avenue, where opportunity and convenience intersect.

This high-visibility site boasts exceptional accessibility with prime road frontage along three busy streets, ensuring that your business stands out. Benefit from easy access to/from Highway 401 (± 600 meters) and high-traffic thoroughfares, connecting your business effortlessly to west-end Kingston's vibrant commercial and residential communities, and beyond.

With flexible design options tailored to your business' specific needs, this build-to-suit opportunity allows you to create a space that truly reflects your brand's identity.

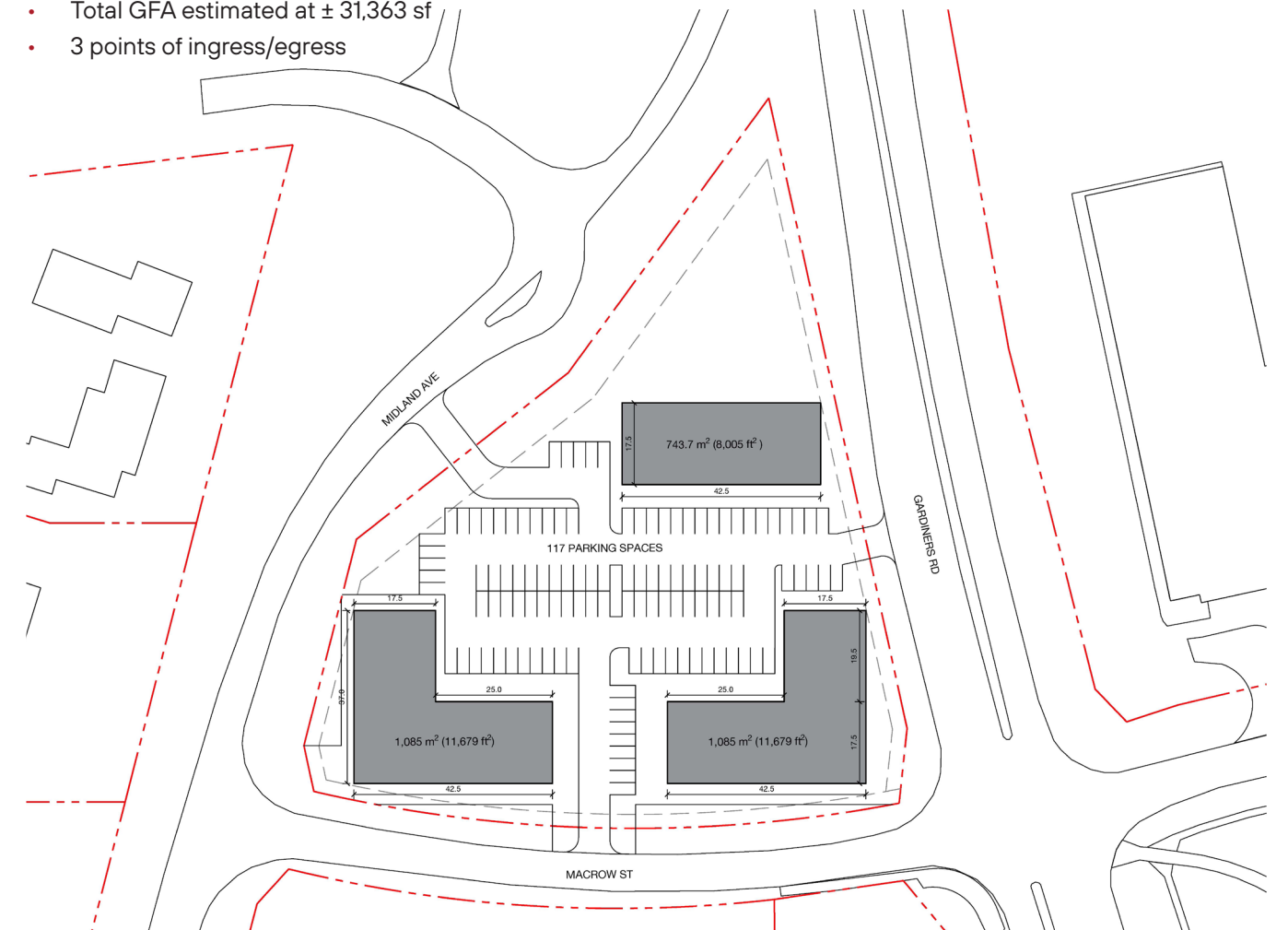
The site is ± 2.85 acres and the landlord is in the conceptual design phase. Contact us to discuss how your business can be incorporated into the exclusive development.



Conceptual Plan

Comments

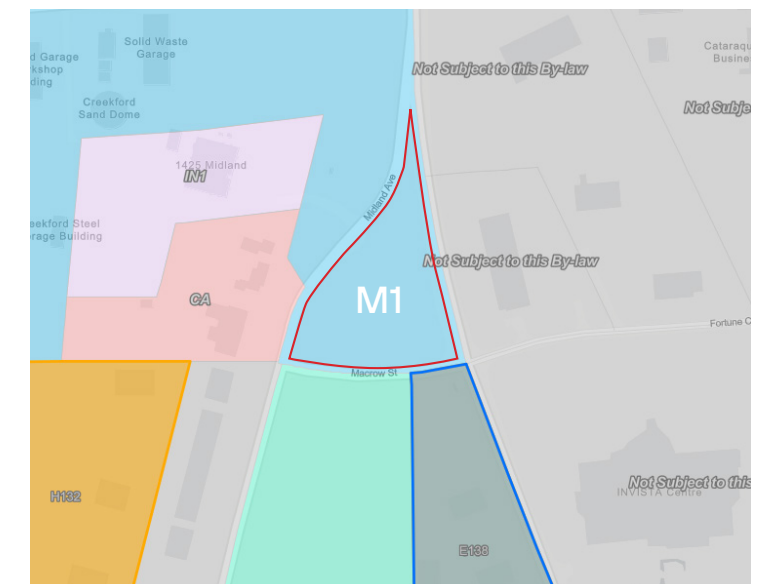
- Assumes Zoning By-Law Amendment to Arterial Commercial (CA) Zone
- Total GFA estimated at ± 31,363 sf
- 3 points of ingress/egress



Zoning

M1 Business Park Zone (By-Law № 2022-62)

The Business Park Zone allows for a broad range of uses; however, the Landlord will undertake a zoning amendment application to expand permitted retail and service uses.





Kingston Demographics

132,485
Population



41
Median Age



2.2
Average Household Size



\$74,306
Average Household Income After Taxes



Source: Statistics Canada 2021 Census

Kingston Growth Forecast



66,800

Total New Population Growth
Between 2021-2051 **

(permanent plus those for post secondary students not captured in census)



29,300

Total New Household Growth
Between 2021-2051 **

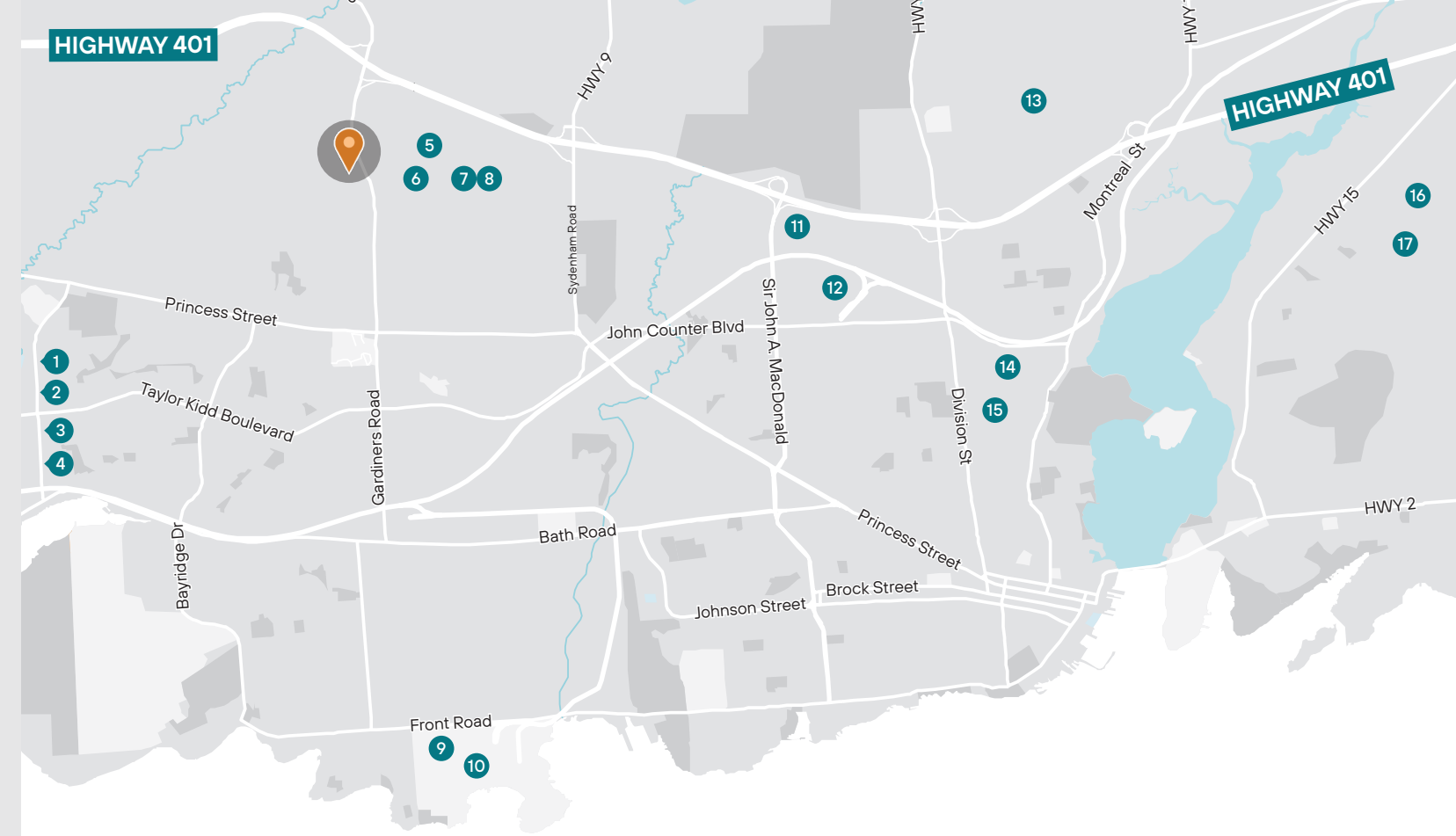
(permanent plus those for post secondary students not captured in census)



33,400

Total New Jobs
Between 2021-2051 **

Source: City of Kingston, Population, Housing & Employment Growth Forecast Update to 2051** (medium growth scenario)



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.

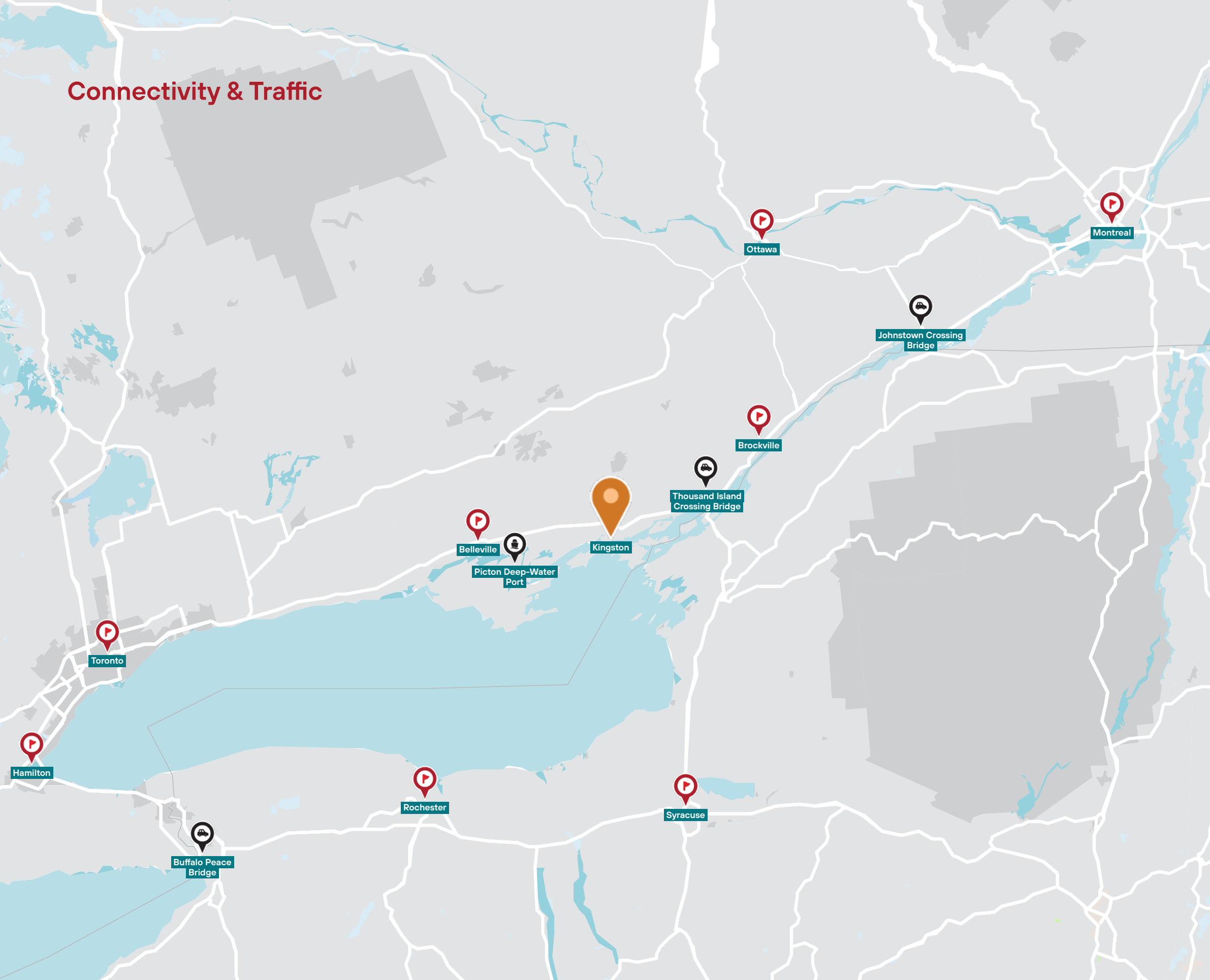
The City of Kingston continues to facilitate the economy with construction and infrastructure projects. The Wabaa Crossing Bridge (\$180M) was completed December 2022, spanning the Cataraqui River and connecting Kingston's west and east end, alleviating congestion, and increasing ease of access for residents. 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.

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 |

Connectivity & Traffic



Connectivity & Traffic

Traffic Count ^{AADT}

Macrow Street at Midland Avenue ⁽²⁰²³⁾	
N/S 12,728	E/W 4,528
Gardiner Road at Macrow Street at Midland Avenue ⁽²⁰²²⁾	
N/S 41,314	E/W 6,773

Distance By Vehicles



Montreal	3 hr 4 min	289 km
Ottawa	1 hr 59 min	179 km
Toronto	2 hr 43 min	263 km

Ports of Entry



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

Rockwell

COMMERCIAL

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