

—210

BINNINGTON COURT

KINGSTON, ONTARIO

Rogers
& Trainor
Commercial Realty Inc.
www.rtrcr.com
FOR SALE
Gary Croke Broker
613-572-3436

FOR SALE \$3,295,000



GARY CROKE
Broker
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613-572-3436



GRAHAM MEADER
Vice Chairman, Sales Representative
graham.meader@colliers.com
416-578-8250

210 BINNINGTON COURT

SITE DETAILS

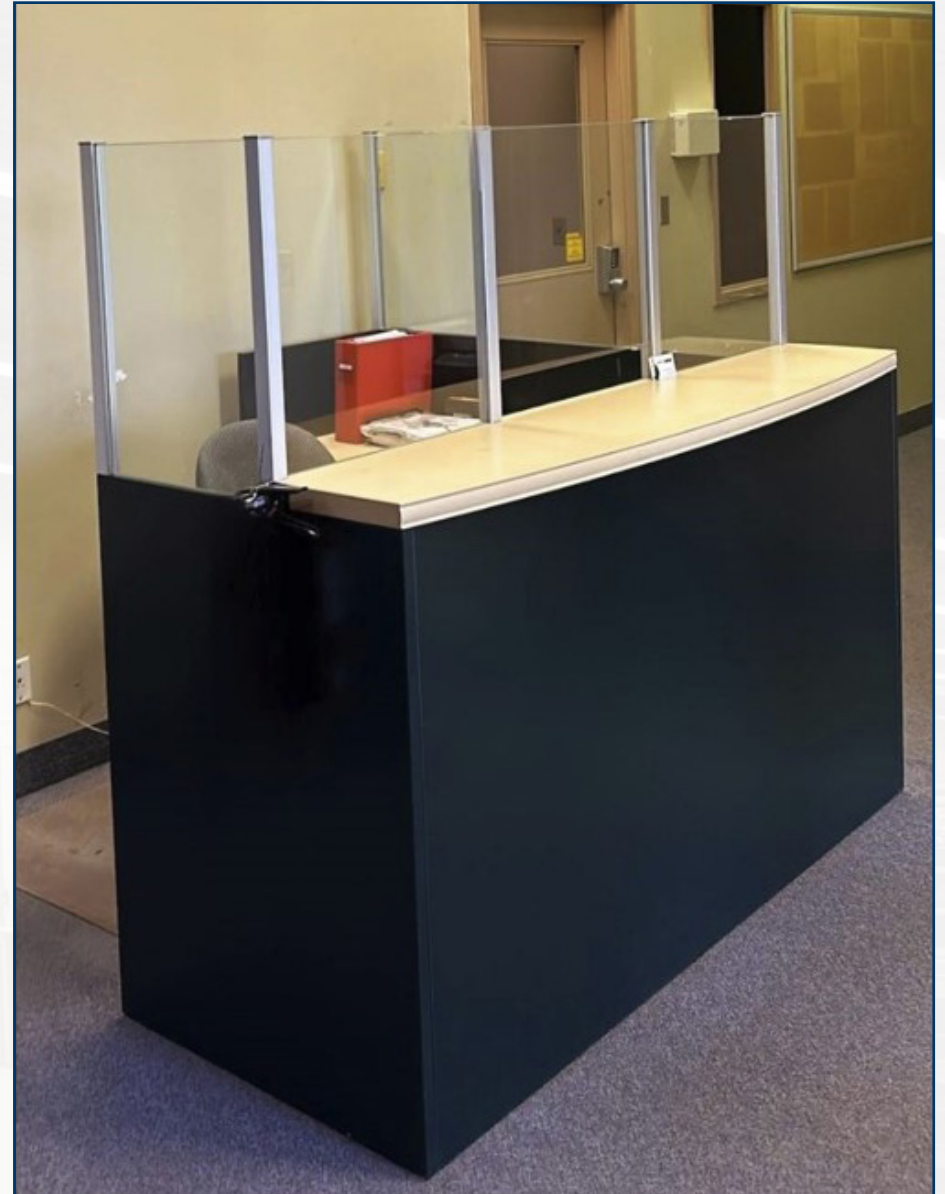
CIVIC ADDRESS:	210 Binnington Court, Kingston, ON, K7M 8R6	
PROPERTY TYPE:	Industrial	
SELLER:	Kohl & Frisch Limited	
LEGAL DESCRIPTION:	PT LT 18-19 CON 3 KINGSTON PT 5, 13R8019, S/T INTEREST IN FR750101; KINGSTON	
ARN:	101105014020428	
PIN:	360820102	
SITE AREA:	1.8 acres (78,426 sf) Frontage: 116.35 ft	
BUILDING SIZE:	Total:	21,904 sf
	Warehouse:	14,533 sf
	Office:	7,371 sf
	• Ground:	4,779 sf
	• Mezzanine:	2,592 sf
OUTDOOR STORAGE:	Approx. 1 acre +/- (Partially fenced)	
ZONING:	M3	
TAXES (2024):	\$22,939	



210 BINNINGTON COURT

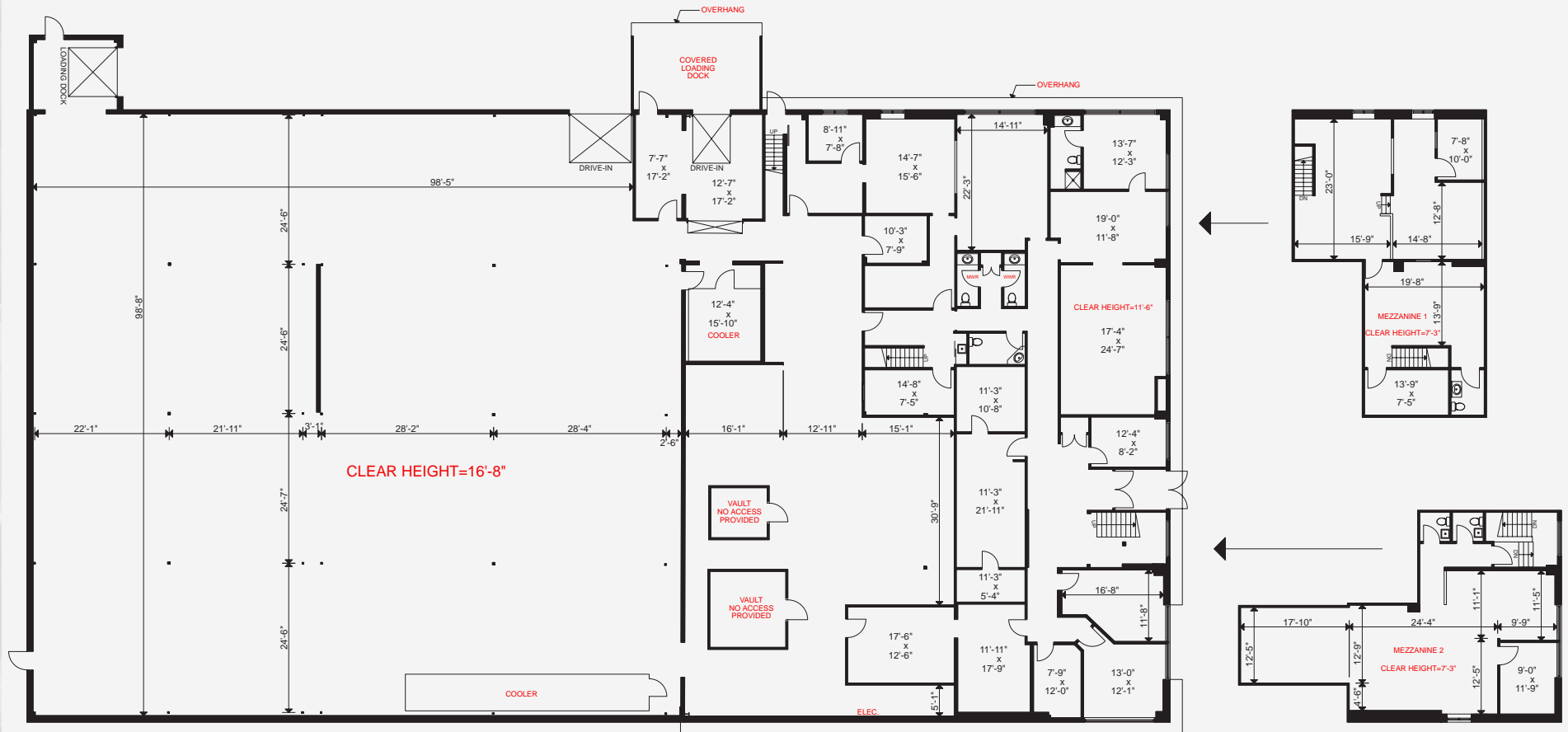
SITE DETAILS (CONT.)

BUILDING:	Building originally constructed 1994 (6,500 sf). Additions 1996 (8,500 sf), 1998 (6,000 sf)
DOORS:	One (1) dock with bumpers & leveller Drive-in (12' x 12') Small garage door for van loading
HVAC:	Entire building has A/C HVAC Front 2013 (10 ton), Middle 2022 (10 ton), Back 2016 (10 ton)
ROOF:	Flat (2019)
PARKING:	Partial pavement (2020)
GENERATOR:	2023 (New)
SECURITY:	Card access, Camera
OTHER:	Kitchenette Two (2) Commercial Coolers Two (2) Secure Vaults (can be removed) Building Condition Report (2024) Phase 1 ESA (2024)



210 BINNINGTON COURT

FLOOR PLAN



210 BINNINGTON COURT

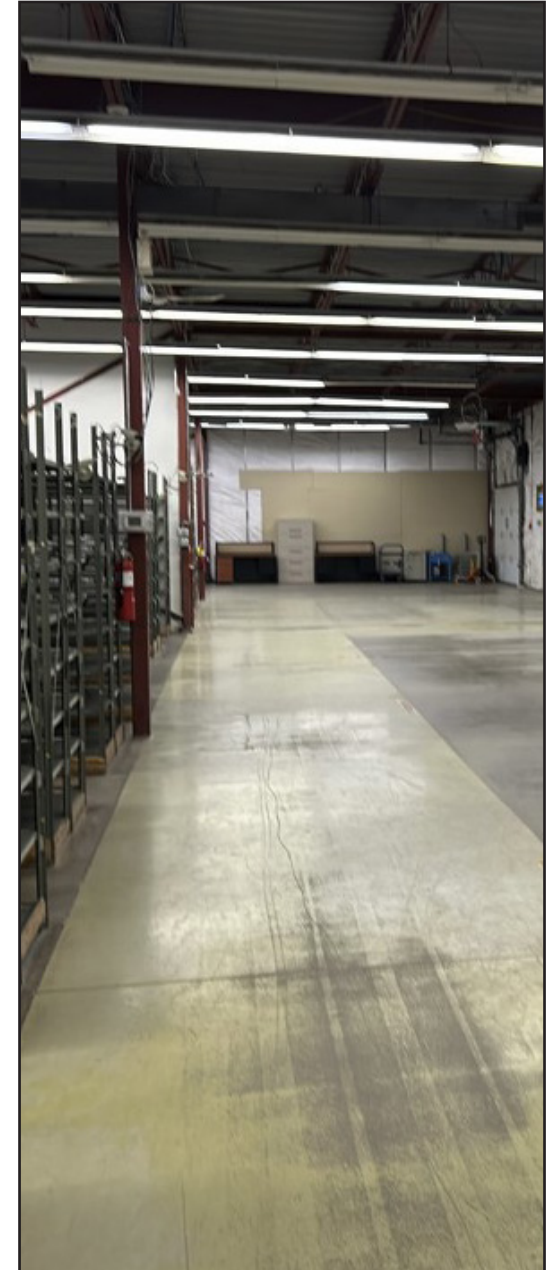


FRONT



SMALL ROLL UP DOOR AND DRIVE-IN DOOR

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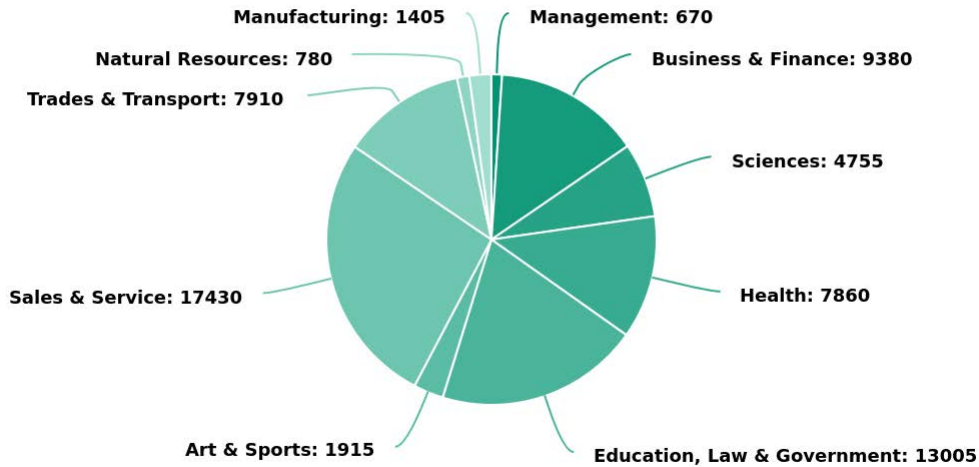
CLYDE INDUSTRIAL PARK

- 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

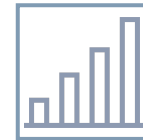
Labour Force by Occupation



Kingston Population: 132,485 (2021 census)
 Population increase: + 7.1% from 2016-2021

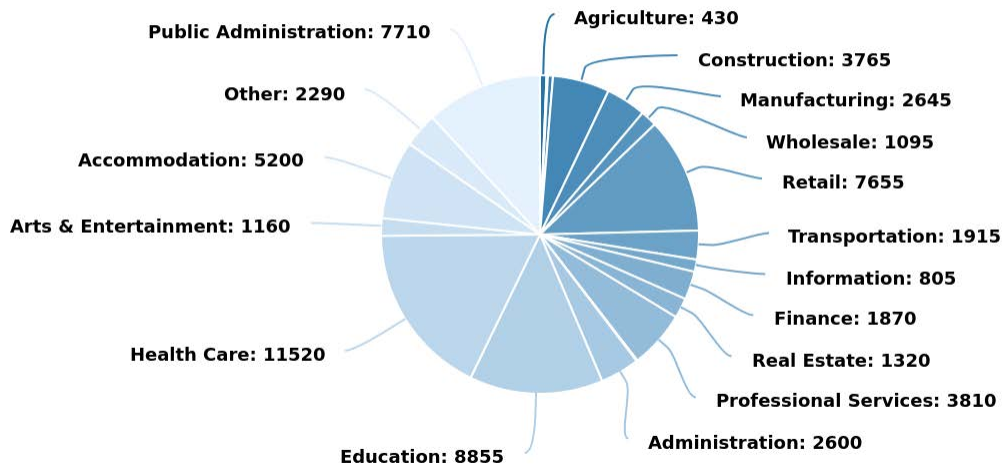


Owned Households: 32,295
 Rented Households: 25,540
 Median Household income: \$79,000 (2021)

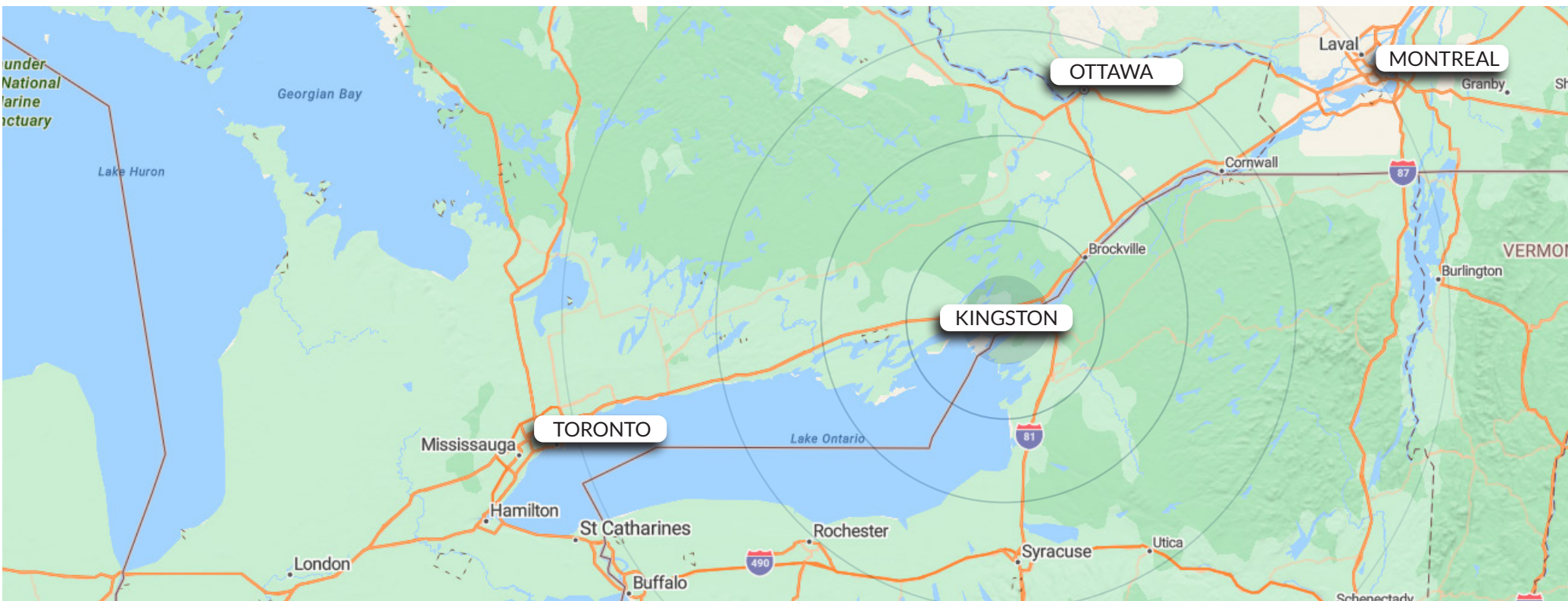


Population density: 89.9/square km (2021)
 Vacancy rate: 0.8% (2023)
 Average 2-bedroom apartment rent: \$1,609 (2023)

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.

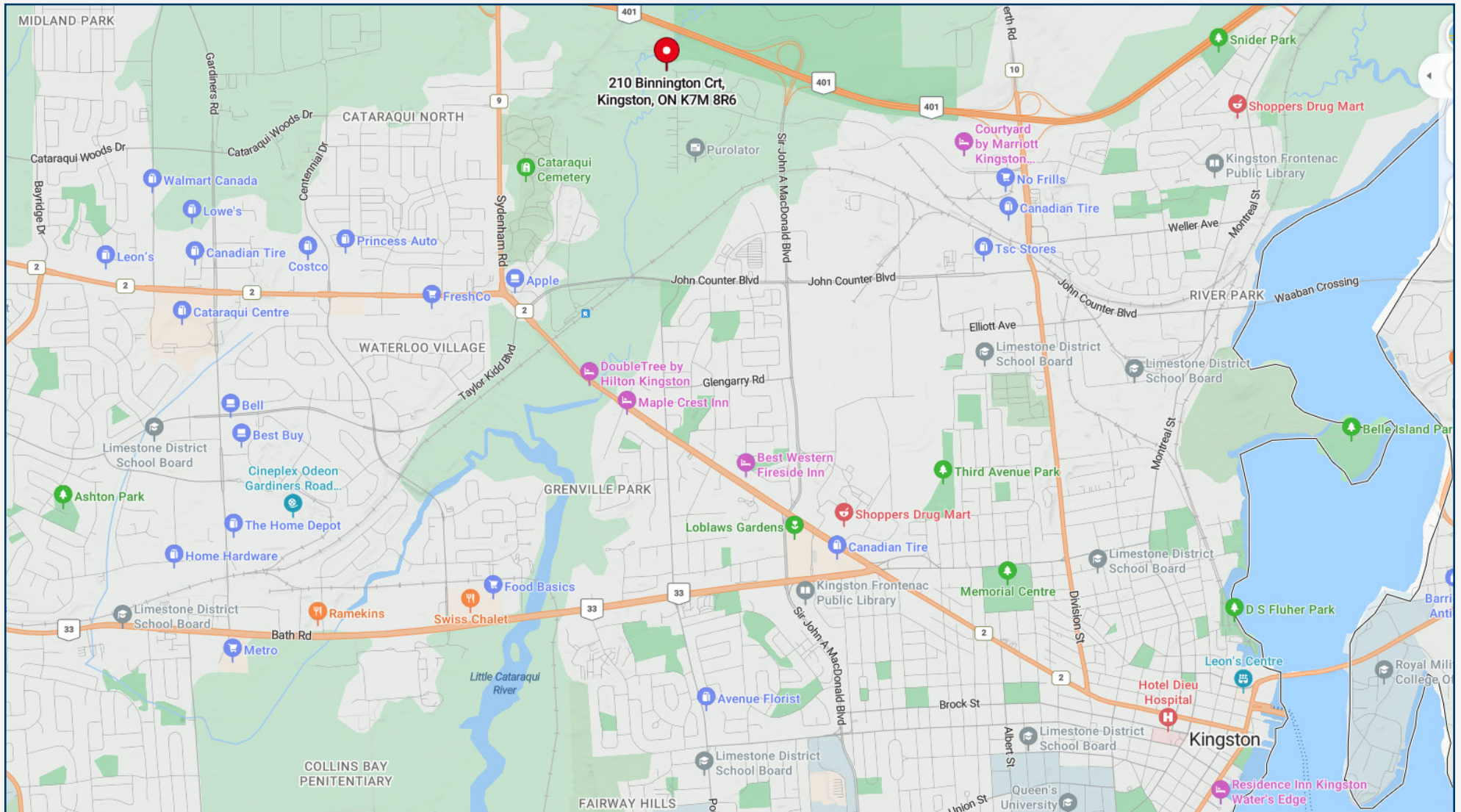


#1 Small City in Canada for Startup Ecosystem 2023
(StartupBlink)

#4 in Canada in the Energy and Environment Sector 2023
(Startup Blink)

#5 Best City in Canada to Buy Real Estate
(MoneySense Magazine, 2020)

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