

# For Sale - Prime commercial development land

# Property information

# 1534 Perth Road Kingston, ON



**Asking Price: \$15,500,000.00**  
(\$150K / developable acre)



Rural Industrial and Rural Business zoning proposed by the City of Kingston in new Official Plan\*



Total Lot Size: +/- 176 acres  
developable acreage: +/- 97 acres (approx.)



Adjacent to Highway 401 with approx. 1.3 km of direct highway visibility and access



Site benefits from access to large power supply



Data room access can be provided upon execution of confidentiality agreement

\*Property is currently zoned General Rural - RU

# The opportunity

# 1534 Perth Road Kingston, ON

## Location

Ideally situated on the north side of Highway 401, 1534 Perth Road offers strong logistical advantages for users requiring efficient access to major Eastern Canadian markets. Direct connectivity to the 401 supports streamlined movement of goods between Toronto, Ottawa, and Québec, while proximity to two key Canada–U.S. border crossings enhances cross-border distribution capabilities. Located just minutes north of downtown Kingston, the site provides convenient access to a regional labour pool and supporting services, while its large-scale, edge-of-urban setting allows for efficient operations with minimal land use constraints. This combination of highway access, market reach, and operational flexibility makes the location particularly attractive for logistics, distribution, and transportation-oriented users.

## Zoning and uses

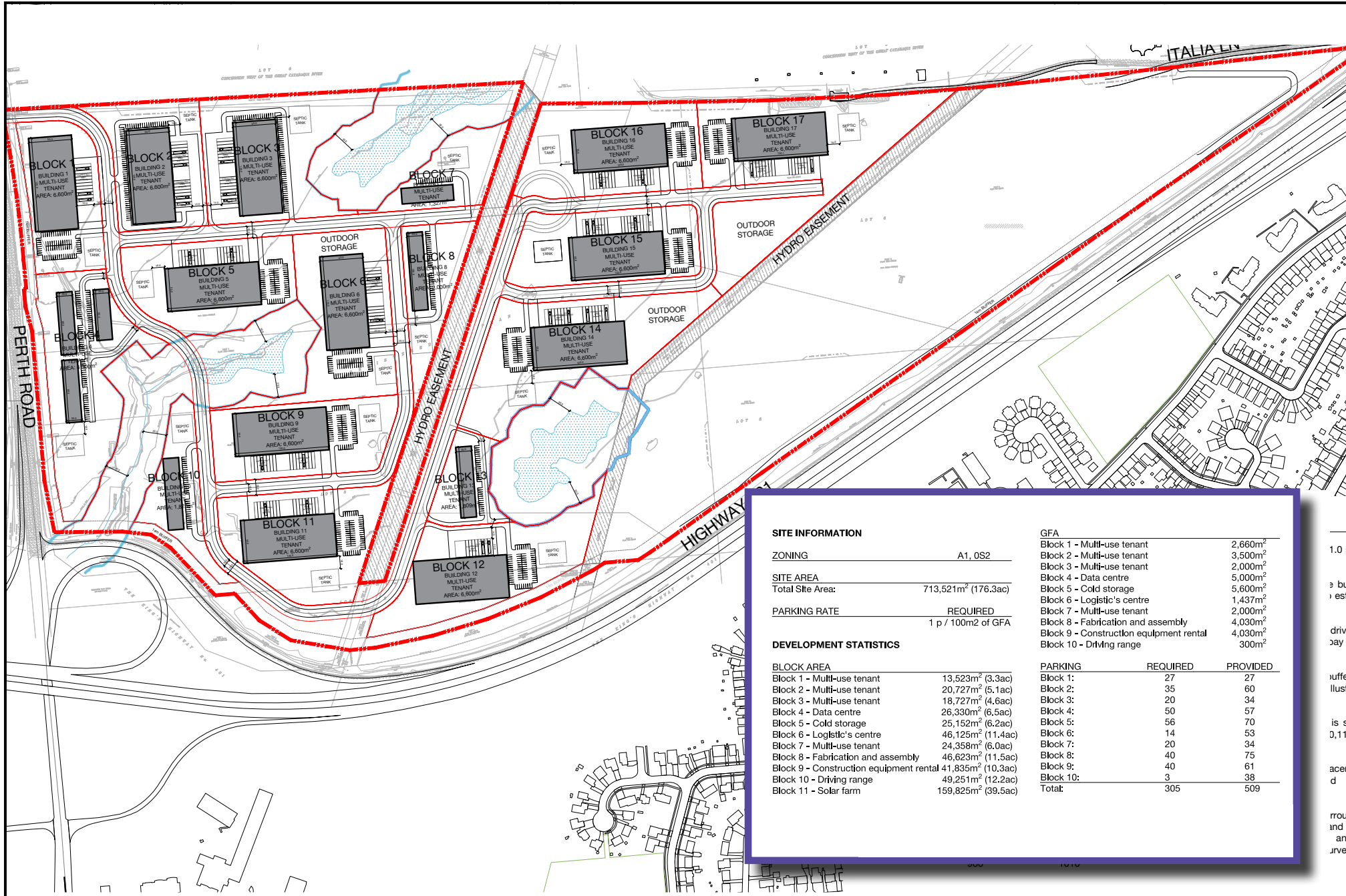
The property is currently zoned General Rural (RU) and is being evaluated under the City of Kingston's new Official Plan with consideration for **Rural Industrial and Rural Business designations**. This designation is intended to support a range of employment uses that benefit from highway access, larger land assemblies, and reduced land use conflicts. Initial planning and concept discussions are underway to align the site's zoning with the City's long term vision for industrial and employment growth outside the urban boundary, supporting the site's suitability for logistics, distribution, and data-driven uses.

## Permitted Commercial Uses (*within the Second Draft of the New Official Plan:*)

- Automotive sales and rental
- Automotive service stations, collision repair shop
- Contractors, supply yards
- Warehousing, self-storage
- Logistics, shipping and receiving services
- Light industrial
- Laboratories and data processing facilities (data centres)
- Water treatment facilities
- Production of renewable energy for fuel
- Wayside pit and quarry, portable asphalt concrete plant
- Recreation facilities (indoor and outdoor)
- Community Service Uses (Schools, daycare centres, etc.)
- Business services (courier services, equipment repair etc.)
- Other uses further defined in draft new official plan

# Concept plan

# 1534 Perth Road Kingston, ON



## SITE INFORMATION

ZONING	A1, OS2
SITE AREA	
Total Site Area:	713,521m <sup>2</sup> (176.3ac)
PARKING RATE	REQUIRED
	1 p / 100m <sup>2</sup> of GFA

## DEVELOPMENT STATISTICS

BLOCK AREA	
Block 1 - Multi-use tenant	13,523m <sup>2</sup> (3.3ac)
Block 2 - Multi-use tenant	20,727m <sup>2</sup> (5.1ac)
Block 3 - Multi-use tenant	18,727m <sup>2</sup> (4.6ac)
Block 4 - Data centre	26,330m <sup>2</sup> (6.5ac)
Block 5 - Cold storage	25,152m <sup>2</sup> (6.2ac)
Block 6 - Logistic's centre	46,125m <sup>2</sup> (11.4ac)
Block 7 - Multi-use tenant	24,358m <sup>2</sup> (6.0ac)
Block 8 - Fabrication and assembly	46,623m <sup>2</sup> (11.5ac)
Block 9 - Construction equipment rental	41,835m <sup>2</sup> (10.3ac)
Block 10 - Driving range	49,251m <sup>2</sup> (12.2ac)
Block 11 - Solar farm	159,825m <sup>2</sup> (39.5ac)

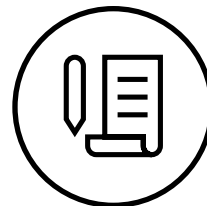
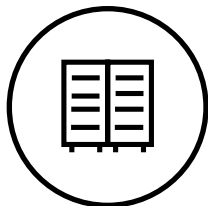
## GFA

Block 1 - Multi-use tenant	2,660m <sup>2</sup>
Block 2 - Multi-use tenant	3,500m <sup>2</sup>
Block 3 - Multi-use tenant	2,000m <sup>2</sup>
Block 4 - Data centre	5,000m <sup>2</sup>
Block 5 - Cold storage	5,600m <sup>2</sup>
Block 6 - Logistic's centre	1,437m <sup>2</sup>
Block 7 - Multi-use tenant	2,000m <sup>2</sup>
Block 8 - Fabrication and assembly	4,030m <sup>2</sup>
Block 9 - Construction equipment rental	4,030m <sup>2</sup>
Block 10 - Driving range	300m <sup>2</sup>

PARKING	REQUIRED	PROVIDED
Block 1:	27	27
Block 2:	35	60
Block 3:	20	34
Block 4:	50	57
Block 5:	56	70
Block 6:	14	53
Block 7:	20	34
Block 8:	40	75
Block 9:	40	61
Block 10:	3	38
Total:	305	509

# Data room and property details

# 1534 Perth Road Kingston, ON



- Access to Data room will be provided upon the provision of a completed Confidentiality Agreement (CA).
- [Link to Confidentiality Agreement](#)

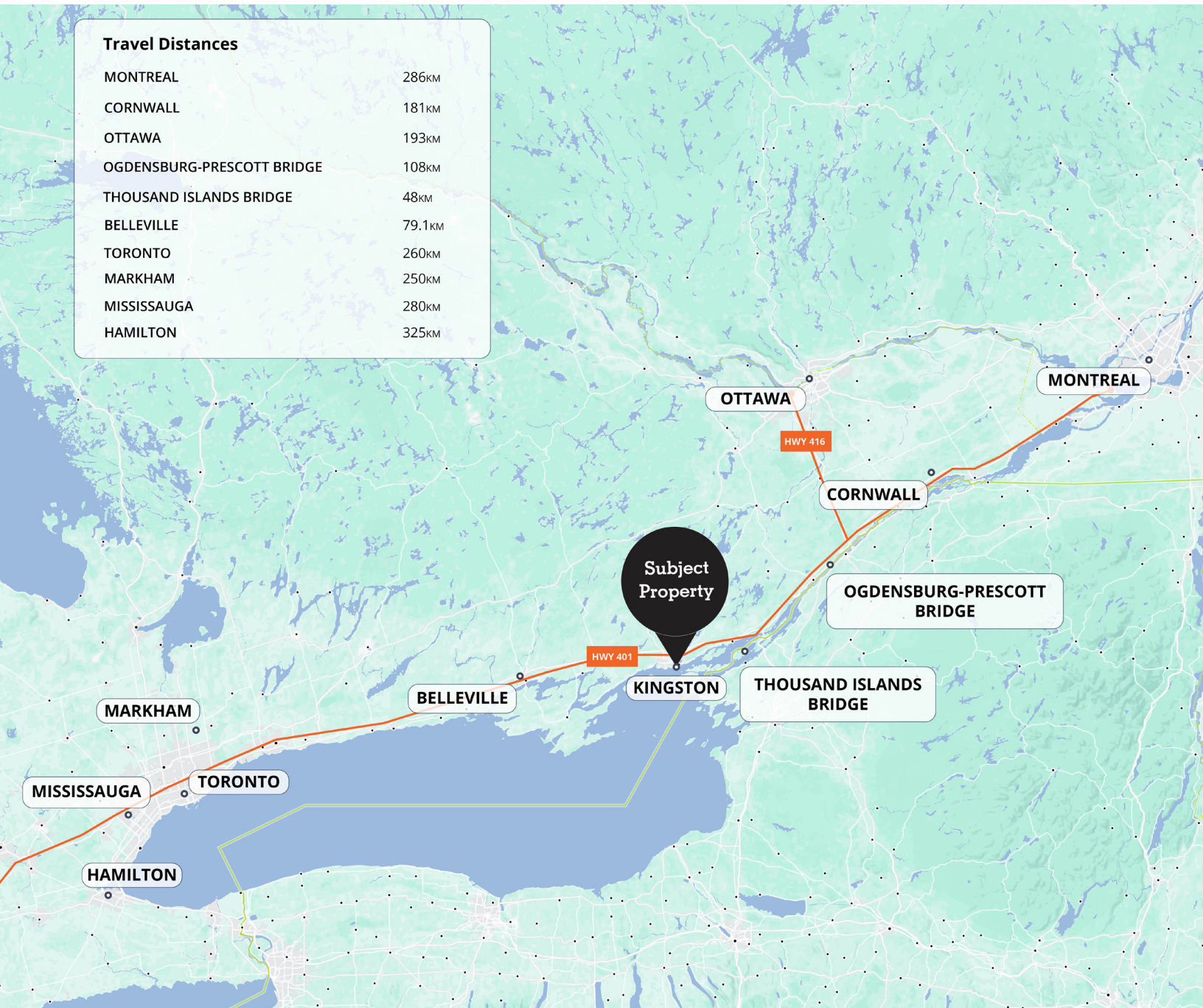
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## Fact Sheet

<b>Address:</b>	1534 Perth Rd, Kingston, ON K7K 0C4
<b>Legal Description:</b>	FIRSTLY: PART LOTS 3-6 PLAN 68 AS IN FR649477 LYING E OF FR144955, FR164207; S/T TKX16127, S/T TKY17215; SECONDLY: PART LOTS 3-4 PLAN 68; PART LOT 9 CONCESSION WEST OF THE GREAT CATARAQUI RIVER, PARTS 1, 2 & 3 PLAN 13R1272, SAVE & EXCEPT PART 6 PLAN 13R18278; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 2 & 3 PLAN 13R19807 AS IN FC101249; THIRDLY: PART LOT 2, PLAN 68, PARTS 7-11 PLAN 13R20013 SUBJECT TO AN EASEMENT AS IN TKX16128 SUBJECT TO AN EASEMENT AS IN FR205760 CITY OF KINGSTON
<b>PIN:</b>	363240537

# Location map

# 1534 Perth Road Kingston, ON



Get more  
information

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