

—10

BINNINGTON COURT KINGSTON, ONTARIO



FOR SALE \$2,250,000

VIRTUAL TOUR



KOSTAS DOULAS

Broker of Record

kdoulas@rtcr.com

613-384-1997 ext 17

GARY CROKE

Broker

gcroke@rtcr.com

613-572-3436

**Rogers
& Trainor**

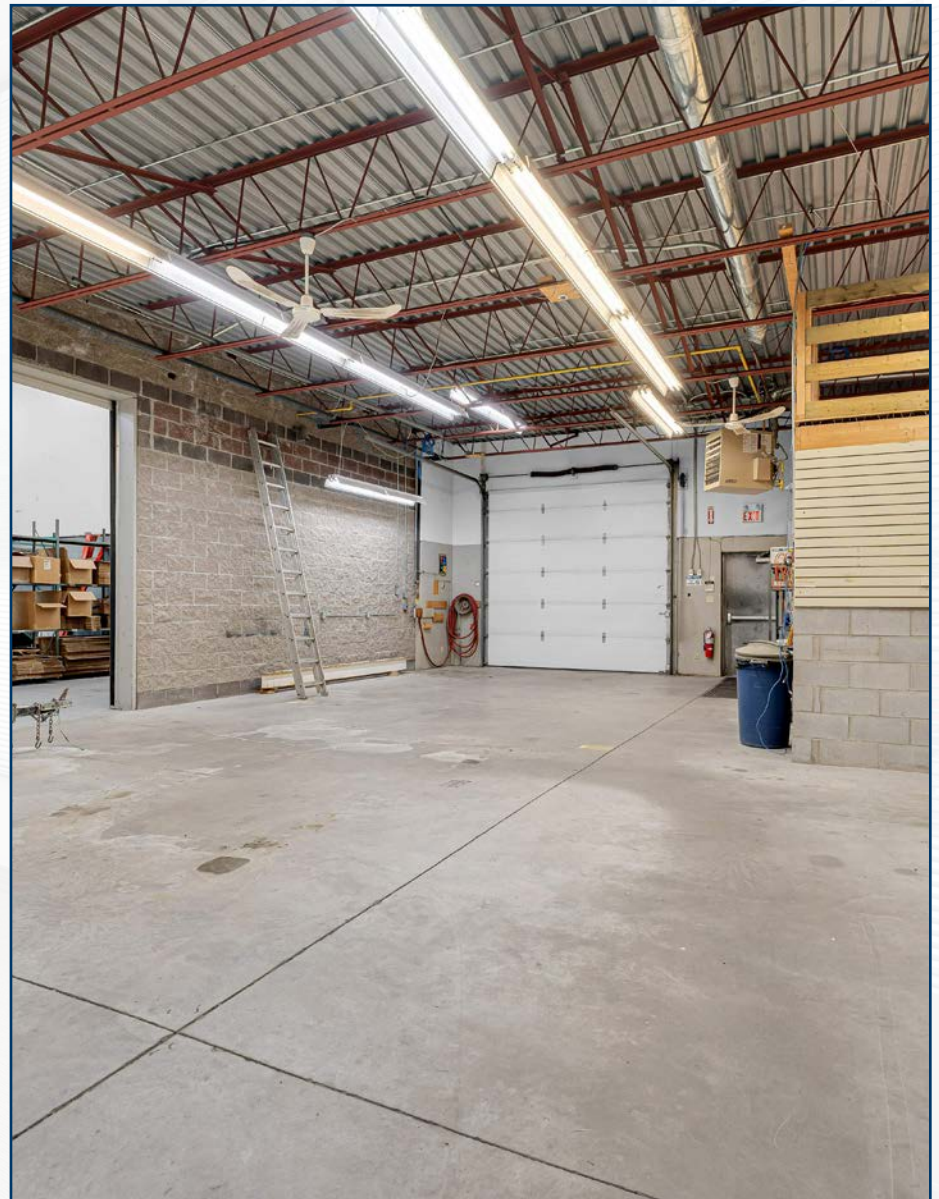
Commercial Realty Inc.
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SITE DETAILS

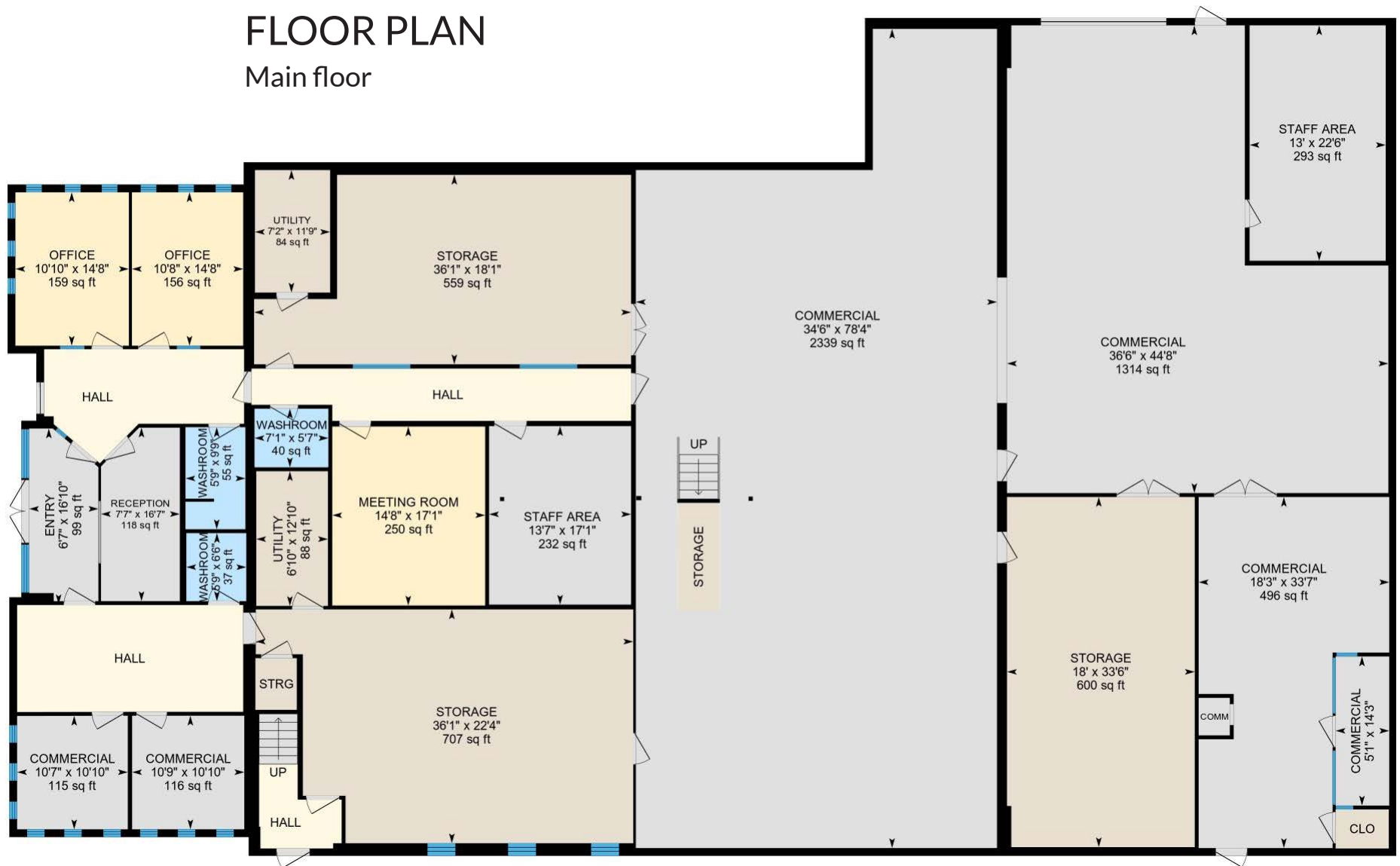
CIVIC ADDRESS:	10 Binnington Court, Kingston, ON, K7M 8S3	
PROPERTY TYPE:	Industrial	
LEGAL DESCRIPTION:	PT LT 18-19 CON 3 KINGSTON PT 4, 13R8434; KINGSTON	
ARN :	101105014020492	
PIN:	360820116	
SITE AREA:	0.182 acres (35,370.2 sf) Frontage: 81.98 ft	
BUILDING SIZE:	Total:	11,695 sf +/-
	Main Floor:	9,344 sf +/-
	Second Floor:	2,351 sf +/-
ZONING:	M3	
TAXES (2025):	\$27,067.04	
DOORS:	1 Truck level shipping door 1 Drive-in shipping door (11' x 10')	
HVAC:	3 Roof top units (gas fired) 3 Suspended unit heaters (gas fired)	
SOLAR INCOME:	Solar rooftop contract is in effect until May 2032	



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FLOOR PLAN

Main floor



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FLOOR PLAN

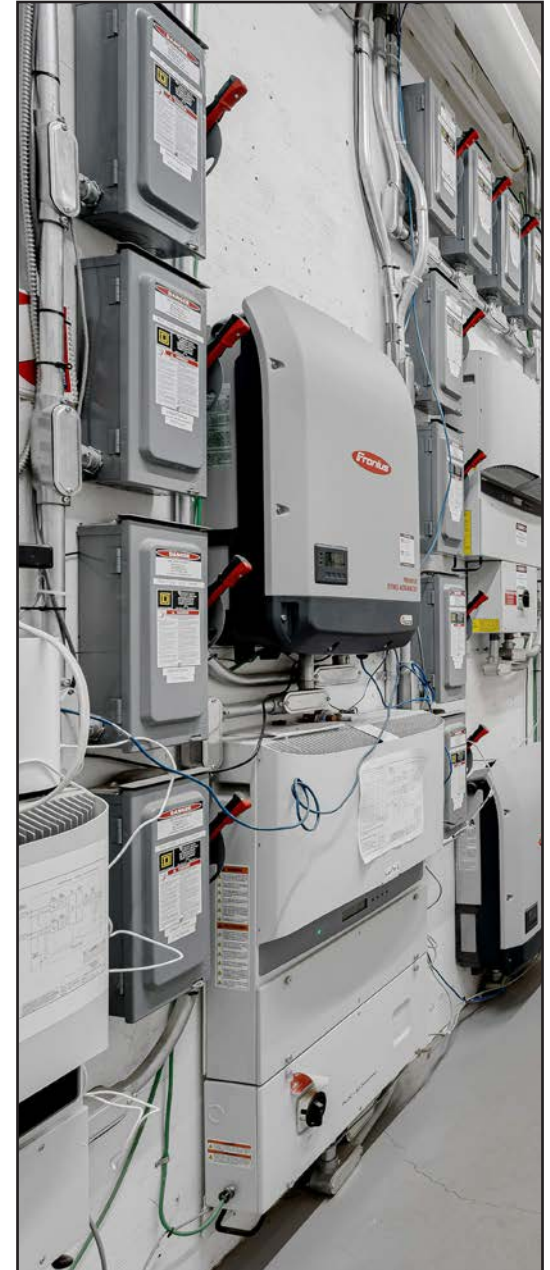
2nd floor



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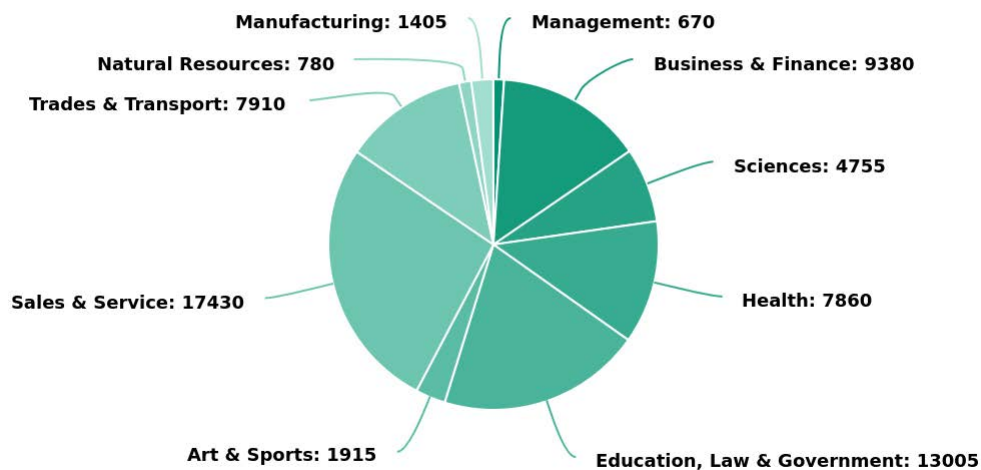
CLYDE INDUSTRIAL PARK

- Clyde Industrial Park is located immediately south of Highway 401 and adjacent to Sir John A. Macdonald Boulevard.
- The business park accommodates manufacturing companies, logistics and warehousing, technology and innovation companies, construction and engineering firms, and bulk retail and wholesale supplies and distribution.
- Clyde Industrial Park's location provides a strategic advantage for businesses seeking to leverage transportation links, access regional economic opportunities, and benefit from the local infrastructure and resources.



KINGSTON, ONTARIO

Labour Force by Occupation



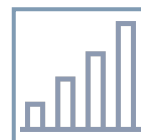
Kingston Population:
Population increase:

132,485 (2021 census)
+ 7.1% from 2016-2021



Owned Households
Rented Households
Median Household income:

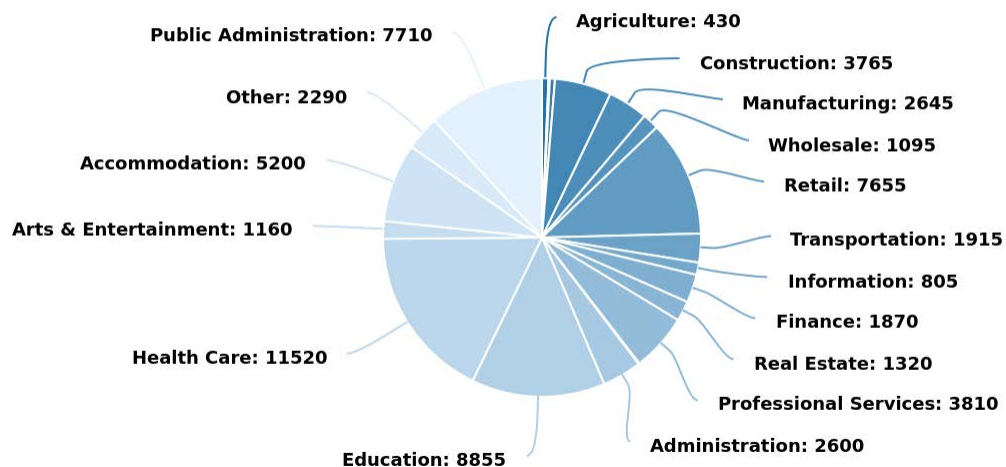
32,295
25,540
\$79,000 (2021)



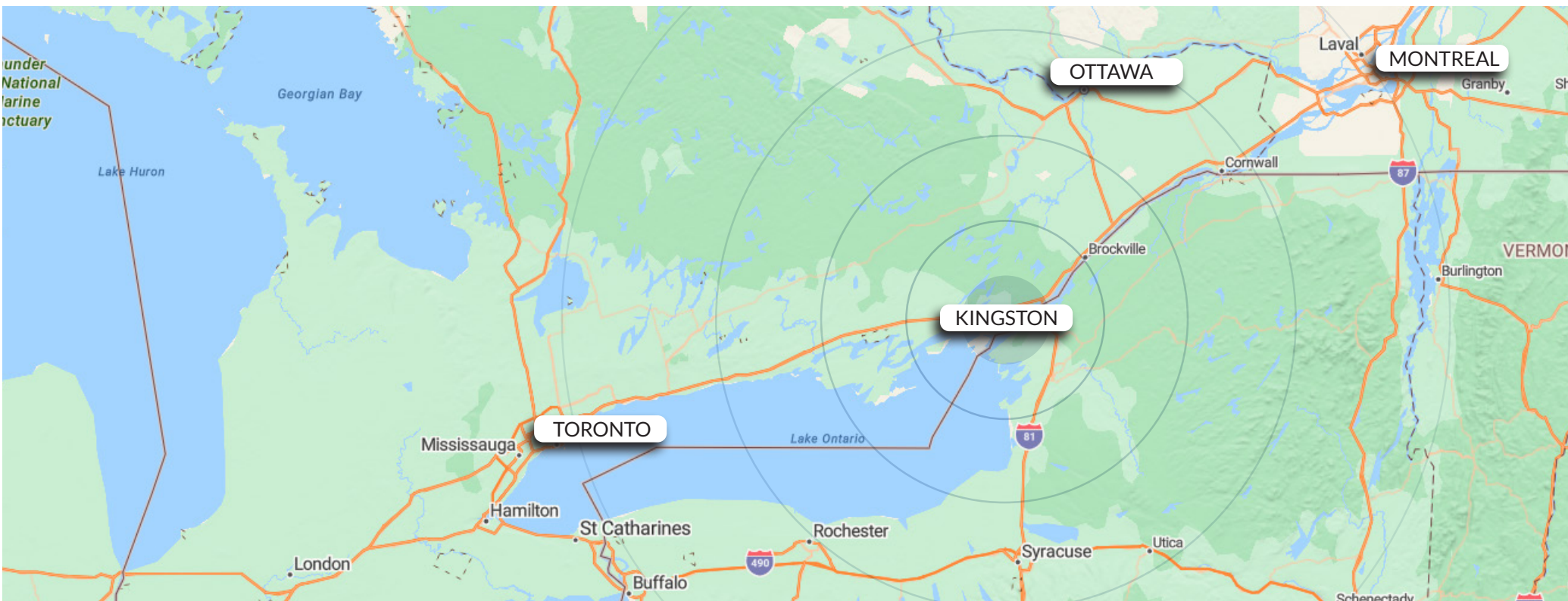
Population density:
Vacancy rate:

89.9/square km (2021)
0.8% (2023)
Average 2-bedroom apartment rent: \$1,609 (2023)

Labour Force by Industry



STRATEGIC LOCATION



PROXIMITY

TORONTO	263.5 km (2 hrs 53 min)
MONTREAL	286.5 km (3 hrs 4 min)
OTTAWA	194.7 km (2 hrs)
BROCKVILLE	83.6 km (55 min)
BELLEVILLE	83.7 km (1 hr 1 min)
PETERBOROUGH	185.1 km (2 hrs 10 min)
COBOURG	150.7 km (1 hr 37 min)
U.S. BORDER	51.2 km (39 min)

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

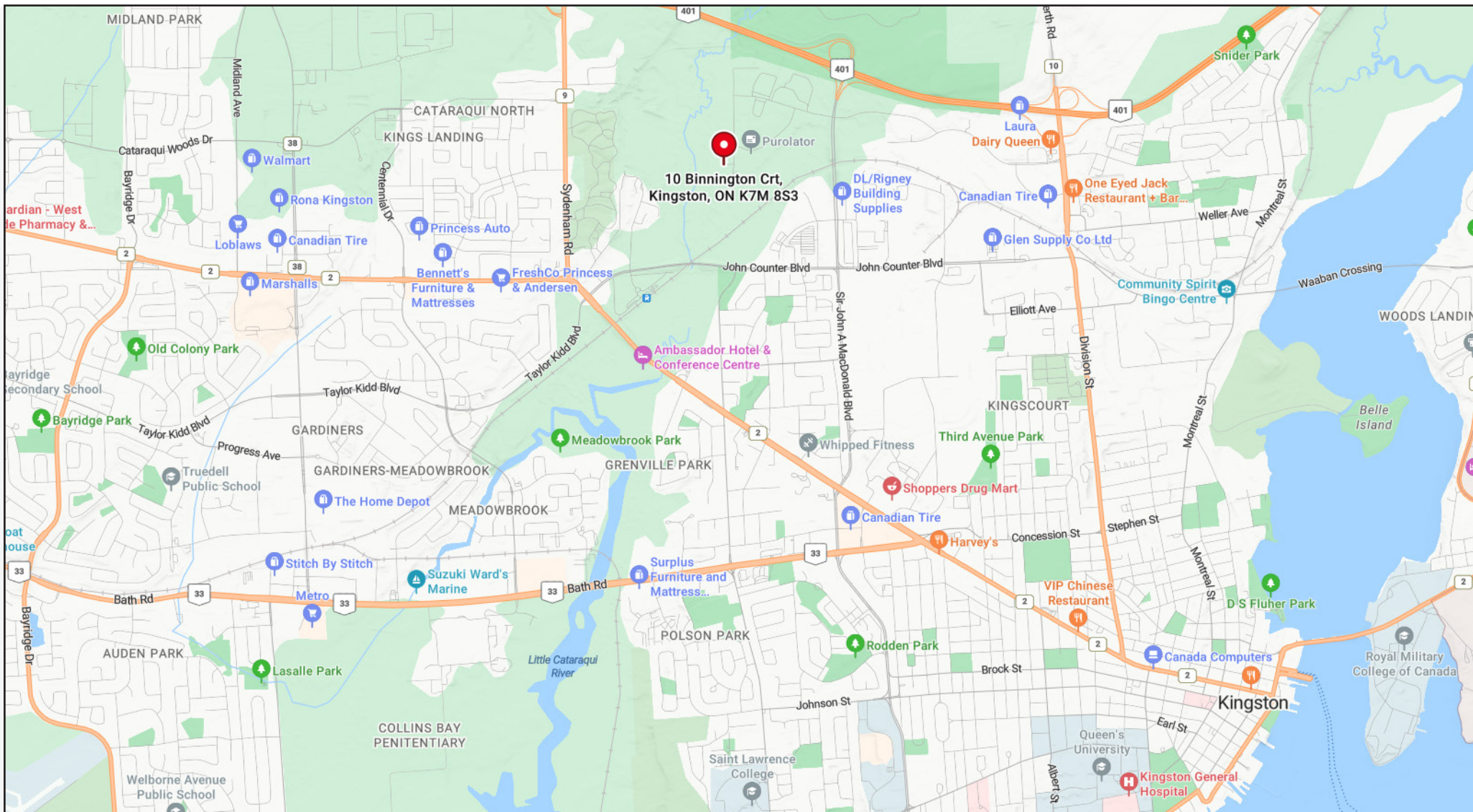
- Located halfway between Canada's two largest cities, Toronto and Montreal
- The large student population brings the city of Kingston a sense of community, diversity, and economic benefits (\$1.67 billion in GDP and 14,946 FTE jobs to Kingston, as of 2021). *KEDCO
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

Ranked #1	Top Small City in Canada for Startups in 2025, for the 6th Consecutive Year (<i>StartupBlink</i>)
Ranked #1	Top Small City Worldwide in Energy & Environmental Ecosystems in 2025 (<i>StartupBlink</i>)
Ranked #1	Best City Access to Amenities in Ontario in 2024 (<i>Globe and Mail</i>)
Ranked #1	Best Cities for Students in Canada in 2023 (<i>HelloSafe</i>)
Ranked #2	Ontario's Trending Cities for Renters in 2025 (<i>Rent Cafe</i>)
Ranked #5	Best Place to Live in Ontario in 2024 (<i>uhomes.com</i>)
Ranked #6	Small City for Human Capital and Lifestyle FDI <i>Communities of the Future</i> , 2018

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