LAKERIDGE

LOGISTICS CENTRE

250,000-1,200,000 SF FOR LEASE

537 KINGSTON ROAD EAST | AJAX, ONTARIO

DEVELOPED BY

PURE INDUSTRIAL

MARKETED BY

AVISON YOUNG

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY FOR LEASE

READY FOR IMMEDIATE TENANT FIXTURING

VISIT WEBSITE

WATCH VIDEO

On behalf of Pure Industrial, Avison Young is pleased to introduce the lease offering of 250,000 to 1,200,000 sf modern logistics distribution facility, strategically located on the 401 corridor in Ajax, Ontario.

Located directly along Highway 401 for ideal access to:

CUSTOMERS **LABOUR** **TRANSIT**

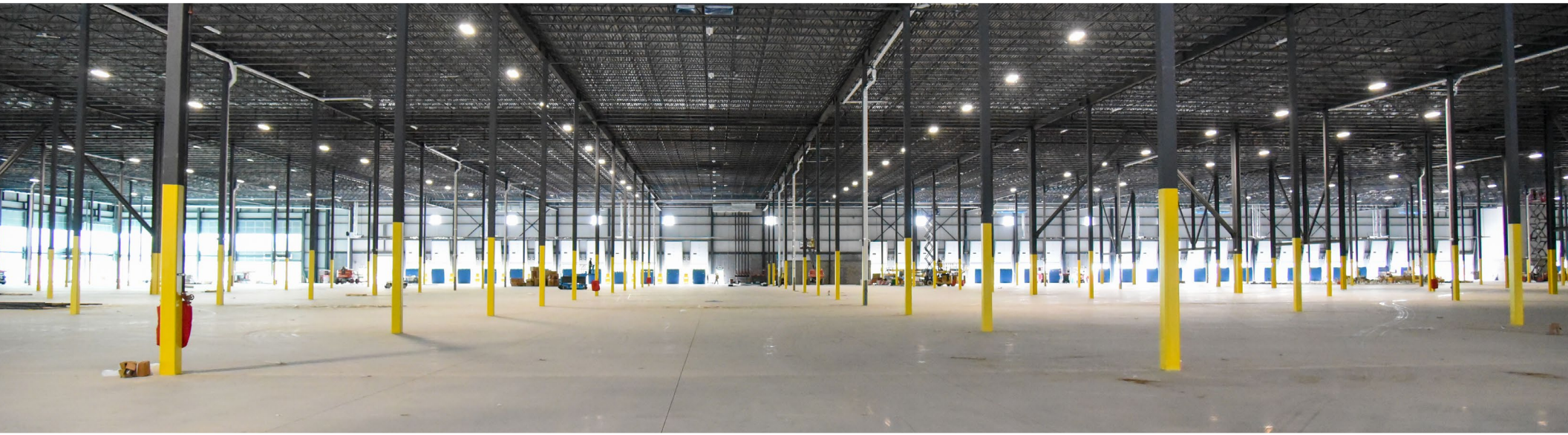
537 KINGSTON ROAD EAST, AJAX, ON

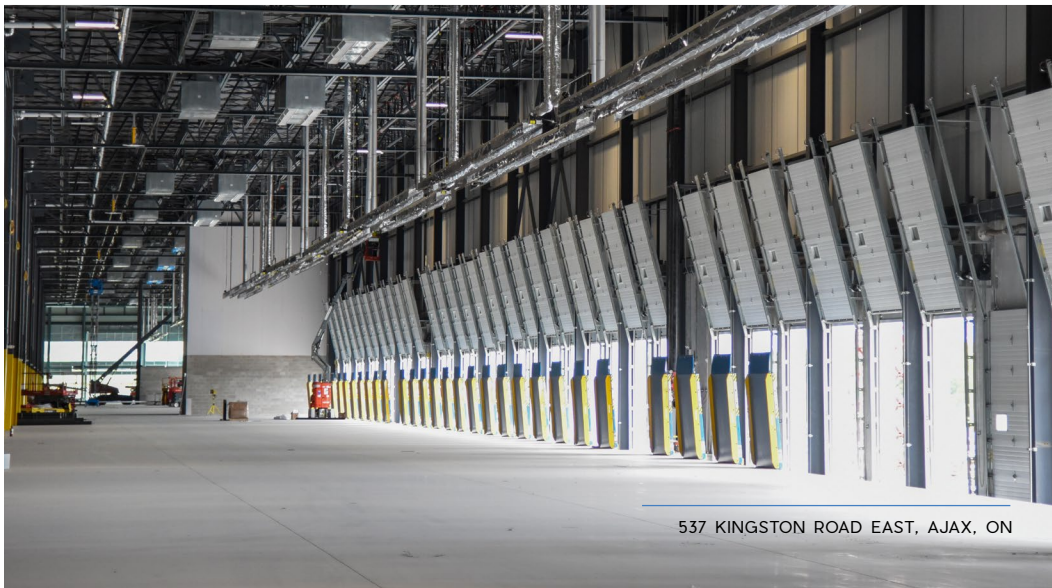
AERIAL VIEW

AS OF NOVEMBER 26, 2024

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

WAREHOUSE PHOTOS





PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

250,000 - 1,200,000 SF
of available space

OCCUPANCY
ready for immediate tenant fixturing

FLEXIBLE DESIGN
with ability to demise

VISIBLE FROM HIGHWAY 401
with accessibility to the largest markets in Canada

PRIME LOGISTICS SPACE
with state-of-the-art construction

40' CLEAR HEIGHT SAVINGS

TENANT STORAGE REQUIREMENTS

Tenant Storage Requirements

176,380
Pallet Positions

Efficient Layout

Maximum Cubic Efficiency

Lower Occupancy Cost

Clear Height	Size Needed to Accomodate
40'	1,214,082 SF
36'	1,416,330 SF
32'	1,699,600 SF
28'	2,124,500 SF

SITE PLAN & SPECS

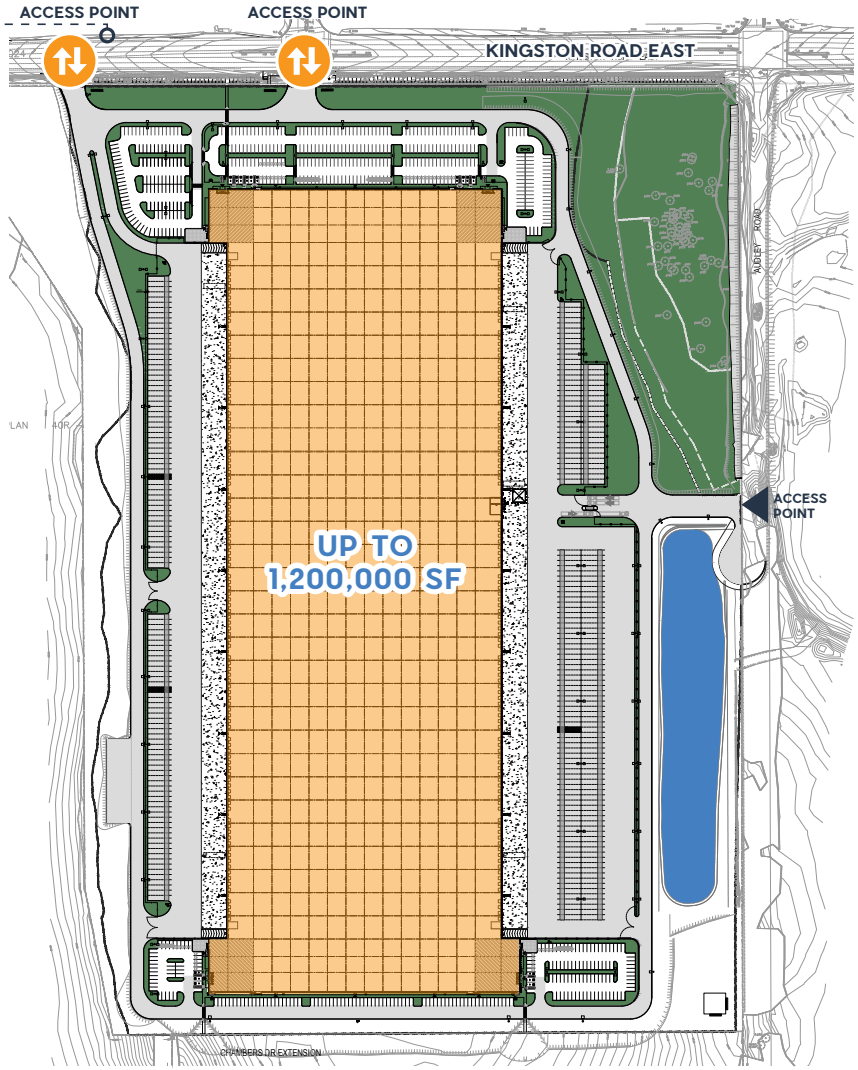
TRANSIT
Kingston West/East Bound @ Alexanders Crossing

SHIPPING
207 Truck Level Doors
4 Drive-in Doors

CLEAR HEIGHT
40'

PARKING
Auto: 619 Stalls
Trailer: 308 Stalls
EV: 38 Stalls

POWER
5,000 Amps



LIGHTING
LED

OFFICE AREA
Build To Suit
(Landlord standard spec)

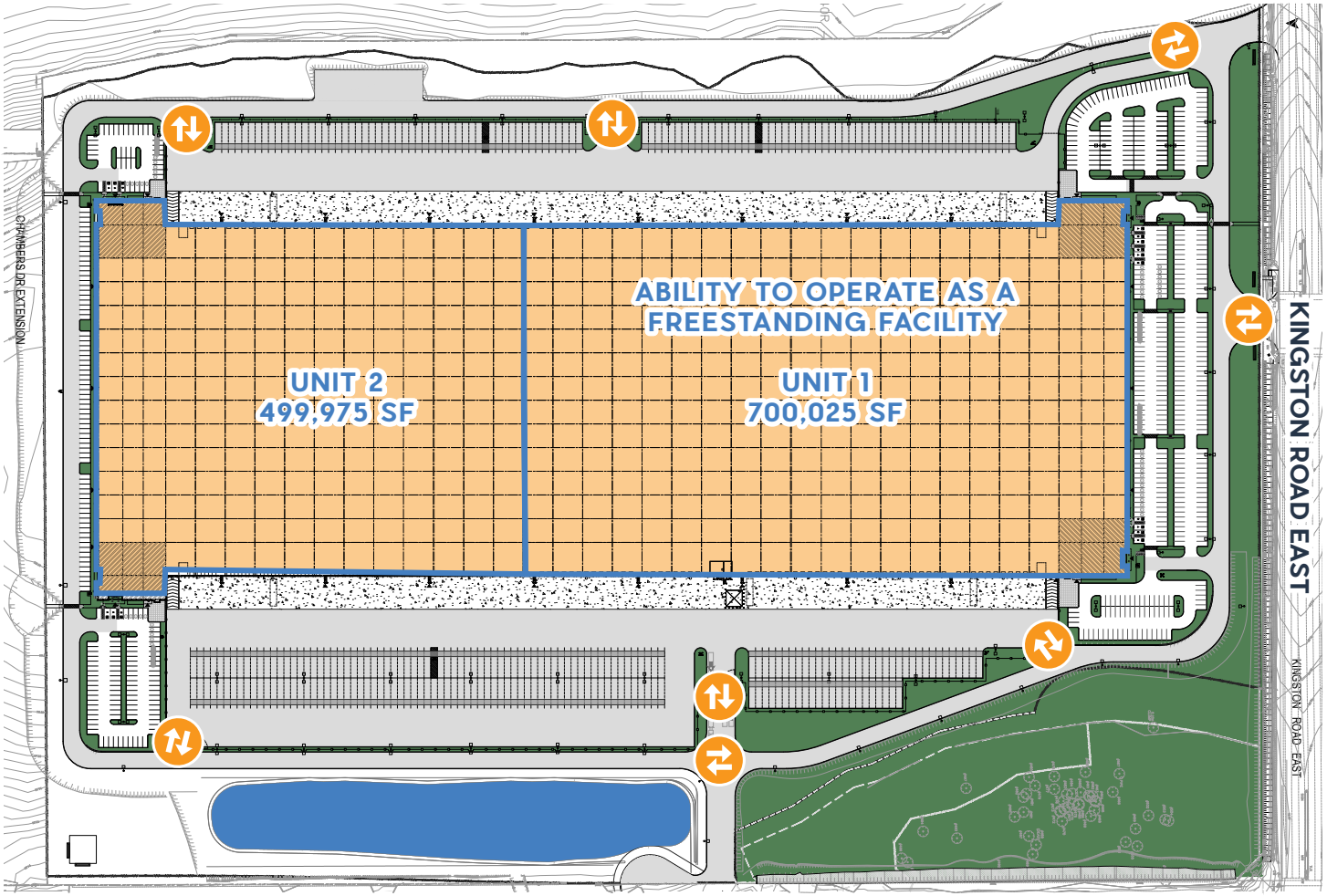
TRUCK COURT DEPTH
130' or 185' including trailer parking positions

BAY SIZE
54'w x 43'd
Staging Bay: 60'

SPRINKLERS
ESFR

DEMISING CONCEPT

DEMISING CONCEPT 1



AVAILABLE SIZES

Unit 1	700,025 SF
Unit 2	499,975 SF

OFFICE AREA

Build to Suit

SHIPPING

Unit 1	124 TL/2 DI
Unit 2	83 TL/2 DI

CAR PARKING

Unit 1	413 Stalls
Unit 2	206 Stalls

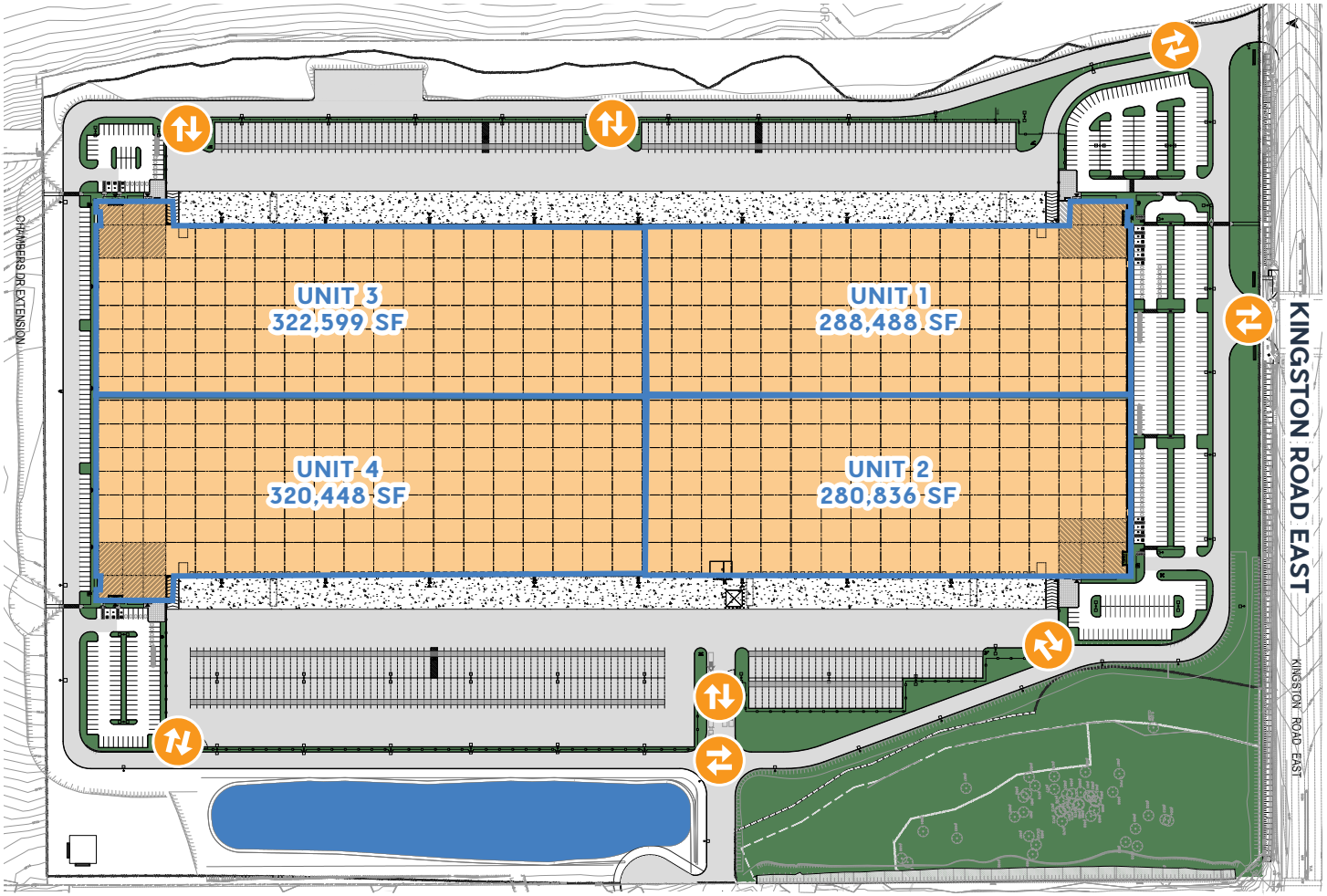
TRAILER PARKING

Unit 1	164 Stalls
Unit 2	144 Stalls

Note: Demising options are flexible. Speak with listing agent for details.

DEMISING CONCEPT

DEMISING CONCEPT 2



AVAILABLE SIZES

Unit 1	288,488 SF
Unit 2	280,836 SF
Unit 3	322,599 SF
Unit 4	320,448 SF

OFFICE AREA

Build to Suit

SHIPPING

Unit 1	51 TL/1 DI
Unit 2	45 TL/1 DI
Unit 3	56 TL/1 DI
Unit 4	55 TL/1 DI

CAR PARKING

Unit 1	266 Stalls
Unit 2	187 Stalls
Unit 3	77 Stalls
Unit 4	129 Stalls

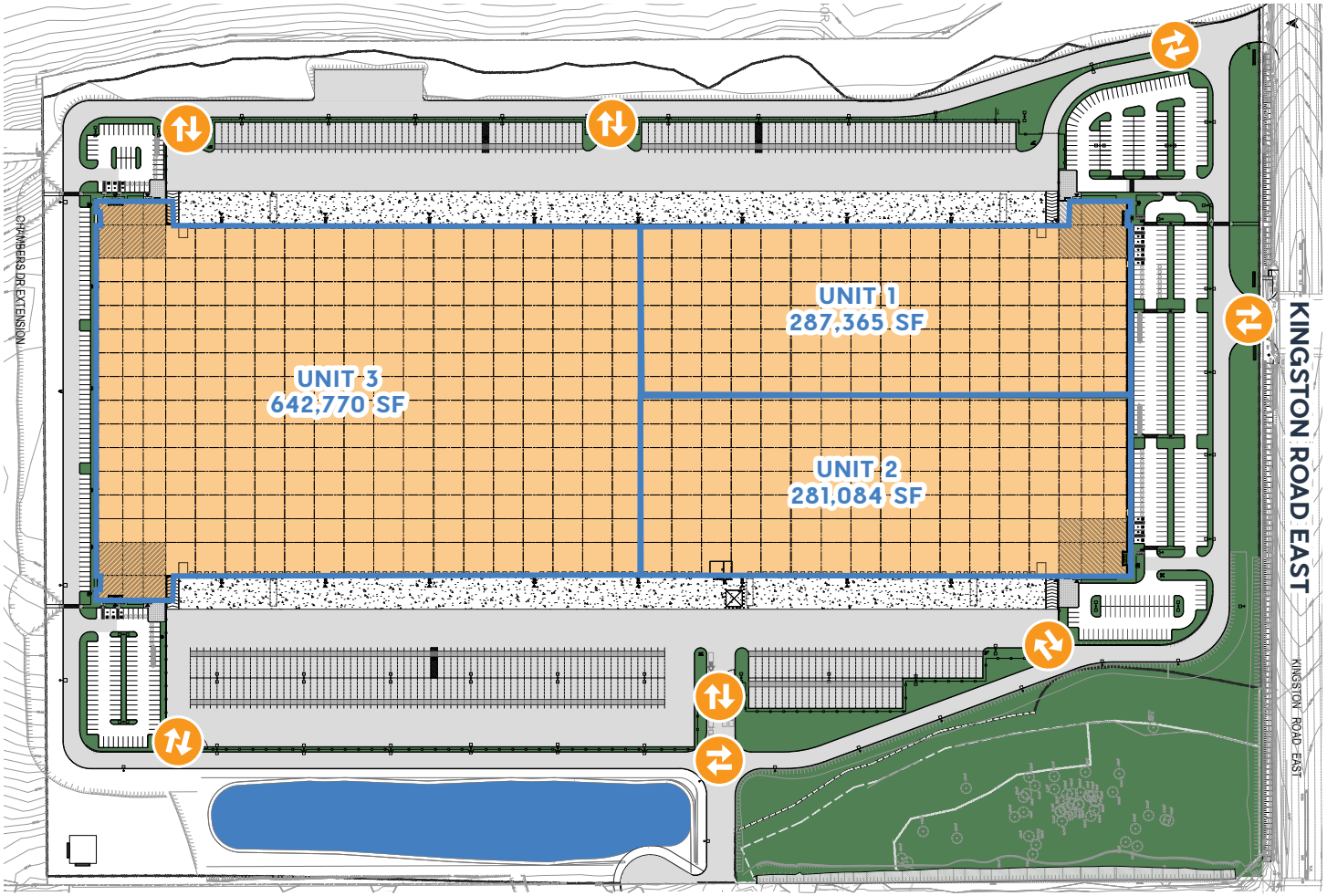
TRAILER PARKING

Unit 1	55 Stalls
Unit 2	58 Stalls
Unit 3	54 Stalls
Unit 4	141 Stalls

Note: Demising options are flexible. Speak with listing agent for details.

DEMISING CONCEPT

DEMISING CONCEPT 3



AVAILABLE SIZES

Unit 1	287,365 SF
Unit 2	281,082 SF
Unit 3	662,770 SF

OFFICE AREA

Build to Suit

SHIPPING

Unit 1	51 TL/1 DI
Unit 2	45 TL/1 DI
Unit 3	111 TL/2 DI

CAR PARKING

Unit 1	266 Stalls
Unit 2	187 Stalls
Unit 3	206 Stalls

TRAILER PARKING

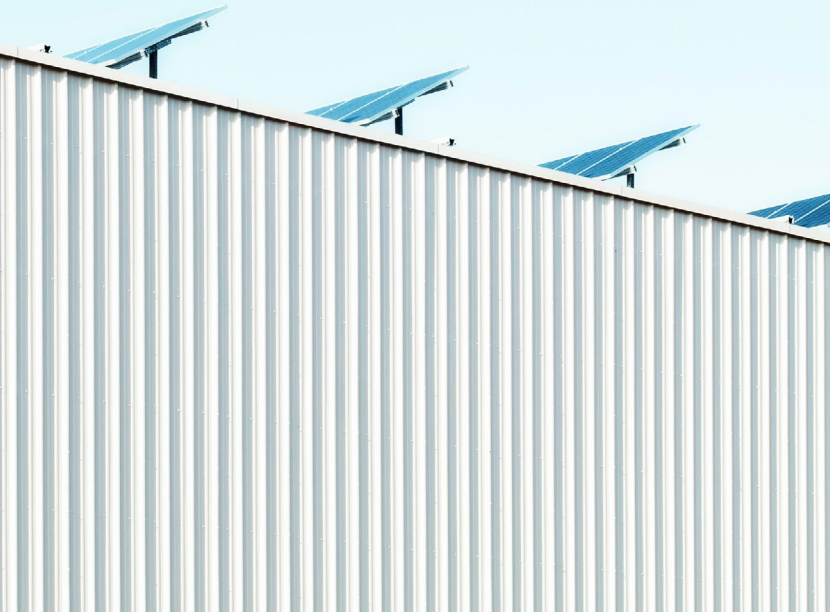
Unit 1	55 Stalls
Unit 2	58 Stalls
Unit 3	195 Stalls

Note: Demising options are flexible. Speak with listing agent for details.

NET ZERO CARBON DESIGN

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

Lakeridge Logistics Centre's innovative approach to construction and operational practices marks a significant step towards a more sustainable and environmentally friendly future. The Zero Carbon Designs, which are the first of their kind in Ajax, showcase a commitment to reducing carbon emissions and promoting green practices. Through renewable energy, electrified heat, and improved energy efficiency, LLC's design demonstrates a dedication to long term zero carbon performance from day one of occupancy.



High performance envelope and ultra efficient mechanical systems with advanced controls, supporting the transition to low-carbon energy sources

Opportunities for alternative transportation including public transit access, bicycle facilities and future electric vehicle charging stations

LEED Gold and CaGBC Zero Carbon Design Certification

Superior indoor air quality beyond base standards achieved via filtration and outside air

Future-proof infrastructure to be solar ready

Provisions for electric vehicle charging stations

Fully conditioned warehouse

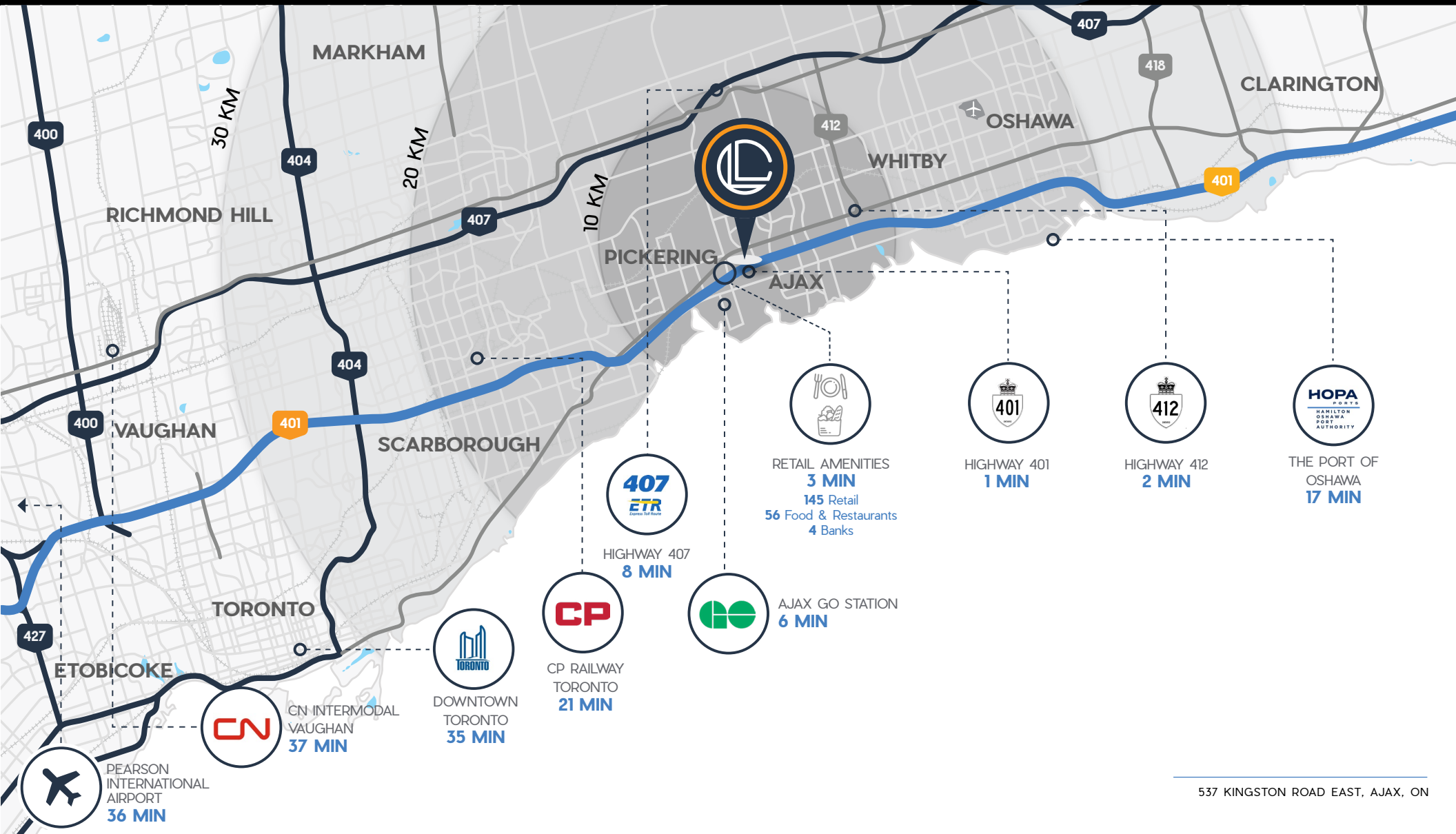
537 KINGSTON ROAD EAST, AJAX, ON

LOCATION OVERVIEW

BUFFALO US CROSSING
3 HR 10 MIN

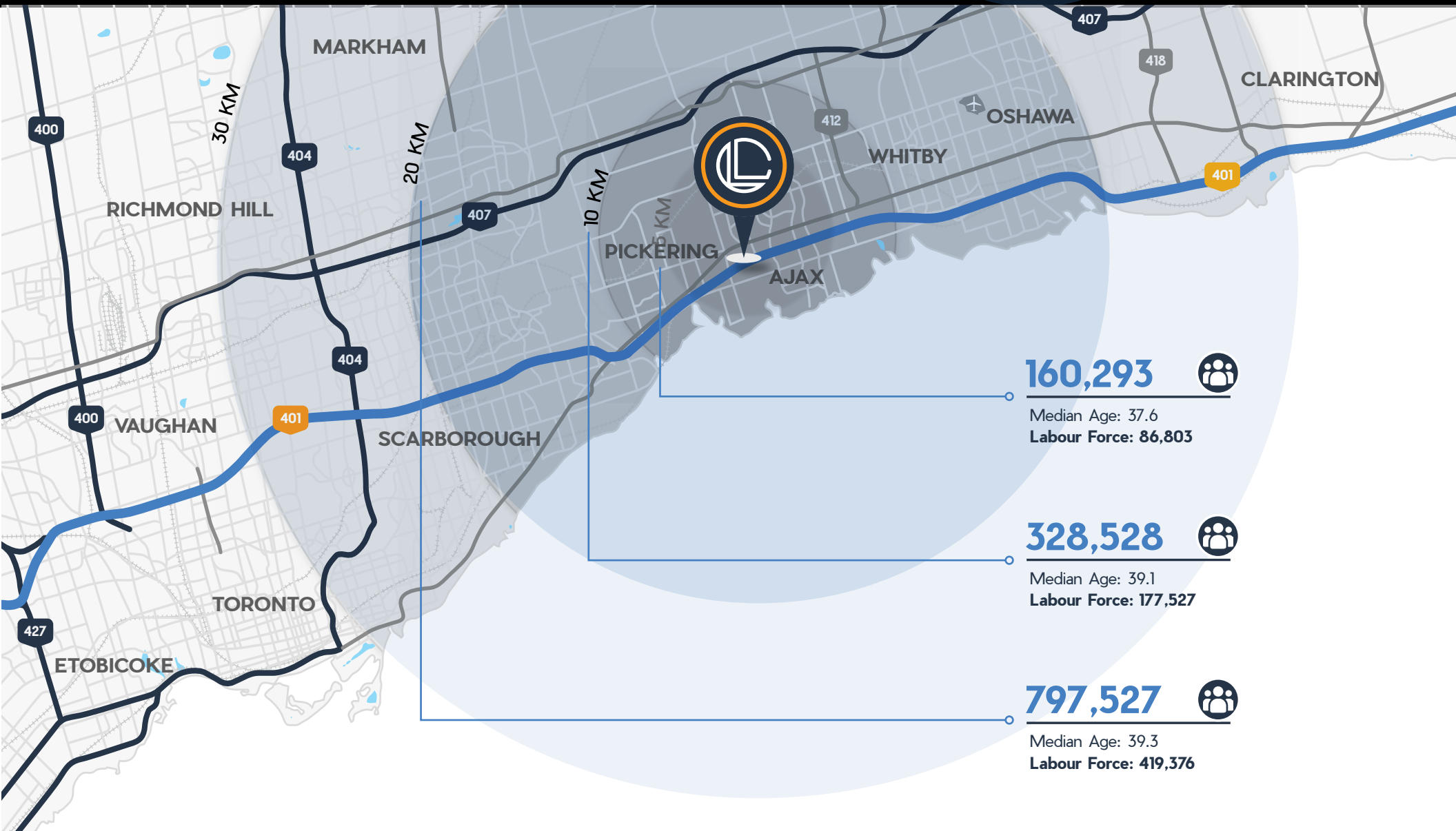
THOUSAND ISLANDS US BRIDGE CROSSING
2 HR 35 MIN

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



CORPORATE NEIGHBOURS

PRIME DEMOGRAPHICS



160,293

Median Age: 37.6
Labour Force: 86,803

328,528

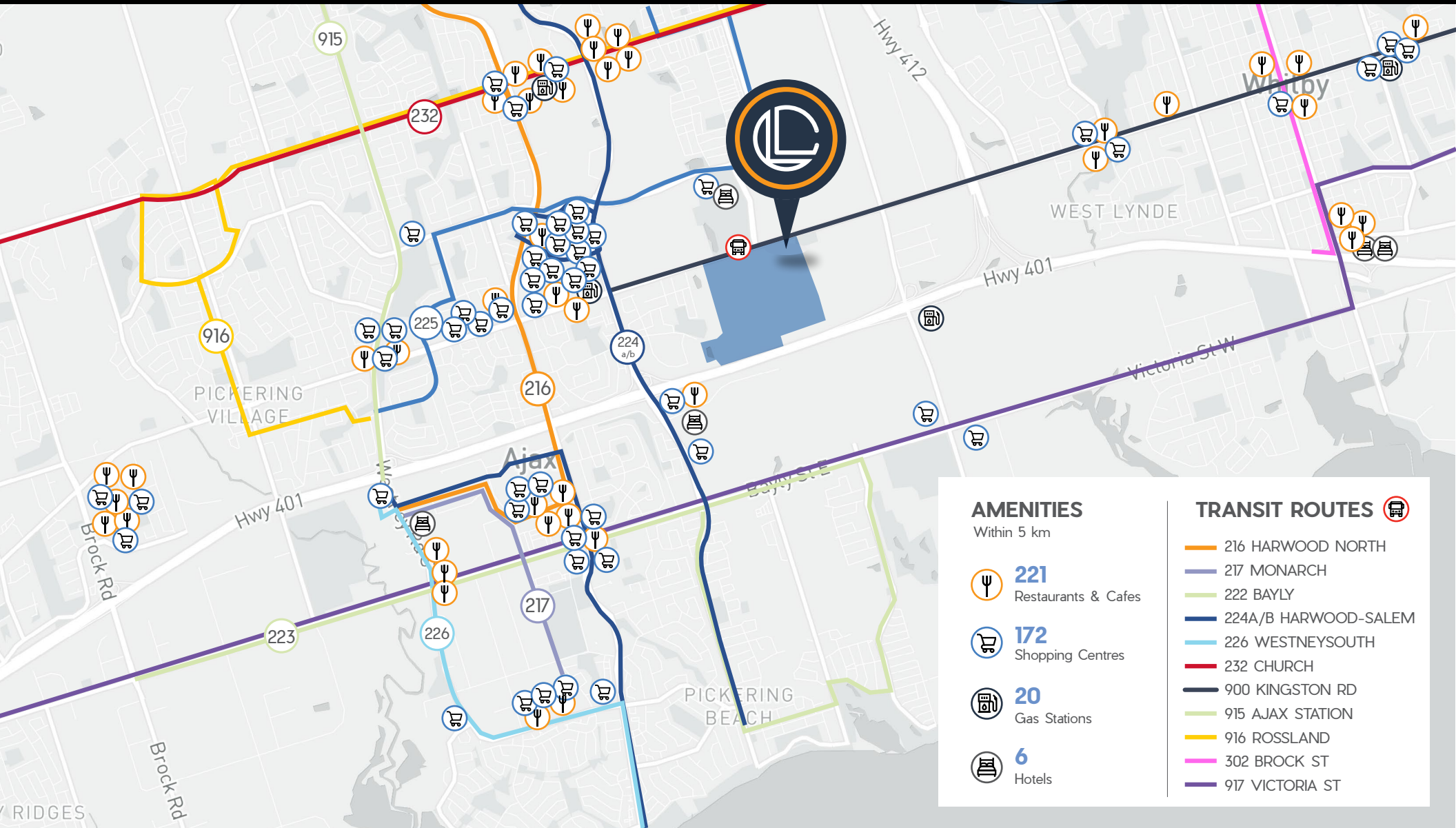
Median Age: 39.1
Labour Force: 177,527

797,527

Median Age: 39.3
Labour Force: 419,376

LOCATION OVERVIEW

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



AMENITIES

Within 5 km

221 Restaurants & Cafes

172 Shopping Centres

20 Gas Stations

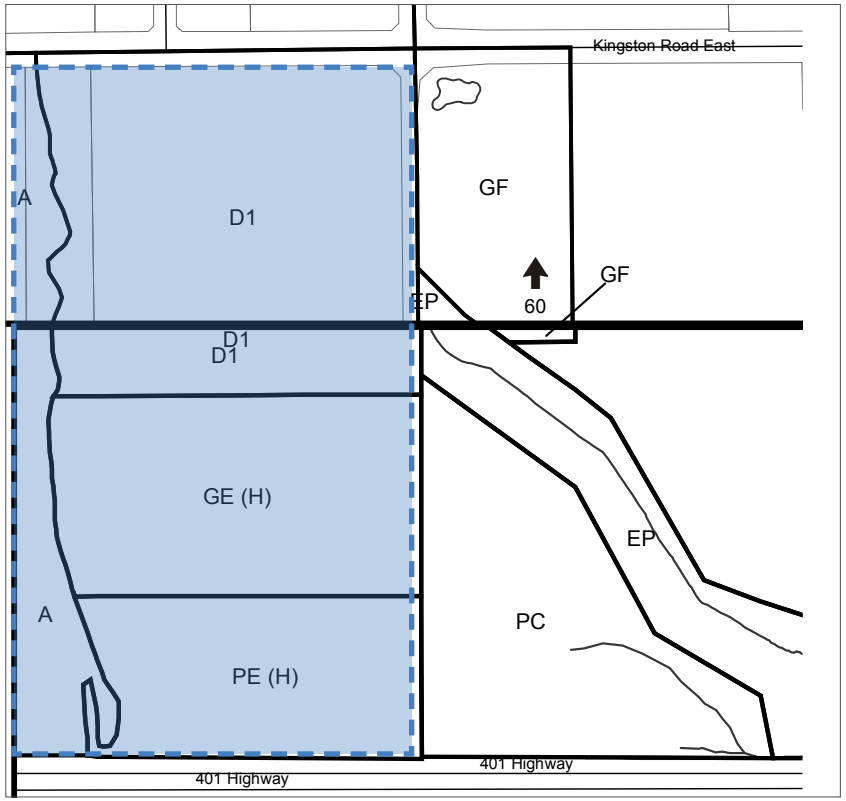
6 Hotels

TRANSIT ROUTES

- 216 HARWOOD NORTH
- 217 MONARCH
- 222 BAYLY
- 224A/B HARWOOD-SALEM
- 226 WESTNEYSOUTH
- 232 CHURCH
- 900 KINGSTON RD
- 915 AJAX STATION
- 916 ROSSLAND
- 302 BROCK ST
- 917 VICTORIA ST

ZONING
& PERMITTED USES

ZONING MAP: PE(H), GE(H), D1



LEGEND
(1) May not exceed 20% of the GFA of the premises in which it is located.
(2) Manufacturing is permitted only in wholly enclosed buildings.
(3) Outdoor storage shall not exceed 50% of the site area and shall not be visible from the street.
(4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1
(5) A place of worship shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.
(6) A Commercial School shall mean a premises as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school, but shall exclude any elementary or secondary school registered with the Ministry of Education.

PERMITTED USES

Prestige Employment: PE(H)

Accessory Retail Sales Outlet (1)
Banquet Facilities
Commercial Fitness Centre
Commercial School (6)
Community Centre
Day Care Facility
Drive-Thru Facility
Dry Cleaning Establishment
Emergency Service Facilities
Financial Institution
Funeral Home
Hotel
Licensed Accessory Outdoor Patio (4)
Light Manufacturing (2)
Medical Clinic
Motel
Motor Vehicle Rental Establishment
Motor Vehicle Sales Establishment
Offices
Personal Service Shop
Place Of Assembly
Place Of Entertainment
Public Storage Facility
Recreation Facility
Restaurant
Restaurant, Drive-Thru
Service or repair shop
Sports arena
Unlicensed Accessory Outdoor Patio
Veterinary clinic
Warehouse/ Distribution Centre

General Employment: GE(H)

Accessory Retail Sales Outlet (1)
Building And Construction Materials Facility
Contractors Yard
Dry Cleaning Establishment
Emergency Service Facilities
Light Manufacturing (2)
Machinery And Equipment Sales And Rental
Manufacturing
Motor Vehicle Repair Facility
Motor Vehicle Rental Establishment
Motor Vehicle Sales Establishment
Motor Vehicle Washing Establishment
Outdoor Storage (3)
Public Storage Facility
Service or repair shop
Veterinary clinic
Warehouse/ Distribution Centre

Deferred Land: D1

D1 - Zoning Schedules 60 & 61
Zoning deferred for the lands located at the southwest corner of Kingston Road and Audley Road (known as the former Passvale site) pending the outcome of the site-specific development applications.

D3 - Zoning Schedules 46 & 52
Zoning deferred for the lands located on the south side of Bayly Street, east of Pickering Beach Road – 301 Bayly Street pending the submission and approval of an Environmental Impact Study.

D6 - Section 5.11 and Footnote (5) of Section 6.3.1
These sections have been deferred pending the review of a drivethru operations study to be submitted by the TDL Group Ltd. and the Ontario Restaurant Hotel and Motel Association.

MEET THE TEAM

PURE INDUSTRIAL

OWNER / DEVELOPER

Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca

AVISON YOUNG

LEASING & MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

avisonyoung.com

BONUS COMMISSION

EXTENDED UNTIL MARCH 31, 2025

EARN AN ADDITIONAL 1% ON YEAR 1 COMMISSIONS*

ELIGIBLITY

Participating brokers have the responsibility, if required, to disclose the incentive program to their clients and Pure Industrial will not assume any liability there to. Pure Industrial has the right to modify this incentive program at any time and for any reason, with or without notice.

Commission calculation is based on Net Rent only. Deal term minimum is 5 years. Bonus commissions not payable on any free rent periods negotiated in the deal. Commission is payable up to 10 years maximum. Only offered on new leases 100,000 SF or larger. Promotion applicable to deal becoming unconditional between June 4, 2024 and March 31st 2025. Promotion excludes deals that were conditional or unconditional before June 4, 2024. Lease must commence before June 30, 2025. Promotion also applies to availabilities that are fully tenanted for more than 50% of Q1 2025, in these instances, lease must commence before September 30, 2025.Promotion applies to new leases for vacant units only and does not apply to renewals, relocations, or expansions. Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers. Offer applicable to properties located in Ontario and British Columbia only.

LAKERIDGE

LOGISTICS CENTRE

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