



# For Lease

## 1301 Gardiners Rd, Kingston, ON

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# Project Details

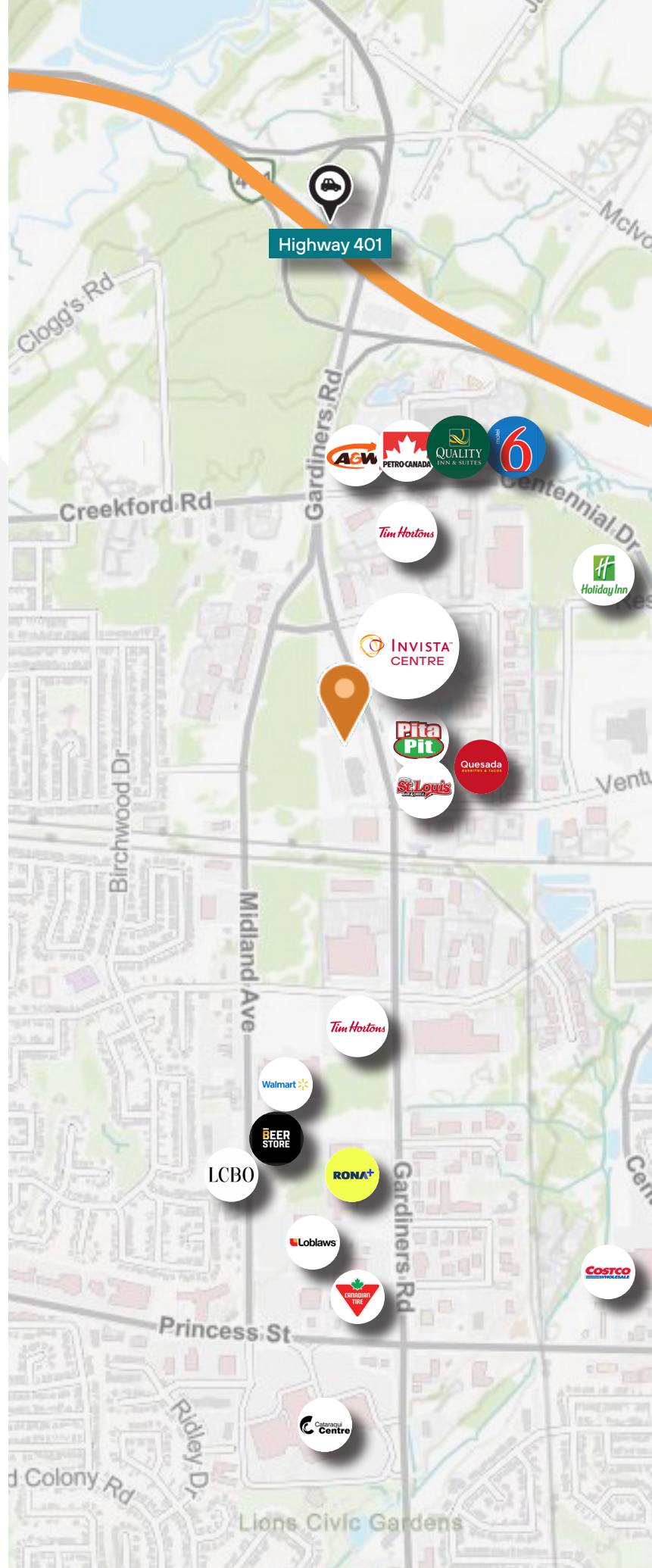
## The Offering

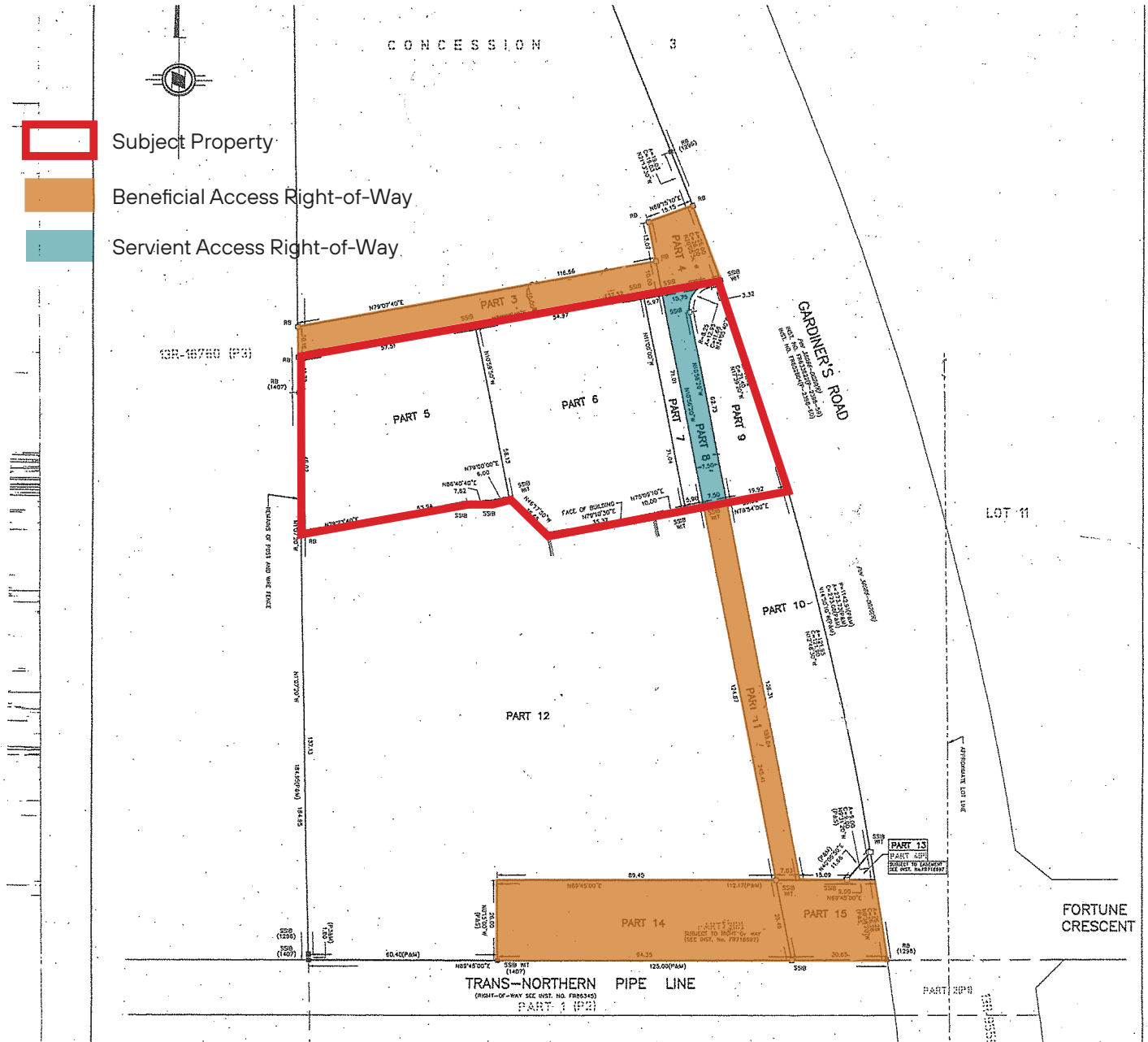
Rockwell Commercial is pleased to introduce this prime ± 2.3 acre development site on a land lease or build-to-suit basis.

This high-visibility site boasts exceptional accessibility with ± 234 ft of frontage along Gardiners Road between Princess Street and Highway 401. Benefit from easy access to/from Highway 401 (± 1 km) and high-traffic thoroughfares, connecting your business effortlessly to west-end Kingston's vibrant commercial and residential communities, and beyond.

In-place zoning permits uses such as hotel, office, daycare, finance institution, fitness centre, recreational facility, restaurant and more.

Contact us to discuss how your business could benefit from this strategic location.



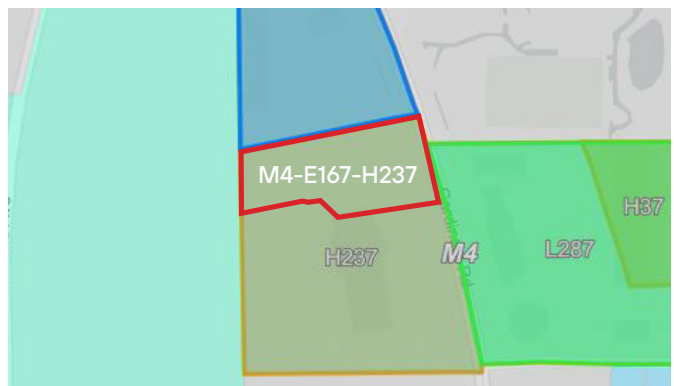


## Zoning

### M4-E167-H237 Employment Zone (By-Law № 2022-62)

The Employment Zone allows for a broad range of uses including but not limited to:

- Animal care
- Day care centre
- Finance institution
- Fitness centre
- Hotel
- Office
- Personal service shop
- Recreation facility
- Restaurant
- Wellness clinic





## 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)

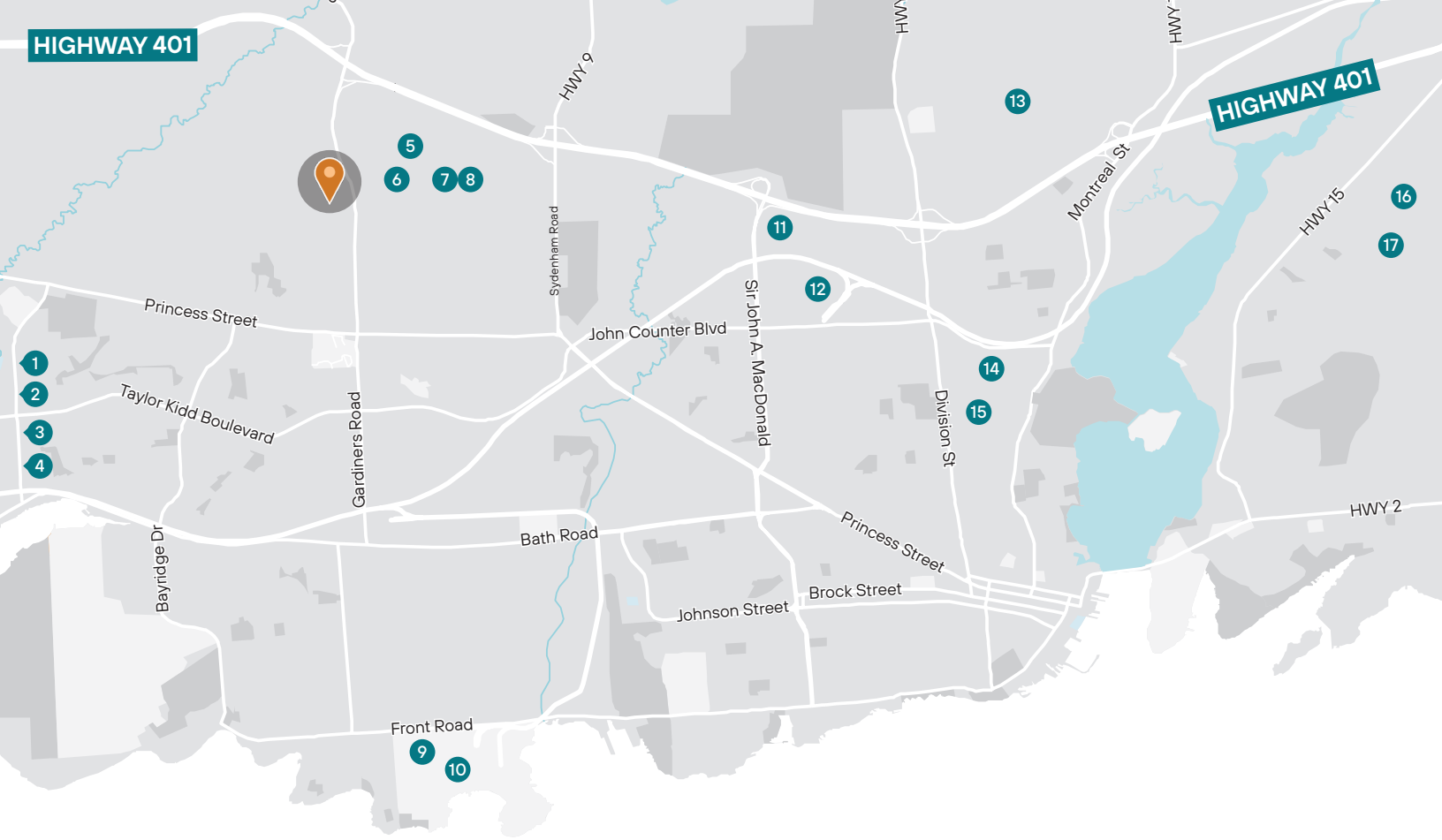


**33,400**

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.

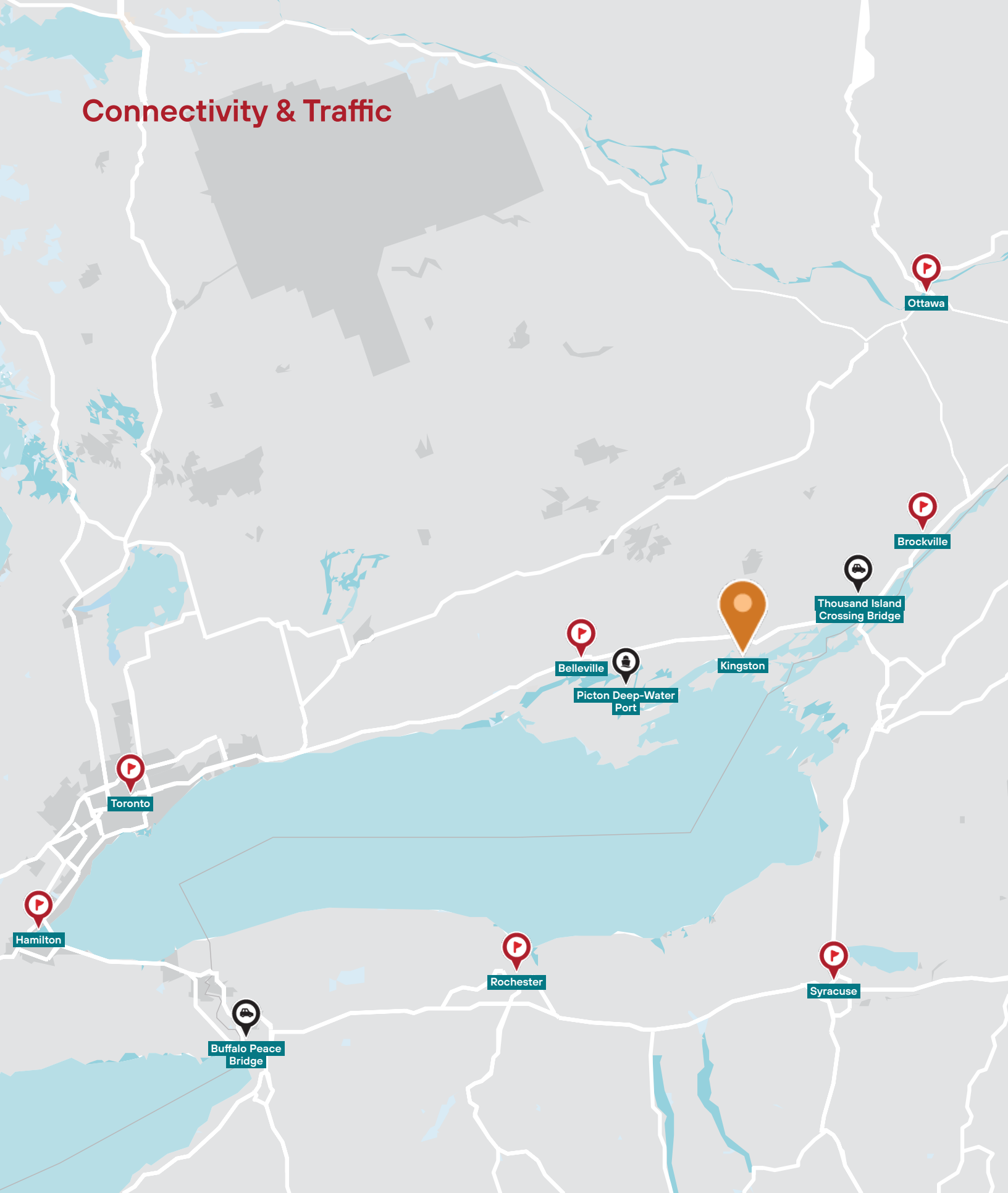
The City of Kingston continues to facilitate the economy with construction and infrastructure projects. The Wabaa Crossing Bridge (\$180M) was completed December 2022, spanning the Cataraqui River and connecting Kingston's west and east end, alleviating congestion, and increasing ease of access for residents.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

Gardiners Road at Fortune Crescent South (2018)	
N/S <b>38,081</b>	E/W <b>5,696</b>
Gardiner Road at Macrow Street at Fortune Crescent North (2023)	
N/S <b>40,654</b>	E/W <b>6,447</b>

### Distance By Vehicles



<b>Montreal</b>	2hr 55min	292km
<b>Ottawa</b>	1hr 55min	200km
<b>Toronto</b>	2hr 33min	254km

### Ports of Entry



<b>Thousand Island Crossing Bridge</b>	36min	55.8km
<b>Johnstown Crossing Bridge</b>	1hr 5min	112km
<b>Buffalo Peace Bridge</b>	4hr 34min	451km
<b>Picton Deep-Water Port</b>	48min	81km

# Rockwell

COMMERCIAL

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