

For Lease

1044 Gardiners Rd, Kingston, ON

Scott Botting B.Com

Broker

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**Rockwell Commercial
Real Estate, Brokerage**

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Property Details

Area:	± 1,200 sf (± 800 sf ground floor, ± 400 sf second floor)
Base Rent:	\$12.50 psf + HST
Additional Rent:	\$9.25 psf + HST (Est. 2026) (includes condo fees, building insurance & realty taxes)
Utilities:	- Electricity and gas paid by unit Tenant - Water and sewer charges included in condo fees/ additional rent
Landlord:	Arctic Compliance Services Ltd.
Parking:	Two dedicated + common
Signage	Common pylon signage available + building fascia sign box
Washrooms	One 2 peice washroom (ground floor) + one 3 peice washroom (upper-landing)
Available	Immediate

Highlights

- Situated in Kingston's established westend directly across Gardiners Road from Rona+
- Endcap unit with lots of natural light
- Excellent connectivity via Gardiners Road and nearby arterial routes, supporting efficient local and regional circulation
- Minutes to Highway 401, offering direct east-west access to Toronto, Ottawa, Montréal, and U.S. border crossings
- Located within a concentration of complementary industrial and commercial occupiers, creating a strong business ecosystem
- Close proximity to retail, food services, and daily amenities along the Gardiners Road commercial corridor for employees and visitors



📍 Location

East side of Gardiners Road between O'Connor Drive and Norris Court directly across from Rona+.

± 400 metres north of Princess Street and ± 2.5 Kilometres south of Highway 401 interchange.

The area provides access to many amenities, including the Invista Centre, Fit4Less, restaurants, retail services, the Cataraqui Centre, RIOCAN, and Holiday Inn.



🎯 Zoning M1

Business Park Zone; M1 allows for the following permitted uses:

- Call centre
- Catering services
- Contractor's yard¹
- Laboratory
- Light industrial use¹
- Office
- Production studio
- Repair shop¹
- Research establishment
- Retail store²
- Training Facility¹
- Transportation depot¹
- Warehouse¹
- Wholesale establishment¹
- Workshop¹

1. Is required to operate within an enclosed building.

2. Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use

🚗 Traffic Count

Princess Street at Gardiners Road*

N/S
39,053

E/W
53,815

*Source: AADT 20

Floor Plan

Coming Soon

Contact Information

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