

For Sale

50 Grant Timmins Dr, Kingston, ON

Scott Botting, B.Com

Broker

+1 613 542-2724 x 33

scott.botting@rockwellcre.com



78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

Rockwell Commercial Real Estate, Brokerage

©2025 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V260909



Highlights

- Ideal for owner-occupiers with potential for supplementary rental income
- Quick access to Highway 401 via Sir John A MacDonald Boulevard
- 6 grade-level & 3 truck-level overhead doors
- ±1.2 acre lot

Location

Centrally located in the City of Kingston with convenient access (1km) to Highway 401, Eastern Ontario's primary east-west transportation corridor. The property provides efficient connections to Toronto to the west, and Ottawa and Quebec to the east.

Asking Price: \$3,250,000.00

Property Details

Address	50 Grant Timmins Drive, Kingston, On
Total Building Size	Ground Floor ± 12,353 sf
	Second Floor ± 2,720 sf
	Total ± 15,073 sf + mezzanine storage
Lot Size	± 1.2 acres
Building Age	Constructed circa 1989
Legal Description	PT LT 19 CON 3 KINGSTON PT 37, 13R7643; S/T INTEREST IN FR488273; KINGSTON
PIN	360820129
Official Plan Designation	General Industrial
Taxes	\$29,718.20 (2026)
Frontage	± 187.87 ft
Lot Coverage	± 23.6%
Parking	Ample on-site
Site Services	Municipal
Roofing	Double-insulated metal roof
Electrical	400 Amps, 240 V, 3-Phase - To be verified
Ceiling Height	± 16'2" to 19'10"
Heating/Cooling	4 x gas-fired furnaces (3 with rooftop condensers), 2 x suspended heaters

 **Zoning** M3, Heavy Industrial Zone (By-Law № 8499). Zoning allows for a broad range of uses including but not limited to:

- Automobile body shop
- Automobile repair shop
- Contractor's yard
- Equipment rental
- Heavy equipment or truck repair shop
- Heavy industrial uses
- Industrial repair shop
- Light industrial use
- Office⁴
- Outdoor storage⁴
- Repair shop
- Retail store²
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establishment
- Workshop

² Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use

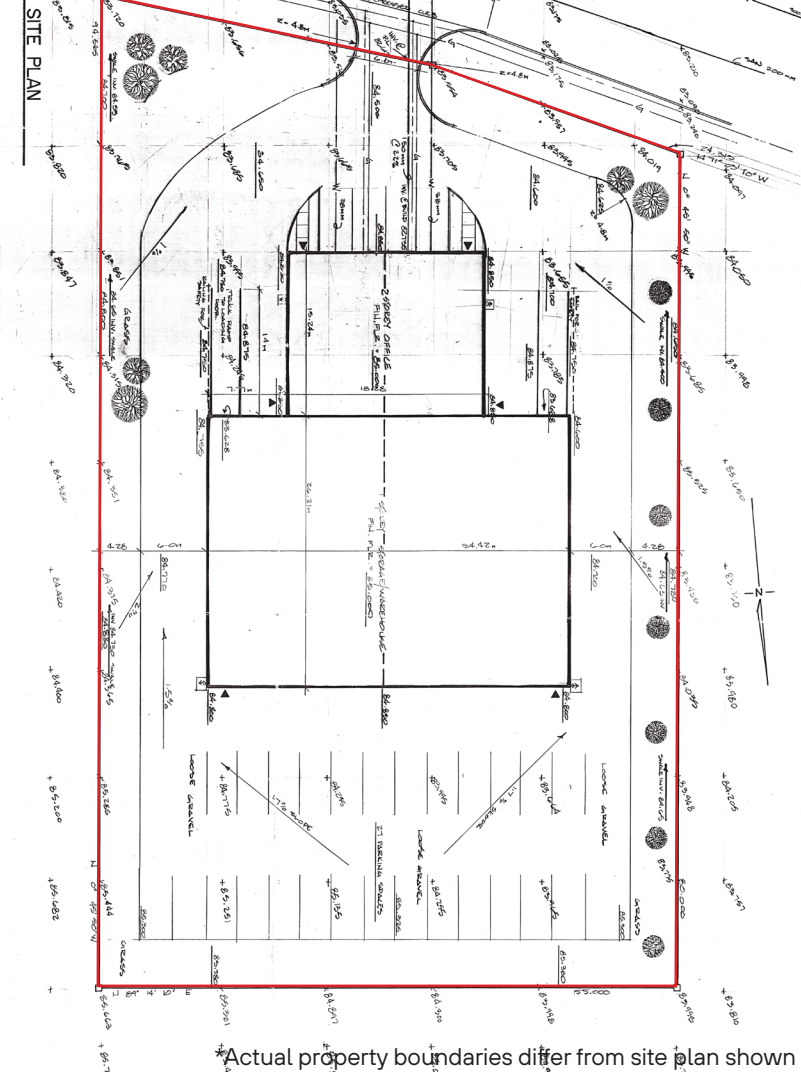
⁴ Is permitted only as an accessory use to a principal use on the lot



Site Plan

SITE PLAN

LEGEND



Unit 1



Unit 2 & 3



Unit 1



Unit 2 & 3



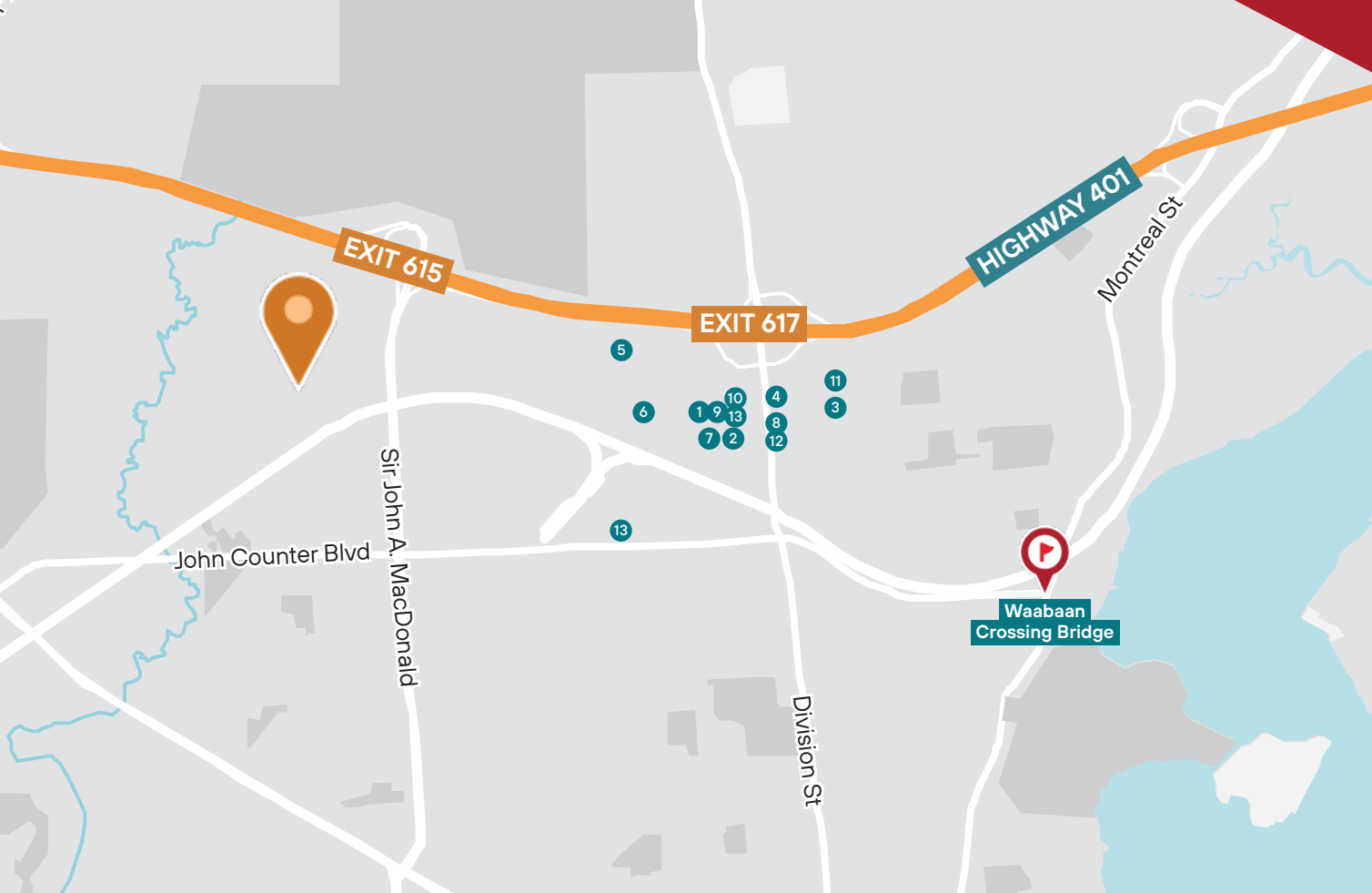
Unit 1



Unit 2 & 3

Tenants					
Unit(s)	Tenant	Rentable Area (sf)	Ground Floor (sf)	Second Floor (sf)	Lease Status
1	Ainley Graham & Associates Ltd.	± 3,933 sf	± 2,430 sf	± 1,500 sf	Month-to-month
2 & 3	Dedicated Environmental Services Inc.	± 11,140 sf	± 9,920 sf	± 1,220 sf	Willing to vacate Q1 2027

Units 2 & 3 includes ± 2,330 sf of unfinished mezzanine storage space not included in the areas stated above.



50 Grant Timmins Dr, Kingston, On

Contact Information

Scott Botting, B.Com

Broker

+1 613 542-2724 x 33

scott.botting@rockwellcre.com

Nearby Amenities

**Within
5 Kilometers**

1. Beer Store
2. Canadian Tire
3. Dollarama
4. Esso
5. King's Crossing Fashion Outlet
6. Landmark Cinemas
7. LCBO
8. McDonald's
9. NOFRILLS
10. Petro Canada
11. Shoppers Drug Mart
12. Starbucks
13. Tim Hortons

Connectivity

Highway 401 (615)		Ottawa		Montreal		Toronto	
Distance	Travel Time	Distance	Travel Time	Distance	Travel Time	Distance	Travel Time
±1km	±2m	±195km	±1hr 54m	±287km	±2hr 57m	±257km	±2hr 45m



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com