

FOR LEASE

28 STEVE FONYO DR UNIT #4 KINGSTON, ON



UNIT 4 - INDUSTRIAL AND OFFICE UNIT

- Stand-alone industrial building for lease close to Highway 401.
- Fence compound also for lease
- Two drive-in doors (10 Ft x 10 Ft)

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

JAMES WARD
Broker principal

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ex. 25

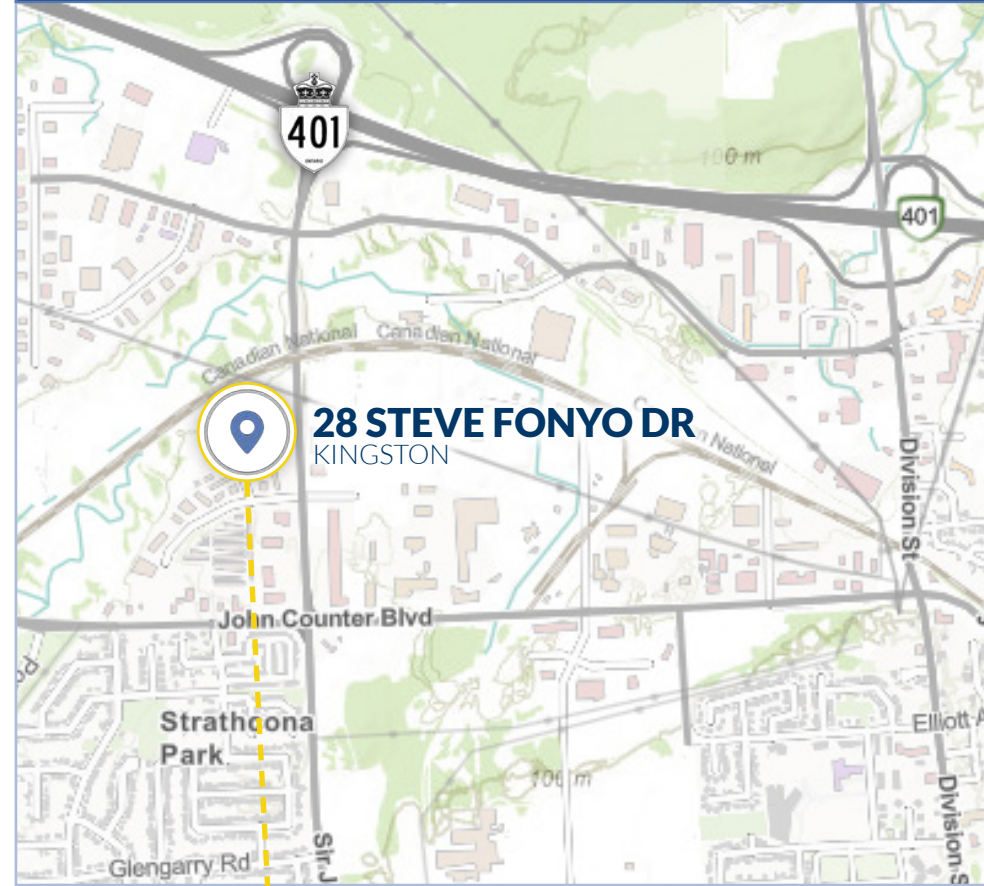
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PROPERTY DETAILS

Office - Rentable Area:	1200 Sq Ft
Industrial - Rentable Area:	2800 Sq Ft
Total Rentable Area:	4000 Sq Ft
Additional Mezzanine Storage:	540 Sq Ft
Base Rent:	\$10.50 Sq Ft + HST
Additional Rent:	\$4.60 Sq Ft + HST (2026 est.)
Utilities :	Electricity and Natural Gas paid by the tenant, water and sewer included in the additional rent
HVAC :	Radiant tube / HVAC
Available:	January 1st, 2026
Zoning:	General Industrial Zone (M2) Full list of permitted uses available upon request Paid by the tenant
Adjacent Yard:	40 x 50 ft fenced compound (optional extra)

LOCATION

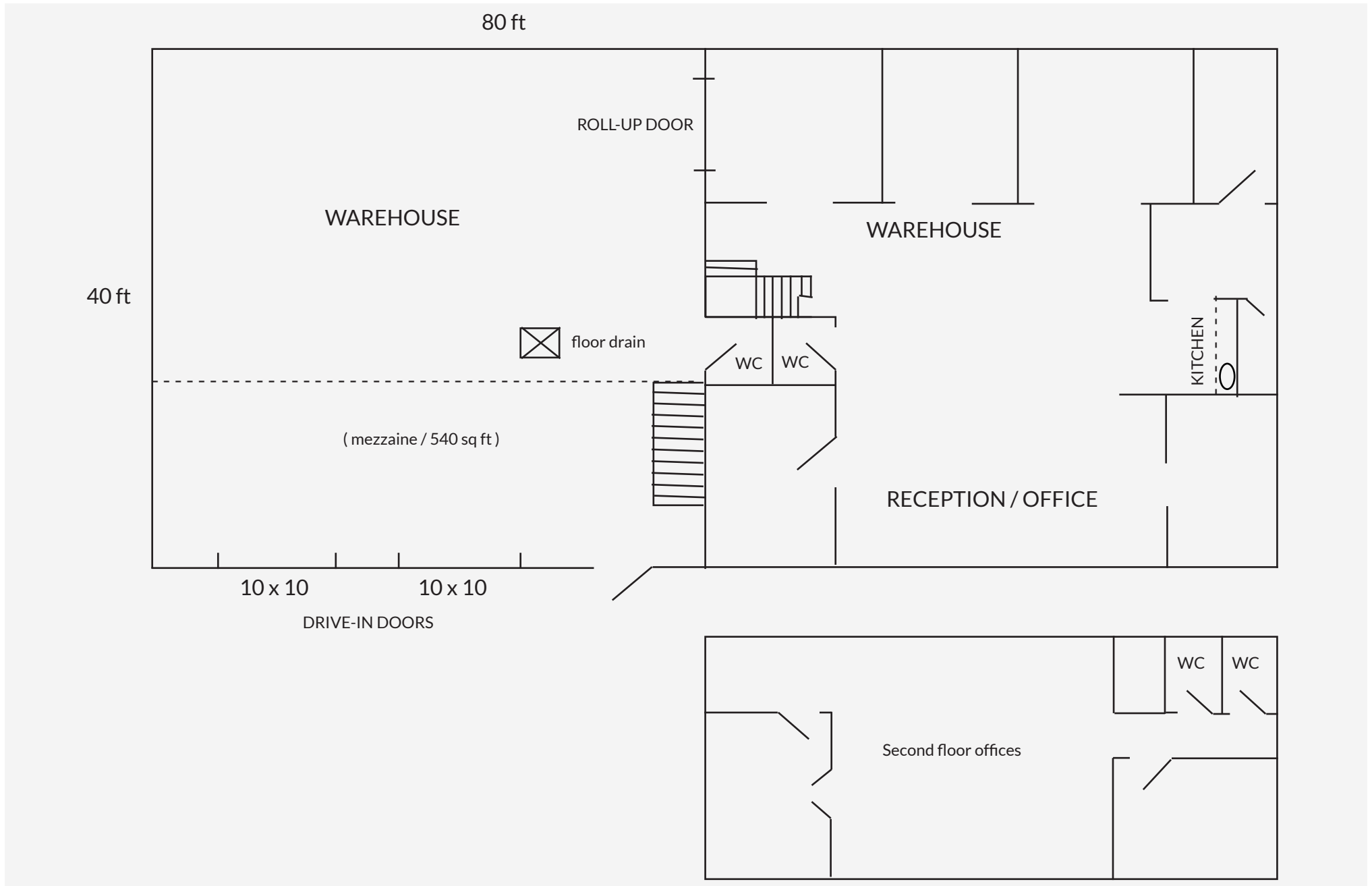


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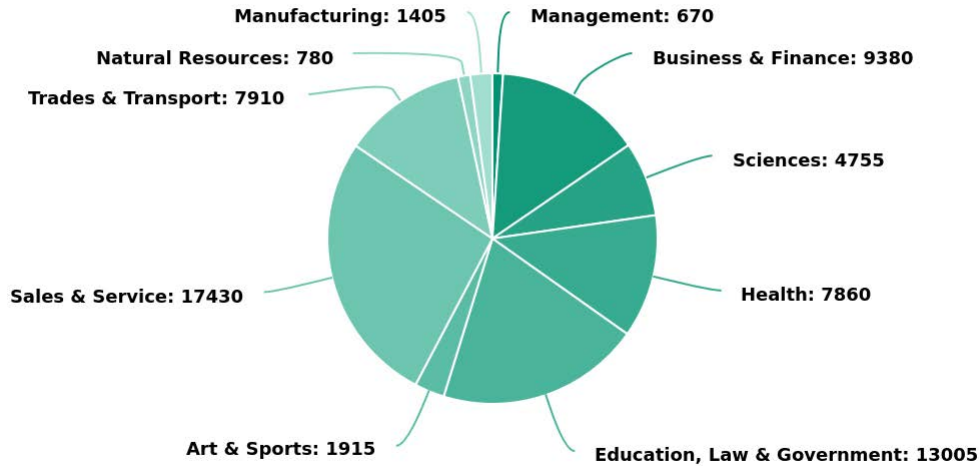


FLOOR PLAN

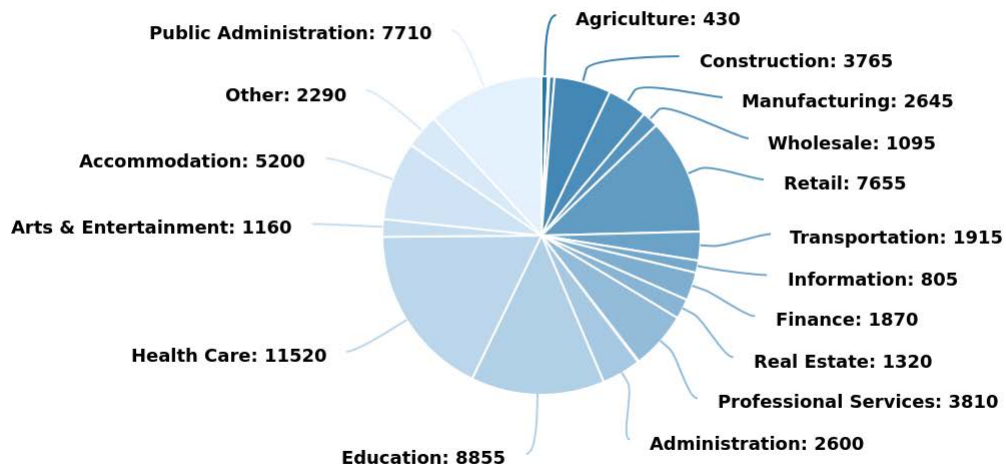


KINGSTON STATISTICS & DEMOGRAPHICS

Labour Force by Occupation



Labour Force by Industry



Kingston Population: 132,485 (2021 census)
Population increase: 7.1% from 2016-2021



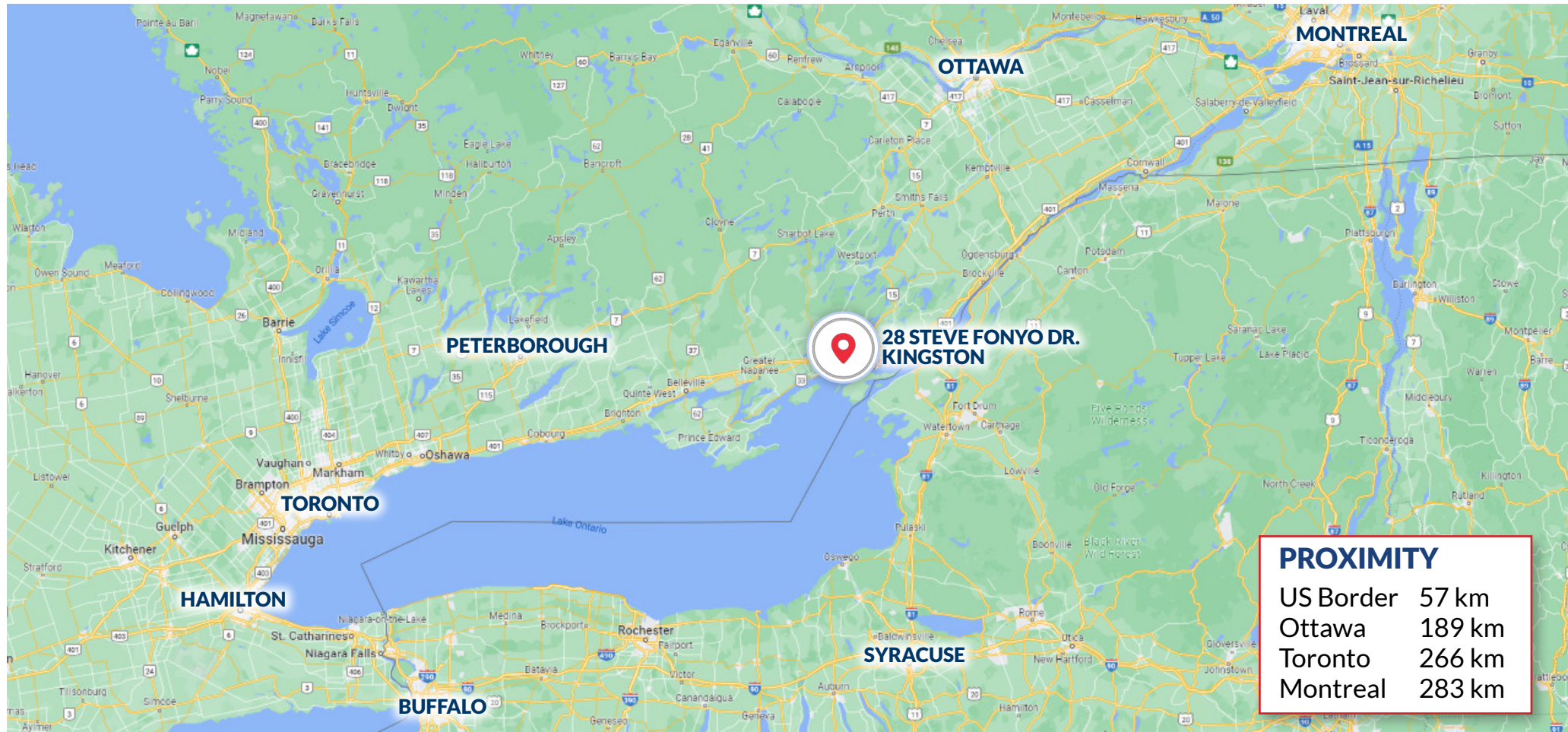
64% working-age adults (15-64)
88% of dwellings are apartments
Avg household income \$46.3K



Population density: 100.2/square km (2024)
Vacancy rate: 2.8% (2024)
Average 2-bedroom apartment rent: \$1674 (2024)



KINGSTON'S STRATEGIC LOCATION



KINGSTON'S MAJOR EMPLOYERS INCLUDE:

- Cancoil Thermal Corporation
- Canada Royal Milk
- Haakon Industries
- DuPont
- INVISTA Canada
- Empire Life Insurance
- Calian Technologies
- Novelis Inc.
- Correctional Services of Canada
- Providence Care
- City of Kingston
- Ontario Ministry of Health
- Queen's University
- Canadian Forces Base Kingston
- Kingston Health Sciences Centre
- Limestone District School Board

