



For Lease

1150 Gardiners Rd, Kingston, ON

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**Rockwell Commercial
Real Estate, Brokerage**

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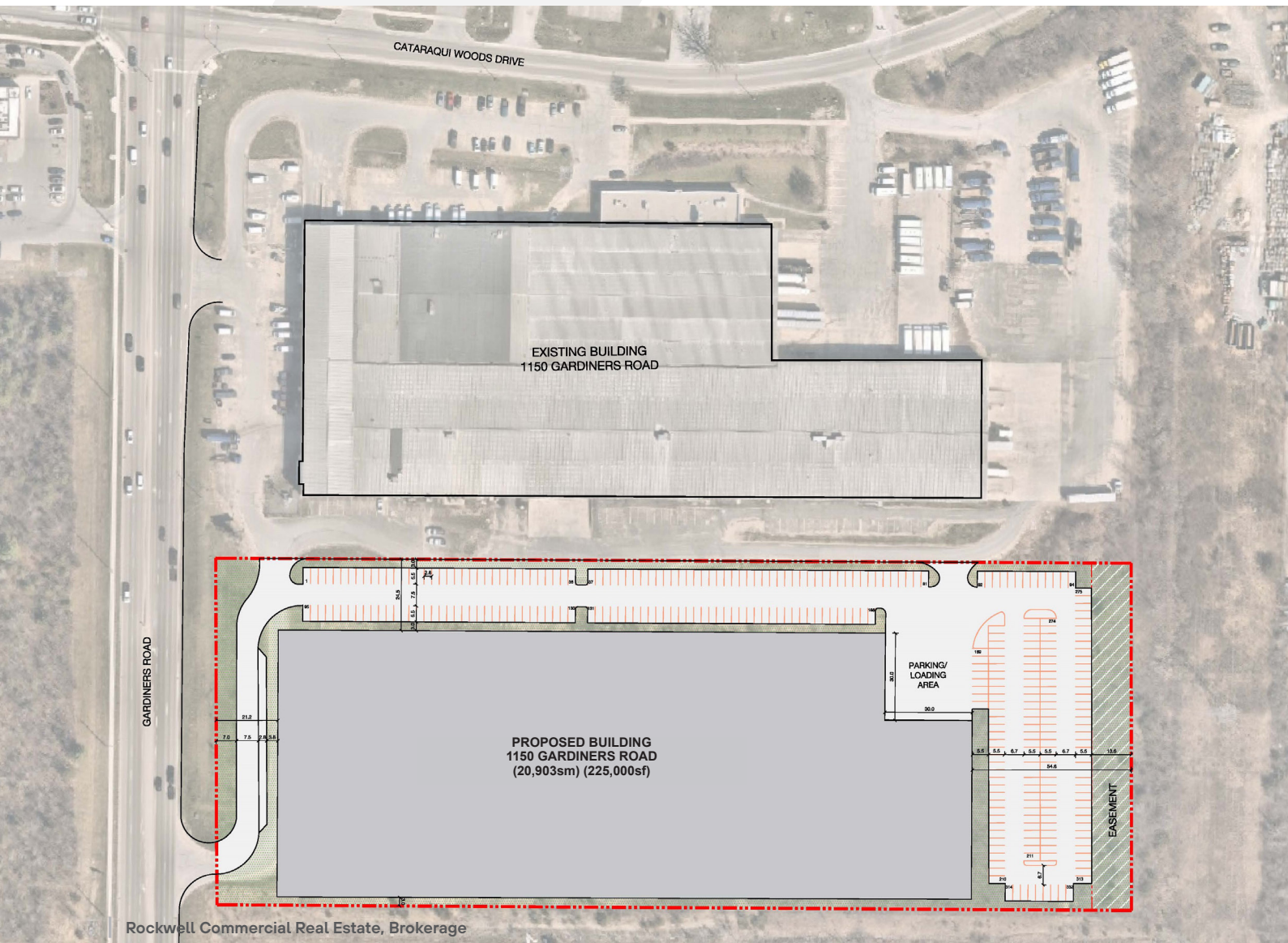
Project Details

The Offering

Rockwell Commercial is pleased to introduce Kingston's newest proposed industrial development. The property is situated on the southeast corner of Gardiners Road and Cataraqui Woods Drive's signalized intersection and located just 2.2 kms south of Highway 401. With up to $\pm 225,000$ sf available for lease, this site can accommodate almost any requirement for first-class warehousing and distribution space in Eastern Ontario.

The City of Kingston is conveniently centered between Toronto, Ottawa, Montreal and Syracuse, NY (via Thousand Islands Bridge), providing your warehousing and distribution centre 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 1150 Gardiners Road can be built to meet all of your needs.



Aerial View



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 Wabaaan 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



Cataraqui North Demographics

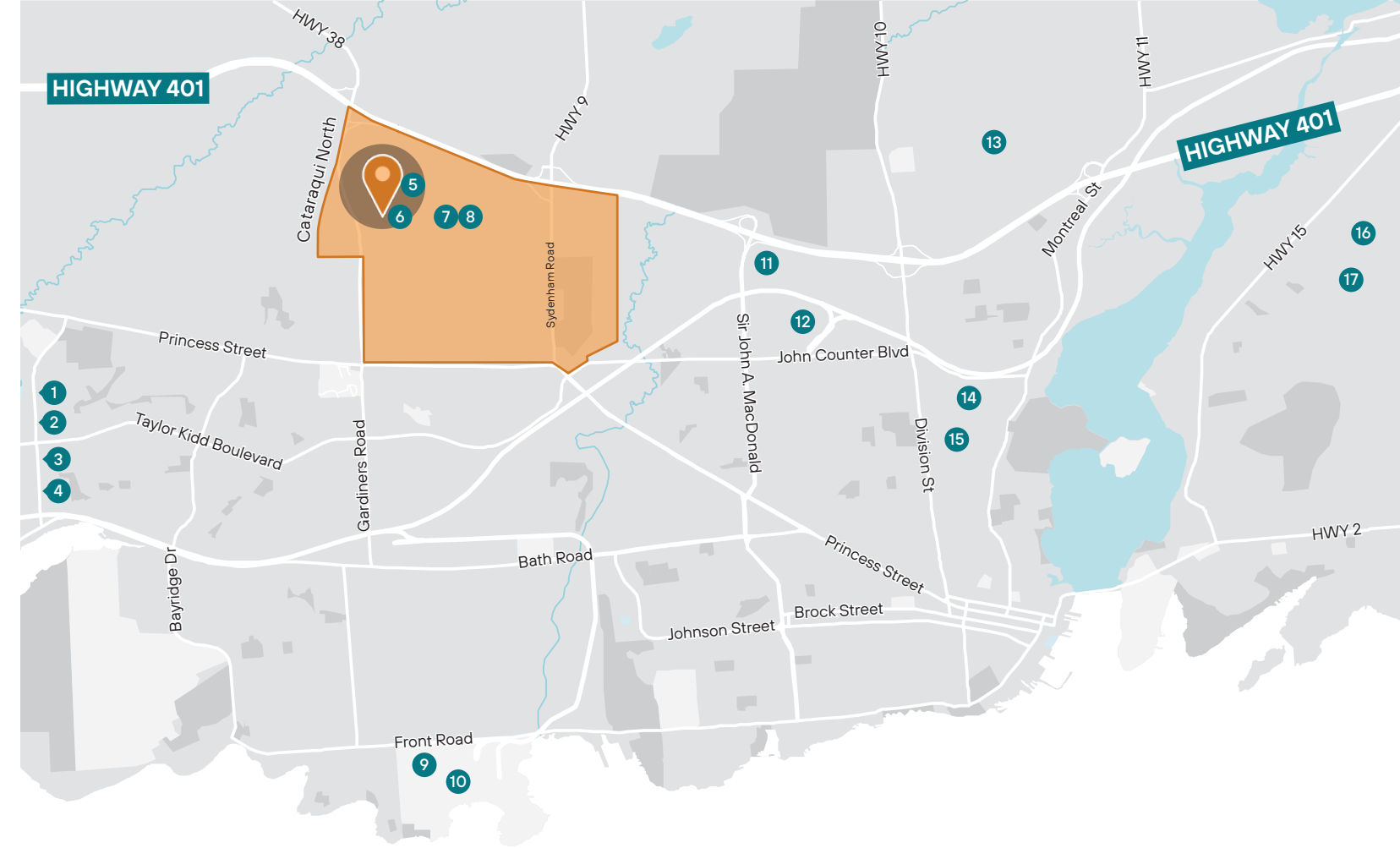
5,635
Population

46
Median Age

1,685
Total number of census families in private households

\$88,000
Median after-tax income of household in 2020

Source: Statistics Canada 2021 Census



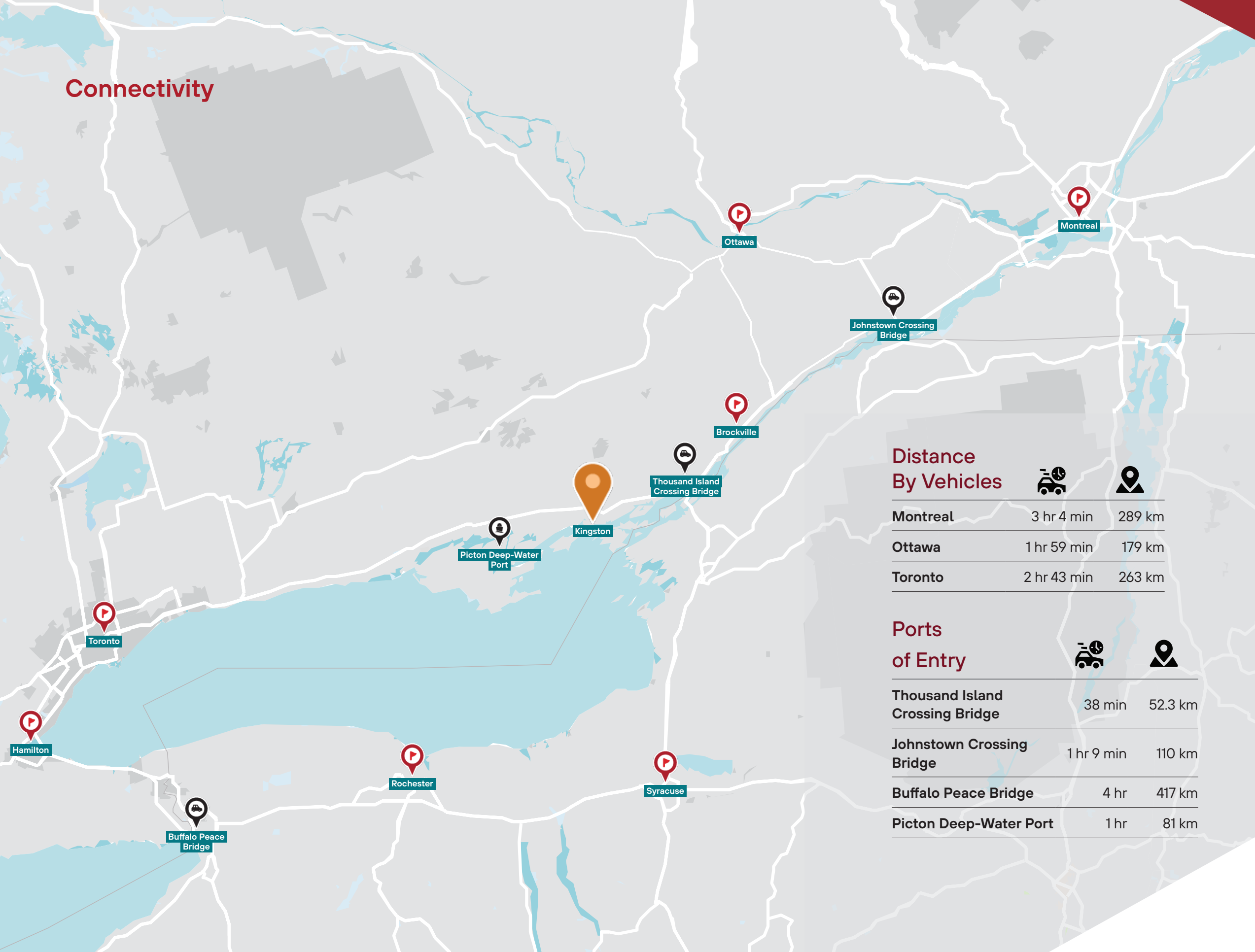
In Good Company

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



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Contact Information

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**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

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