



**REMAX**  
COMMERCIAL®

# FOR LEASE

KINGSTON ONTARIO

670 Development Dr #1  
Kingston, ON



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REMAX RISE Executives - COMMERCIAL DIVISION  
OFFERED BY: PATRICK HULLEY  
BROKER OF RECORD / CO-OWNER



670 DEVELOPMENT DRIVE #1 KINGSTON, ON

# FOR LEASE

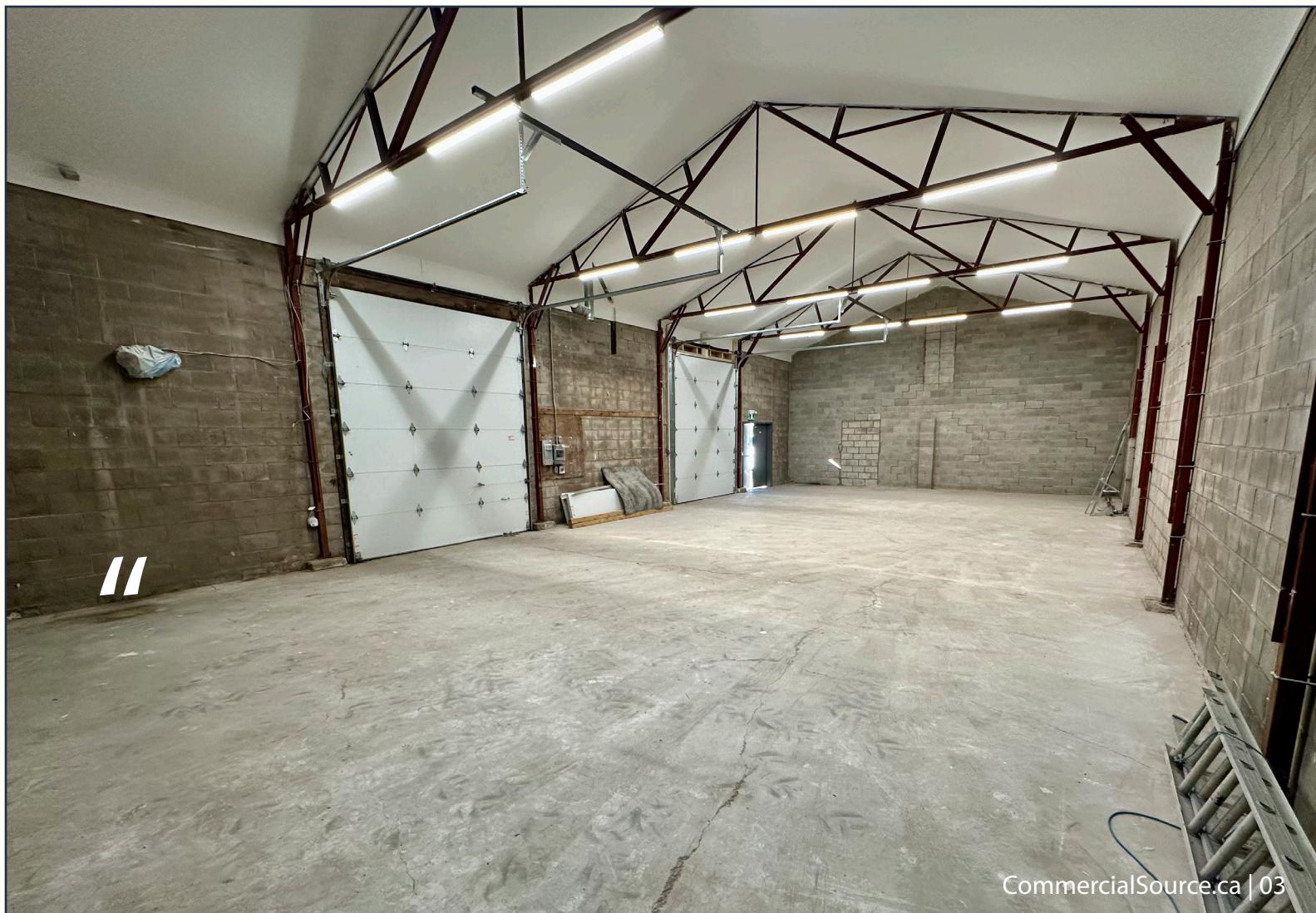
WEST END LOCATION

Exceptional location in Kingston's west end at the intersection of Development Drive and Gardiners Road. This versatile commercial unit offers open, clear-span interior space ideal for warehouse, workspace, or storage uses.

## WHY GREATER KINGSTON? A CONNECTED AND CAPABLE CITY

Strategically located between Toronto, Ottawa, and Montreal, Kingston offers direct access to major transportation corridors including Highway 401 and VIA Rail freight connections. With a strong industrial base supported by logistics, manufacturing, and distribution sectors, Kingston is an ideal hub for warehousing, light industrial operations, or regional service facilities.

- POPULATION (CMA): 172,000+ ■ KEY SECTORS: GOVERNMENT, EDUCATION, HEALTHCARE, TECH, FINANCE
- EDUCATED WORKFORCE: 65% WITH POST-SECONDARY EDUCATION (QUEEN'S UNIVERSITY, ST. LAWRENCE COLLEGE, RMC)



# FOR LEASE , UNIT 1

## West-End Advantage Work Where Life Happens

Kingston's West End offers a strategic balance of community and convenience. With family-friendly neighbourhoods, strong commercial growth, and direct access to Highway 401, it's an ideal location to position your business.

- Convenient access to Highway 401, city core, and west-end amenities
- Close to Cataraqui Town Centre, shopping plazas, schools, and park
- Direct routes to Napanee, Gananoque, and surrounding communities

## CONVENIENT TO HWY 401

Prime West End Location

A versatile property with high visibility on Gardiners Road, complete with pylon signage and ample on-site parking. Rarely does a space combine this level of accessibility, exposure, and flexibility.



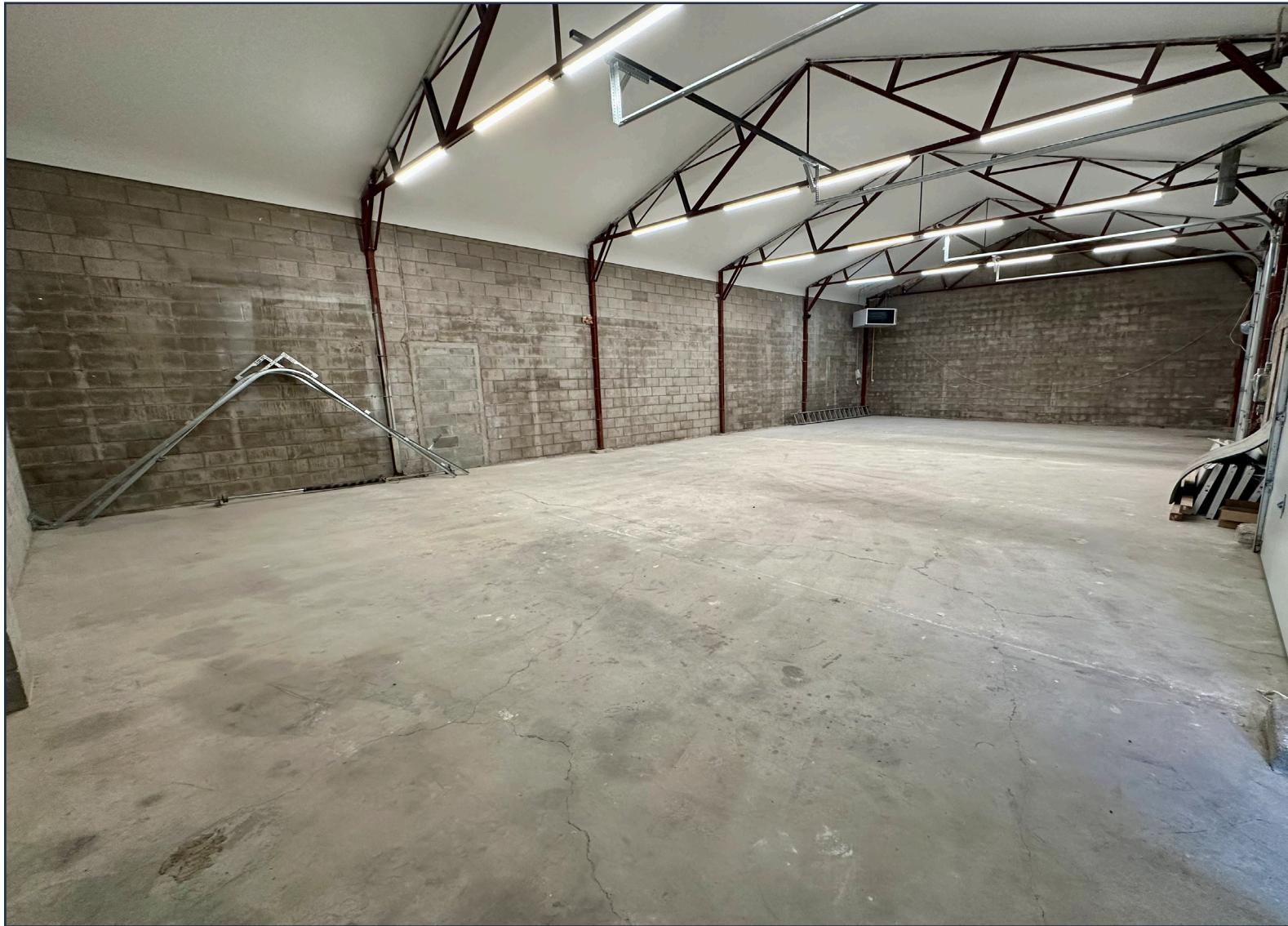


## ZONING: C1 6H

Zoned to accommodate a wide range of permitted uses including retail, office, restaurant, clinic, convenience store, and more. Full list of permitted uses available in the document section.

## SPACE FEATURES

Two grade-level door openings, smooth concrete floor, and a maximum ceiling height of 14 feet. Semi Gross rental rate of \$2,500/month (includes taxes and CAM indexed to 2025) plus separately metered utilities. Tenant responsible for utilities and insurance per Landlord's standard lease form.



**≡ RATE:** \$2,500/month

**≡ SIZE:** 1,984 sq.ft.



# FOR LEASE

## KINGSTON WEST-END

670 Development Drive #1 - Kingston, ON  
Asking \$2,500/month

LET'S TALK COMMERCIAL REAL ESTATE



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EXECUTIVES, BROKERAGE - INDEPENDENTLY OWNED AND OPERATED

TERMS AND RATES SUBJECT TO CHANGE WITHOUT NOTICE. ADDITIONAL RENT PER LANDLORD'S LEASE. E.&O.E.

