

DEVELOPMENT OPPORTUNITY - VACANT LAND FOR SALE



MIDLAND AVENUE
KINGSTON, ON
\$15,550,000

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

WWW.RTCR.COM

EXECUTIVE SUMMARY & PROPERTY DETAILS

Rogers & Trainor Commercial Realty is pleased to offer for sale 15.55 +/- acres of vacant land fronting on Midland Avenue in Kingston's west end.

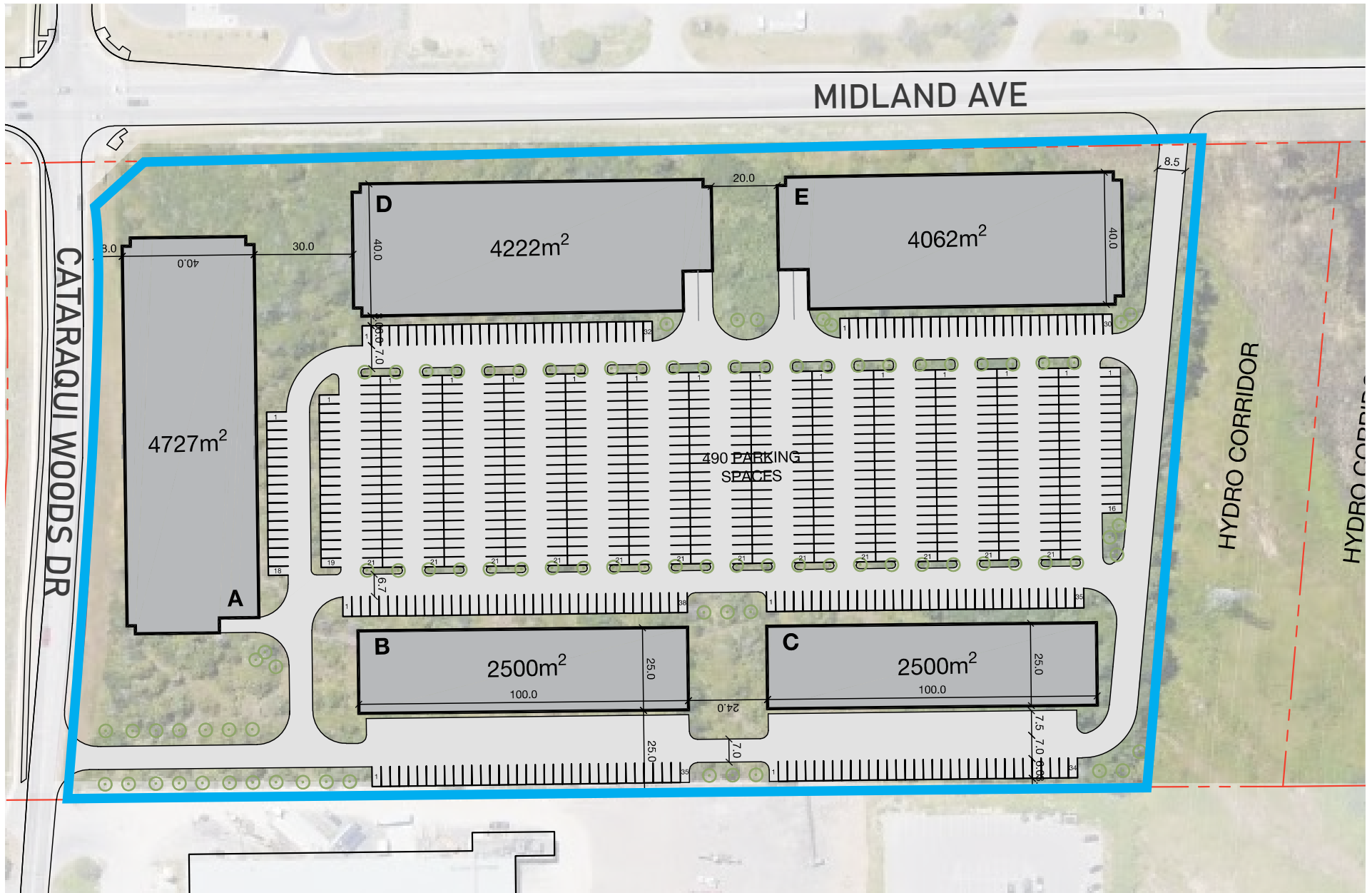
The DR zoning permits a wide variety of uses.

PROPERTY DETAILS

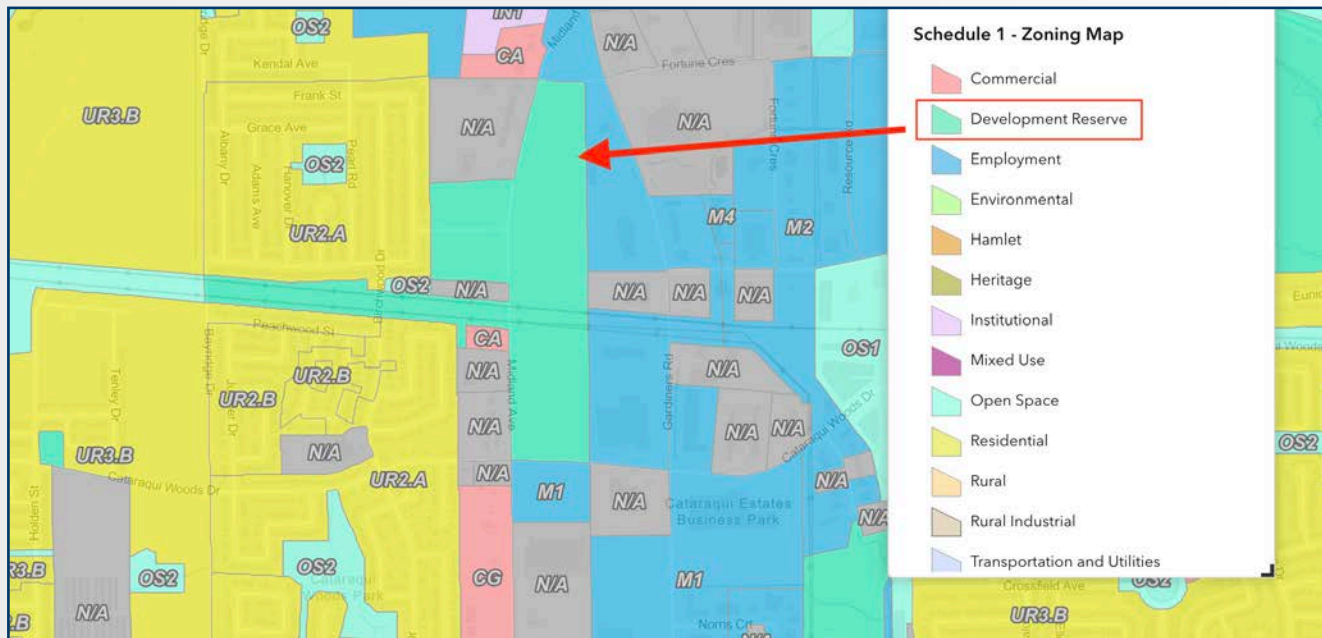
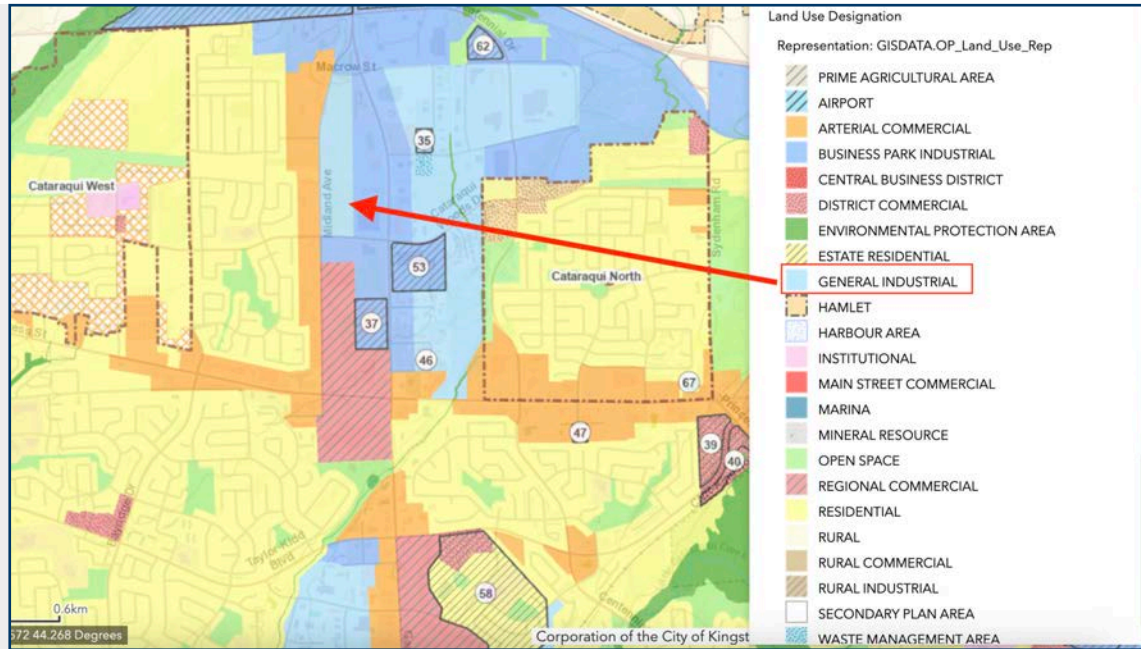
ADDRESS:	Midland Avenue, Kingston, ON, K7P 2Y1
PRICE:	\$15,550,000
PROPERTY TYPE:	Industrial/Land
TOTAL SITE AREA:	15.55 acres +/-
LEGAL DESCRIPTION:	PT LT 10 CON 3 KINGSTON PT 5 13R16790; T/W FR719999; KINGSTON
PIN:	360860029
ARN:	101108019013630
SELLER:	KINGSTON TERMINAL PROPERTIES LIMITED
INTERSECTIONS:	Midland Ave. and Cataraqui Woods Drive
OFFICIAL PLAN:	Designation - General Industrial
ZONING:	DR Zoning



CONCEPTUAL SITE PLAN



OFFICIAL PLAN DESIGNATION & ZONING MAP



LOCATION



STRATEGIC LOCATION:

Situated on Midland Avenue, the property benefits from excellent connectivity to Highway 401, facilitating easy transportation and logistics operations.

PROXIMITY TO COMMERCIAL HUB:

The area is close to Kingston's commercial and retail districts, providing convenient access to services, suppliers, and amenities essential for industrial operations.

ESTABLISHED INDUSTRIAL ZONE:

The property is located within a well-established industrial zone, surrounded by a variety of businesses, ranging from manufacturing to warehousing, fostering a supportive industrial community.

WORKFORCE AVAILABILITY:

Kingston has a skilled and diverse labor force, with proximity to educational institutions like Queen's University and St. Lawrence College, offering a pool of potential employees.

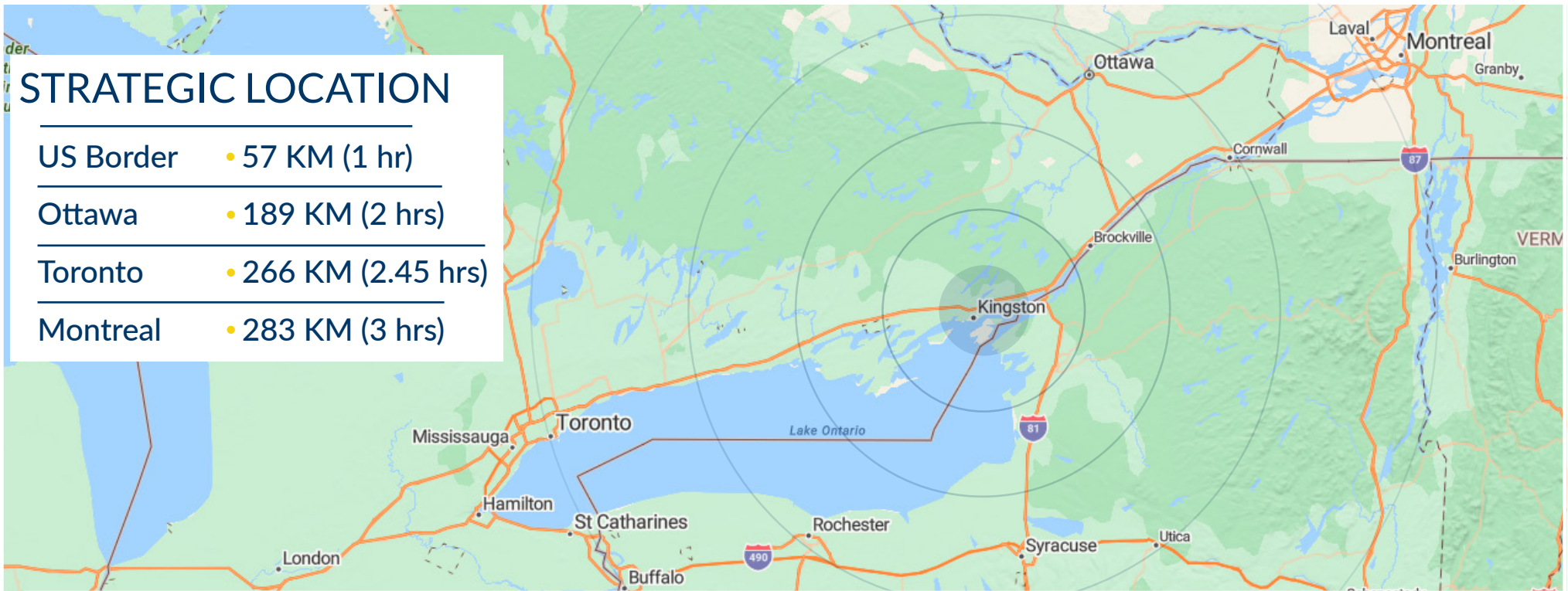
DEVELOPMENT OPPORTUNITIES:

There is potential for further development or expansion on the property, providing flexibility for future growth and the ability to tailor the space to specific operational needs.



STRATEGIC LOCATION

US Border	• 57 KM (1 hr)
Ottawa	• 189 KM (2 hrs)
Toronto	• 266 KM (2.45 hrs)
Montreal	• 283 KM (3 hrs)



KINGSTON, ONTARIO

Kingston is home to multi national corporations such as INVISTA, Novelis, Dupont, Alstom and many others. Recognized for its innovative and leading technology, Kingston's manufacturing sector supports metal fabrication, chemical products, latex and resin materials, clean and renewable energy, agri-businesss, rail production, etc. National and international transportation, distribution and warehousing services are currently in place in Kingston, along with access to a variety of shipping and travel services.

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

Kingston, Ontario is a 450 square kilometre city spanning east to west along the shores of the St. Lawrence River and Lake Ontario. Located half-way between Canada's two largest cities, Toronto and Montreal, it is easily accessible via Highway 401, and proximate to the United States Border.

KINGSTON HAS ONE OF THE SMARTEST WORKFORCES IN CANADA WITH THE MOST PHD GRADUATES PER CAPITA

**#1 Small City in Canada
for Startup Ecosystem 2023**

**#4 in Canada in the Energy and
Environment Sector 2023**

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