

For Lease

897 Sir John A Macdonald Blvd, Kingston, ON

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

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Project Details

The Offering

Rockwell Commercial is pleased to introduce an exciting build-to-suit opportunity fronting on two high-traffic arterial roads, Sir John A. Macdonald Boulevard and John Counter Boulevard. This prime ± 17.67 acre development site offers excellent visibility and connectivity, with easy access to the newly expanded John Counter Boulevard, the Waaban Crossing to Kingston's east end, and Highway 401.

The property benefits from broad zoning, permitting a wide range of business types, including retail, clinics, personal services, offices, and industrial uses. See zoning/permitted uses page for more details.

The Neighbourhood

- | | | | |
|-----------------|------------------|---------------|------------------------------------|
| 1. Esso | 4. Canadian Tire | 7. No Frills | 10. Shoppers Drug Mart |
| 2. Tim Horton's | 5. LCBO | 8. Beer Store | 11. King's Crossing Fashion Outlet |
| 3. Bus Terminal | 6. Starbucks | 9. McDonald's | 12. Landmark Cinemas |



Traffic Counts ^{AADT}

Sir John A MacDonald Boulevard at John Counter Boulevard (2023)

N/S
43,991

E/W
59,243



Highlights

- High-visibility site fronting Sir John A. Macdonald Blvd and John Counter Blvd
- Broad zoning allows for retail, office, industrial, and service uses
- Immediate access to Highway 401 and the newly expanded John Counter Boulevard
- Quick connection to Waaban Crossing for easy east-end Kingston access
- Surrounded by national brands including Tim Hortons, Canadian Tire, LCBO, Starbucks, McDonald's, and Shoppers Drug Mart and more
- Centrally positioned in The City of Kingston
- Within a growing commercial and industrial corridor
- Easy Access to Major City Centres just under 2 hours to Ottawa, 2.5 hours to Toronto, under 3 hours to Montreal
- Close to Thousand Island Crossing Bridge and Picton Deep-Water Port for trade and logistics

Zoning

M1-L278-H157 Business Park Zone

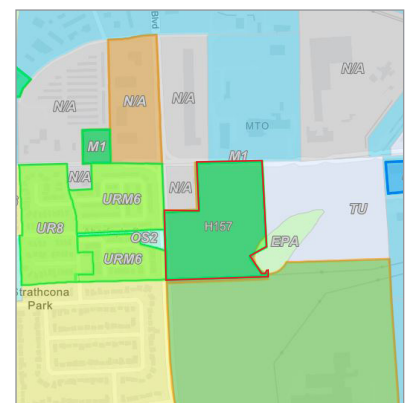
Permitted uses:

- Administrative, corporate, business and professional office operations
- Commercial school
- Hotel use
- Film or recording studio
- Laboratory, research and development facilities
- Technologically advanced manufacturing, fabricating and assembling operations for the production of high value products (non-noxious)

Complimentary uses:

- Bank or financial institutions (including a maximum of one drive trough)
- Clinic
- Retail stores
- Restaurants (including a maximum of one drive through)
- Personal service shop

Complementary / commercial uses are limited to a maximum of 25% of built gross floor area.





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)

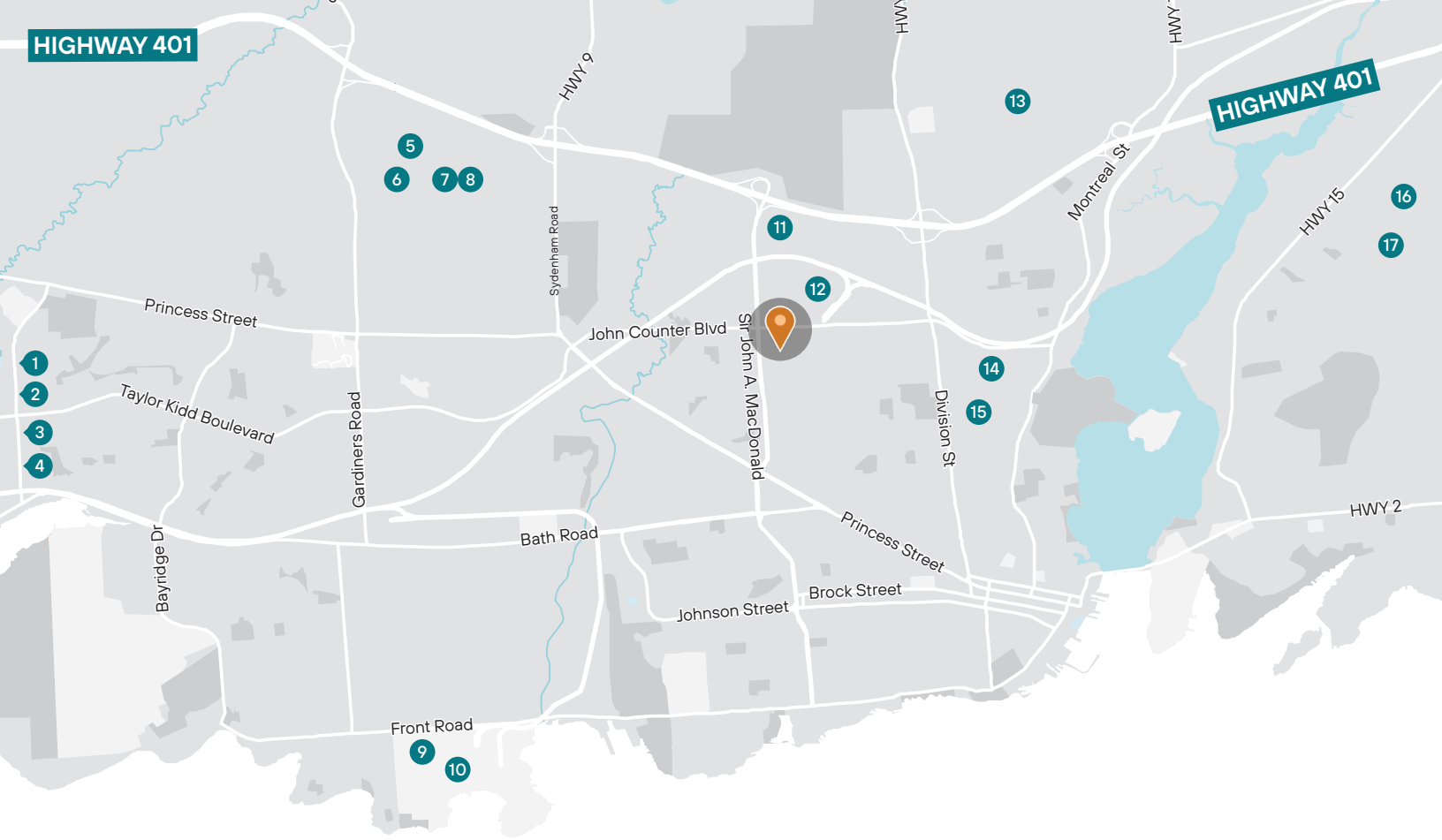


33,400

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.

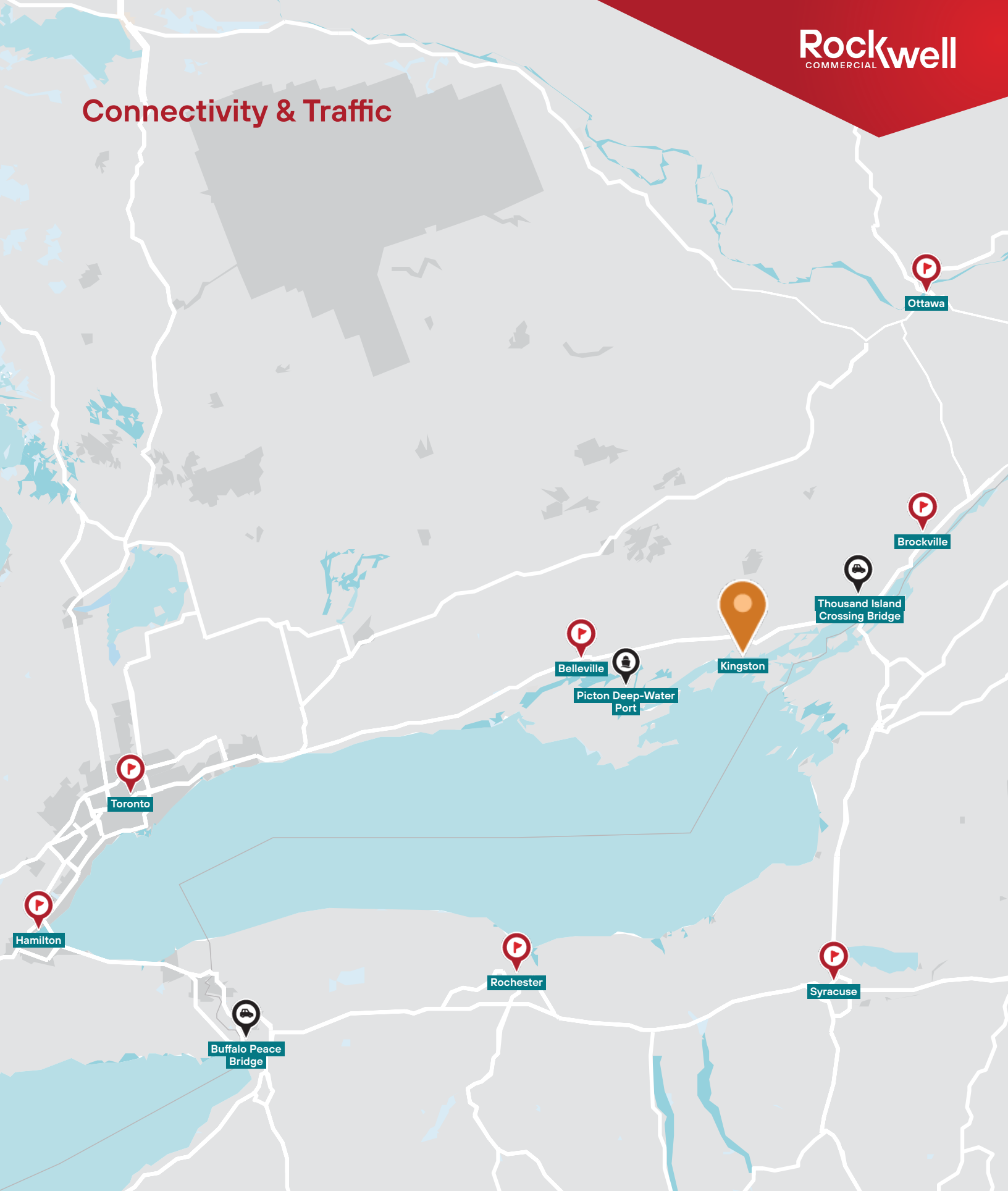
The City of Kingston continues to facilitate the economy with construction and infrastructure projects. The Wabaa Crossing Bridge (\$180M) was completed December 2022, spanning the Cataraqui River and connecting Kingston's west and east end, alleviating congestion, and increasing ease of access for residents.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

Distance By Vehicles



Montreal	2hr 53min	288km
Ottawa	1hr 54min	197km
Toronto	2hr 37min	259km

Ports of Entry



Thousand Island Crossing Bridge	32min	51.1km
Johnstown Crossing Bridge	1hr 3min	108km
Buffalo Peace Bridge	3hr 58min	411km
Picton Deep-Water Port	49min	75.9km



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