

+/-225,000 SF Remaining
OCCUPANCY 2026

FOR LEASE

LEASED

1032 INNOVATION
75,000 SF REMAINING

1042 INNOVATION
150,000 SF AVAILABLE

Join Coca-Cola Bottling and
Tim Horton's Distribution Centre
in this premier business park



NEW INDUSTRIAL CONSTRUCTION

1032 & 1042 INNOVATION DRIVE - KINGSTON ONTARIO

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1032 & 1042 INNOVATION DRIVE

DETAILS

225,000 SF Remaining: 1032 - 75,000 SF
1042 - 150,000 SF

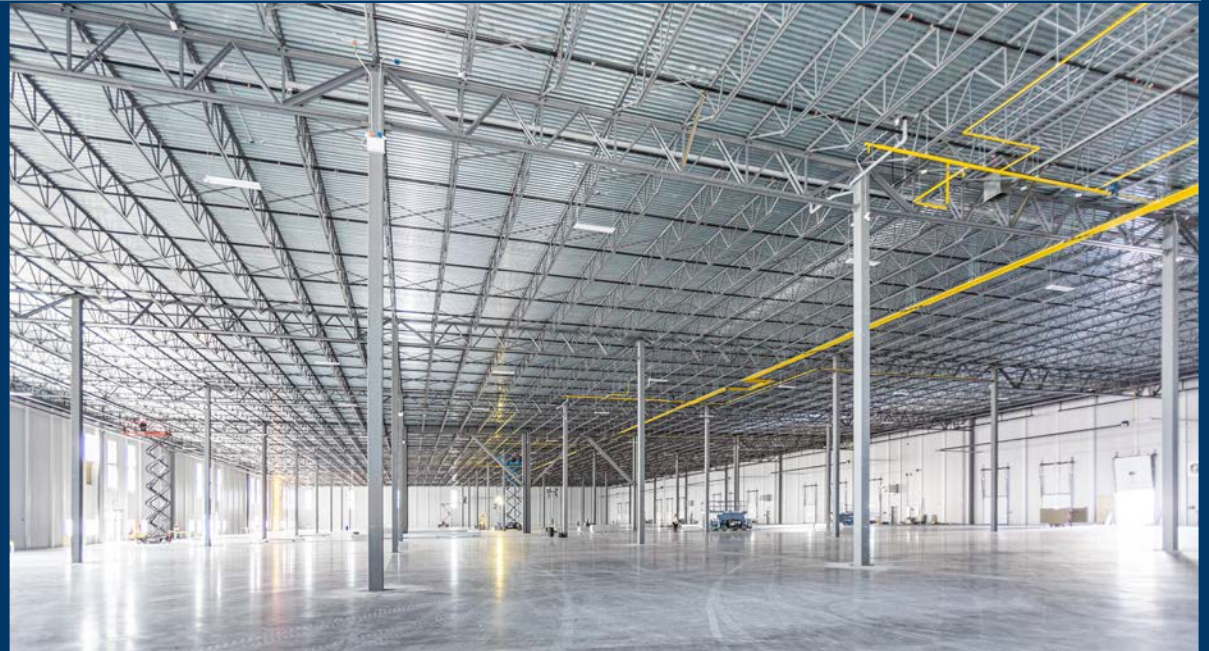
\$14.00 PSF Net

Additional Rent \$4.50 PSF (2025 Est.)

M1 Zoning

25,000 sf demisable unit size
(Preference given to demisable units of 50,000 sf)

Occupancy 2026



New Industrial Construction, Build-to-Suit Available



Clear height of 32 ft



High bay LED motion sensor lighting



High bay suspended gas heat



Fully sprinklered ESRF



Dock doors with 40,000 lb. pneumatic levelers and bumpers



Ample parking on site, with truck parking available

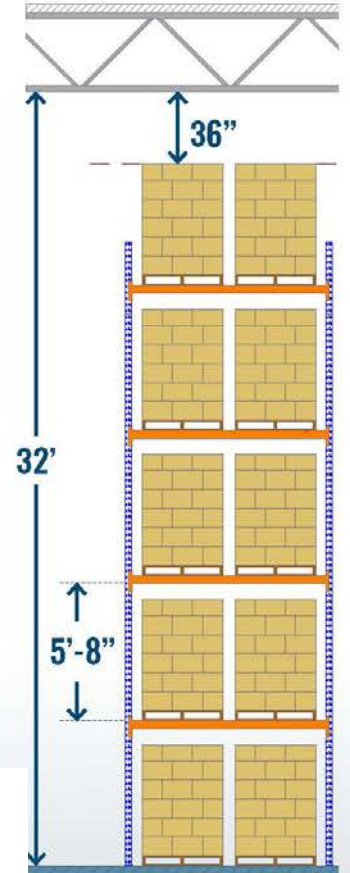
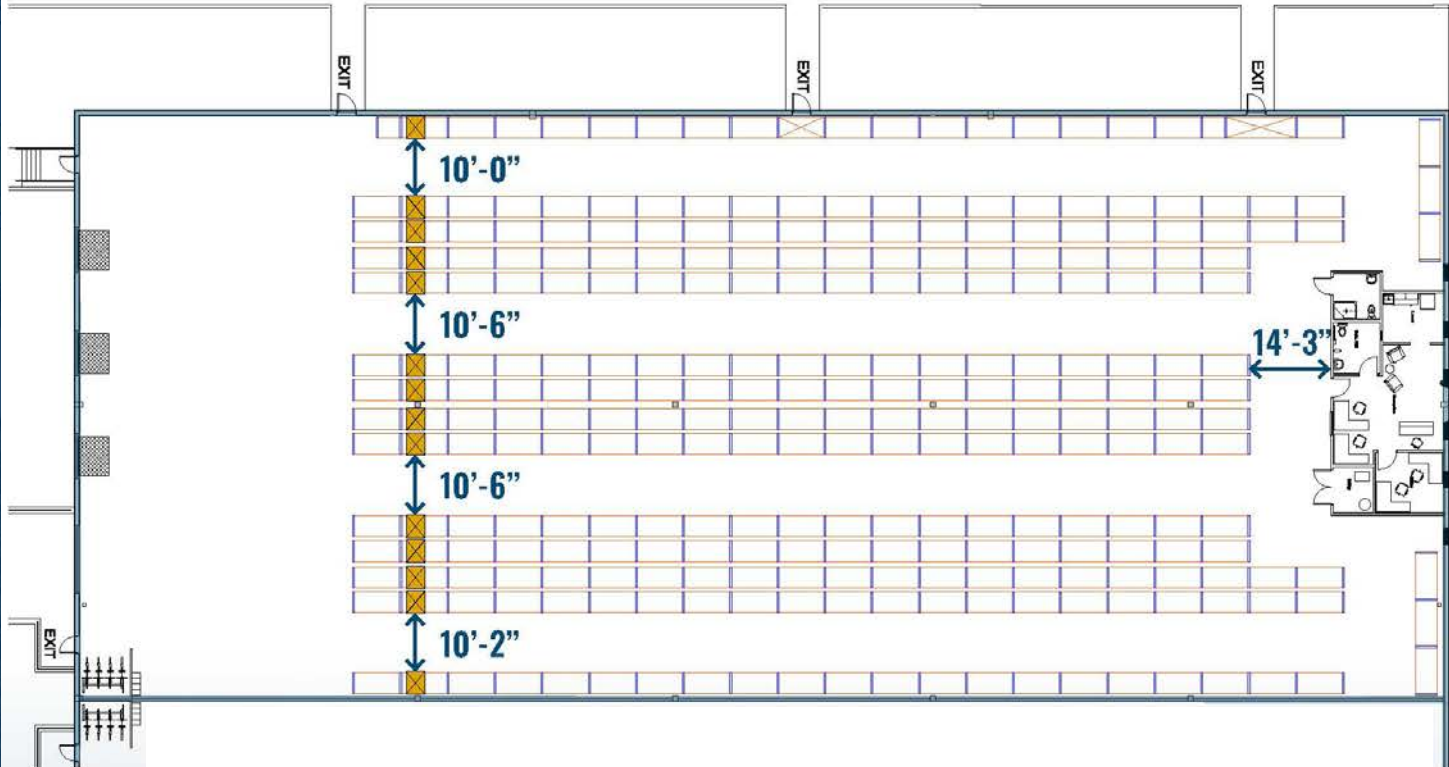


Bay Size 235' X 108' - Each 25,000 sf bay includes 3 dock doors, a drive-in door can be accommodated.



RACKING PLAN - 1032 & 1042 Innovation Drive

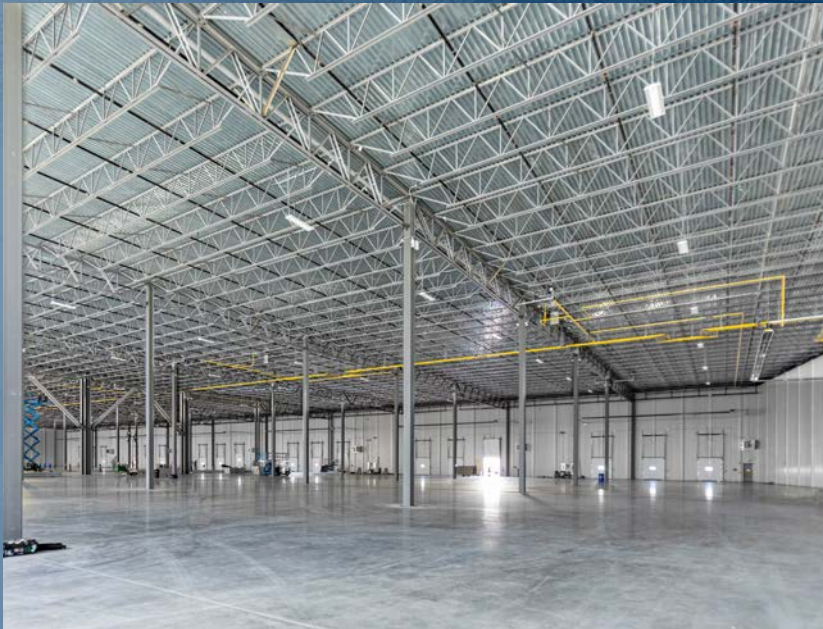
Based on 25,000 SF
Pallet Positions: 2,825
Based on 5 Pallet high
32 FT Clear



1032 & 1042 INNOVATION DRIVE

1032 & 1042 Innovation Drive may be modified to suit the individual requirements of your business. With state-of-the-art infrastructure in place, this central location is ideal for first class warehousing, and industrial distribution centres.

Contact us today to discuss how this space may be customized to suit the specifications of your business.



SAMPLE OFFICE - 1032 & 1042 Innovation Drive





ST. LAWRENCE BUSINESS PARK

St. Lawrence Business Park is located in the east end of Kingston, approximately 2 km south of Highway 401, and minutes away from the Waaban Crossing (the Third Crossing), which connects the east and west approaches to the city. With state-of-art infrastructure, the business park accomodates general and prestige industrial uses, as well as limited commercial and

service-related uses. The business park accommodates a wide range of businesses including manufacturing and assembling operations, processing plants, warehousing and distribution facilities, and business/professional offices. The area has good transit, cycling and walking paths, a variety of restaurants, health & fitness facilities, and a new hotel.



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Kingston's vision of being a smart, livable, leading city is fast becoming reality. History and innovation thrive in our dynamic city located along the beautiful shores of Lake Ontario, an easy travel distance from Toronto, Ottawa and Montreal, in the heart of eastern Ontario. A vibrant and prosperous downtown core features over 100 restaurants, 200 plus specialty stores and over 400 commercial businesses in a beautiful, historic waterfront setting.

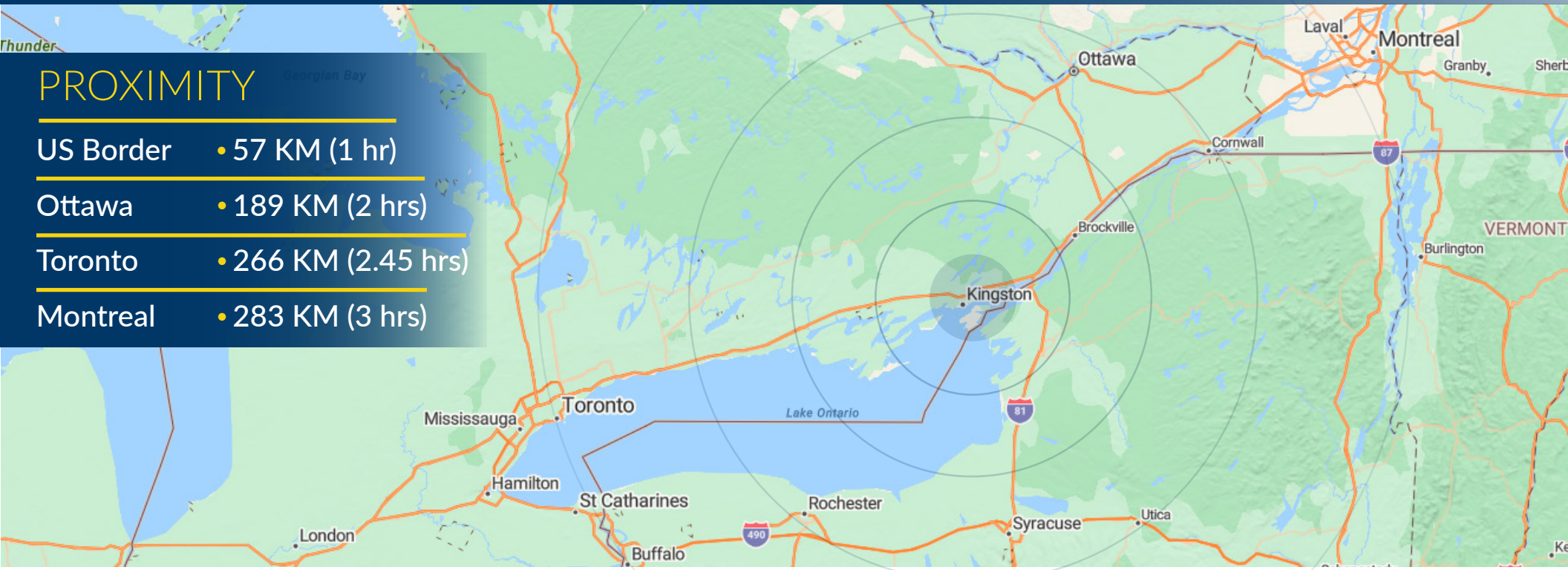
NEIGHBOURING BUSINESSES & AMENITIES:

- Tim Horton's Distribution
- Coca-Cola Bottling
- Hampton Suites
- Esso
- Lovell Drugs
- KOPI Medical Campus
- Riverview Shopping Centre

STRATEGIC LOCATION

PROXIMITY

- 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

- Located halfway between Canada's two largest cities, Toronto and Montreal
 - 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.

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