Rockwell COMMERCIAL

Professional Office & Light Industrial Condominiums

± 1,433 to ± 47,581 sf Available

26 of 28 Units Remaining

For Lease & Sale 795 Innovation Dr, Kingston, On

Contact Information

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Rockwell COMMERCIAL

Property Details

Gross Building GFA:	± 50,955 sf
Utilities:	• Electricity and gas paid by unit Tenant/Owner • Water and sewer charges included in condo fees
Signage:	Tenant/Owner can install its own signage on building and on common pylon sign
Parking:	± 127 spaces
Landlord:	New Empire Group Ltd.
Occupancy Date:	Estimated to by September 1, 2026

Base Building Features

- ± 19 ft clear height
- ± 12' H x12' W Drive in door (except units 10, 18, 20)
- Electrical: 600 volt, 3 phase main service, disconnect, step down transformer and 60 amp breaker panel
- Plant gas heater including gas and electrical hookup
- 2 under slab rough-in for two-piece washrooms per unit 5" concrete floors
- water supply with shut off in each unit
- 1 x 5-ton HVAC roof-top curb only per unit
- Concrete block and drywall demising walls
- R35 roof insulation + R20 wall insulation
- Upright wet sprinkler system based on open floor plan
- Bell conduit with pull string to each unit

Zoning M4-E136-H228

Employment Zone; M4 allows for the following permitted uses:

- Animal care[5]
- Animal shelter
- Banquet hall[5]
- Call centre[1]
- Catering services[1]
- Contractor's yard[1]
- Day care centre[5]
- Financial institution[5]
- Fitness centre[5]
- Hotel[5]
- Laboratory[1]
- Light industrial use[1]
- Office[1]
- Personal service shop[5]
- Place of worship[5]
- Production studio[1]
- Recreation facility[5]
- Repair shop[1]
- Research establishment[1]
- Restaurant[5]
- Retail store[3]
- Training facilitiy[1]
- Transportation depot[1]
- Warehouse[1]
- Wellness clinic[5]
- Wholesale establishment[1]
- Workshop[1]

[1] Is required to operate within an enclosed building.

[3] Is limited only to convenience commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan

[5] Is permitted as a principal use and may occupy 100% gross floor area on the lot in accordance with the complementary use policies of the Official Plan

Zone Exceptions; E136

Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

(a) Long-term bike spaces are not required for buildings existing on the date of passing of this by-law.

(b) Long-term bike spaces are not required for any buildings constructed on the lands municipally known as 795 Innovation Drive after the date of passing of this by-law.

(c) End-of-trip bike facilities for non-residential uses are not required for buildings existing on the date of passing of this by-law.

(d) End-of-trip bike facilities for non-residential uses are not required for any buildings constructed on the lands municipally known as 795 Innovation Drive after the date of passing of this by-law.

Zone Holding Condition; H228

The holding overlay only applies to a hotel or a day care centre. All other permitted uses are not subject to the holding overlay. Prior to the removal of the holding overlay, the following conditions must be addressed to the satisfaction of the City.

(a) The submission of a satisfactory noise impact study prepared by a qualified person as defined by the city and completed to the satisfaction of the City and which adheres to all applicable municipal and provincial requirements.

Location Overview

Kingston East

Kingston, Ontario's east end is a vibrant, up-and-coming area that blends residential charm with growing commercial appeal. Known for its family-friendly neighborhoods, parks, and close-knit community feel. With ongoing residential developments, improved infrastructure, including the completion of the Waaban Crossing Bridge connecting Kingston's east and west ends, the mix of local businesses, the area is attracting new residents and businesses alike. The east end's affordable housing, schools, and community-oriented spaces make it an ideal location for families and entrepreneurs looking for a blend of opportunity and quality of life.

St. Lawrence Business Park

The St. Lawrence Business Park in Kingston's east end is a key commercial and industrial hub designed to support businesses of all sizes with modern infrastructure and ample space for growth. Located close to Highway 401 and major transportation routes, the business park is ideally situated for companies needing easy access for logistics and distribution. It offers a mix of light industrial, commercial, and office spaces, making it suitable for a wide range of industries, from manufacturing and warehousing to tech startups and professional services. With the nearby residential growth in Kingston's east end, the St. Lawrence Business Park not only provides proximity to a local workforce but also fosters a sense of community engagement and economic growth, making it a valuable asset for the city and its business landscape.

Nearby Amenities in Kingston's East End

1. Coco Frutti
2. Domino's Pizza
3. Fine Balance Brewing Company
4. Food Basics
5. Freshii
6. Kingston Burger Company
7. LCBO
8. McDonald's
9. Pizza Pizza
10. Popeyes
11. Quesada Burritos
12. Shopper's Drug Mart
13. St. Louis Bar & Grill
14. Starbucks
15. Subway
16. The Hampton Inn
17. Tim Horton's
18. A&W

Distance by Vehicle

Toronto	Ottawa	Montreal	Downtown Kingston*	Kingston City Centre**	Kingston West End***
3 hr 30 min 268 kms	1 hr 56 min 188 kms	3 hr 20 min 180 kms	11 min 7.2 kms	13 min 9.4 kms	21 min 12.7 kms

*795 Innovation Drive to 1 Market Street ** 795 Innovation Drive to 1100 Princess Street
*** 795 Innovation Drive to 945 Gardiners Road

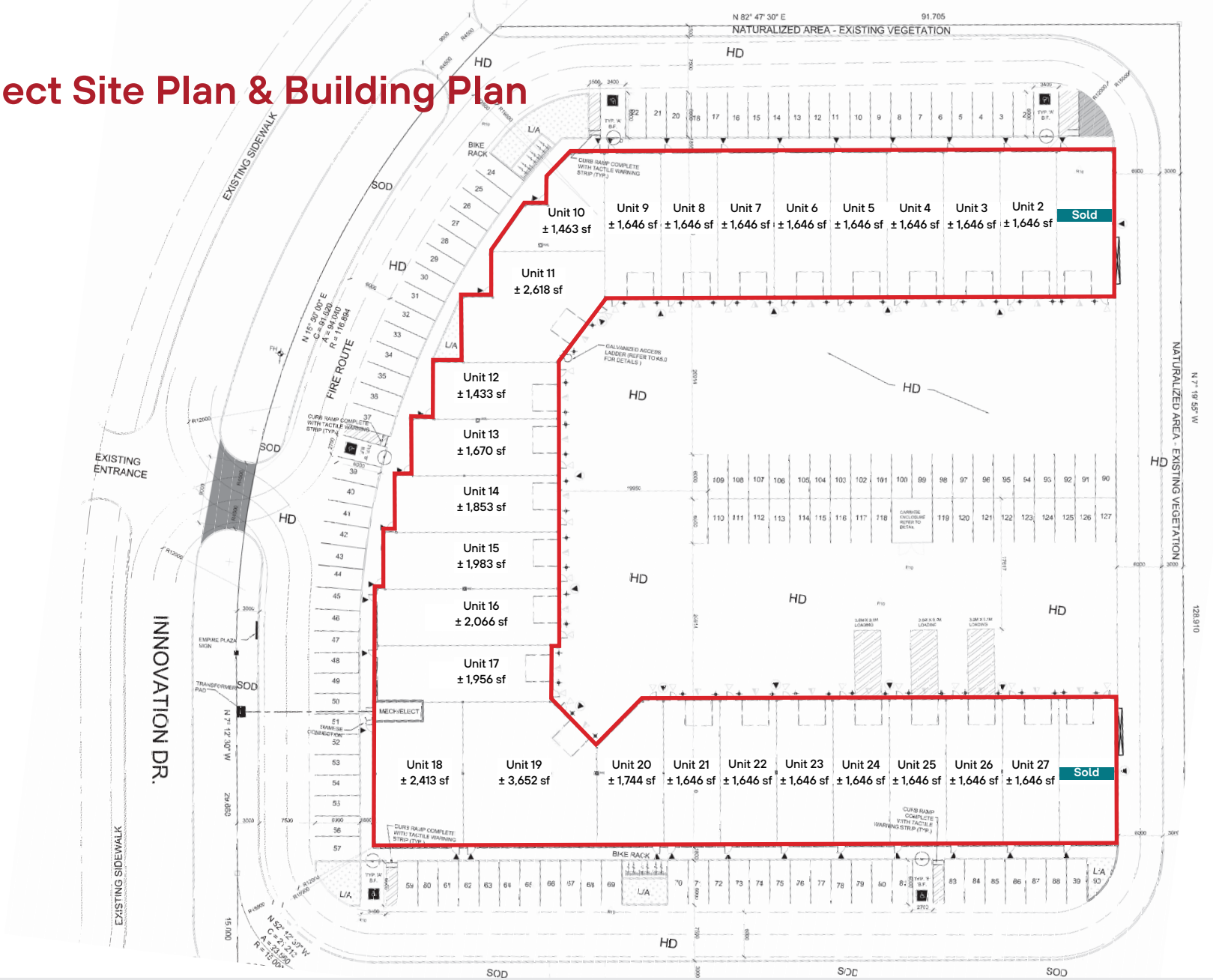
AVAILABLE UNITS

Municipal & Condo Unit №	Gross Floor Area (SF)	Clear Ceiling Height (FT)	Purchase Price	Lease Price	2026 Estimated Property Taxes	2026 Estimated Operating Costs *psf
1	± 1,707	±19	SOLD		$5.00	$2.60
2	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
3	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
4	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
5	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
6	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
7	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
8	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
9	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
10	± 1,463	±19	$560,000.00	$12.00	$5.00	$2.60
11	± 2,618	±19	$780,000.00	$12.00	$5.00	$2.60
12	± 1,433	±19	$500,000.00	$12.00	$5.00	$2.60
13	± 1,670	±19	$582,000.00	$12.00	$5.00	$2.60
14	± 1,853	±19	$646,000.00	$12.00	$5.00	$2.60
15	± 1,983	±19	$691,000.00	$12.00	$5.00	$2.60
16	±2,066	±19	$720,000.00	$12.00	$5.00	$2.60
17	± 1,956	±19	$680,000.00	$12.00	$5.00	$2.60
18	± 2,413	±19	$750,000.00	$12.00	$5.00	$2.60
19	± 3,652	±19	$900,000.00	$12.00	$5.00	$2.60
20	± 1,744	±19	$500,000.00	$12.00	$5.00	$2.60
21	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
22	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
23	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
24	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
25	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
26	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
27	± 1,646	±19	$525,000.00	$12.00	$5.00	$2.60
28	± 1,707	±19	SOLD		$5.00	$2.60

Development charges may be exempt for certain manufacturing uses. Current DC charges are range from $8.03 psf to $24.40 psf depending on buyer's/tenants use. Tenant/Buyer to pay applicable development changes to the City of Kingston for non exempt uses based on Tenant's/Buyer's intended use of the Premises. Please confirm with the City of Kingston.

2026 estimated condominium fees include common electric, building maintenance, snow removal, landscaping maintenance, alarm monitoring, water & sewer charges, management, legal & audit, general office & bank charges and reserve fund.

Project Site Plan & Building Plan



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