



LAKERIDGE

LOGISTICS CENTRE



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

537 KINGSTON ROAD EAST | AJAX, ONTARIO

DEVELOPED BY



MARKETED BY



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

AVAILABLE Q4 2024



[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



AERIAL VIEW



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



537 KINGSTON ROAD EAST, AJAX, ON

PROPERTY OVERVIEW



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

PROPERTY HIGHLIGHTS



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



SPEED TO MARKET
availability Q4 2024



FLEXIBLE DESIGN
with ability to demise



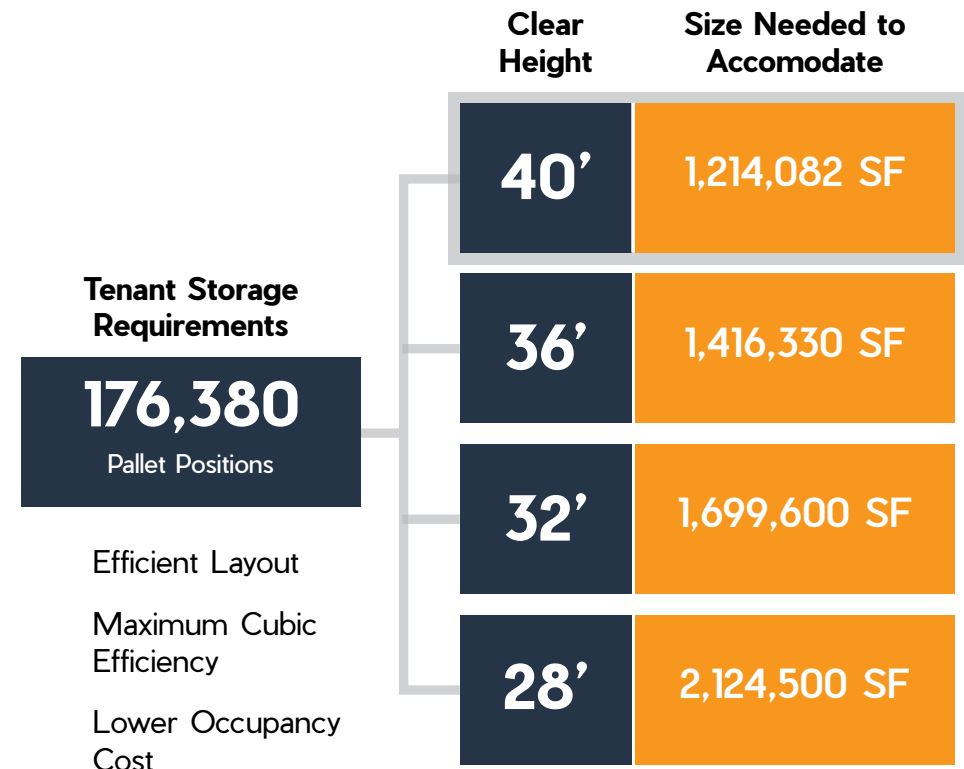
VISIBLE FROM HIGHWAY 401
with accessibility to the largest markets in Canada



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

40' CLEAR HEIGHT SAVINGS

TENANT STORAGE REQUIREMENTS



SITE PLAN & SPECS

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



TRANSIT

Kingston West/East
Bound @ Alexanders
Crossing



SHIPPING

207 Truck Level Doors
4 Drive-in Doors



CLEAR HEIGHT

40'



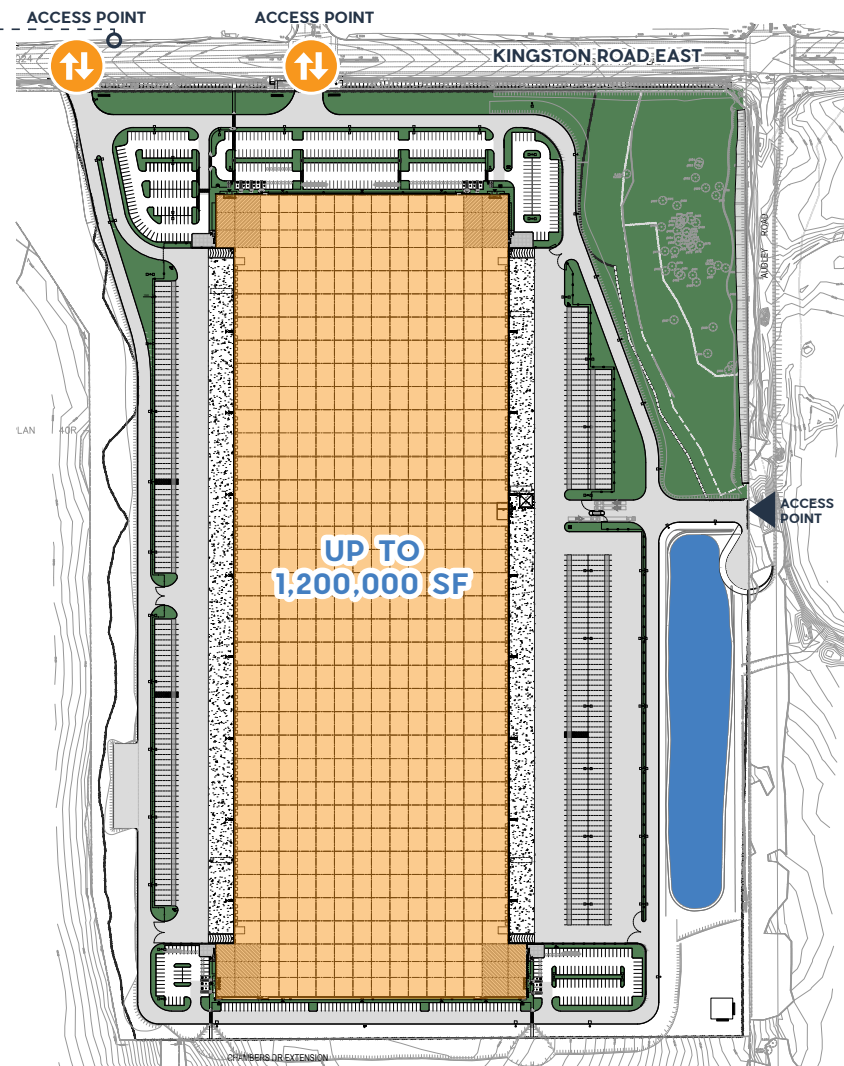
PARKING

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

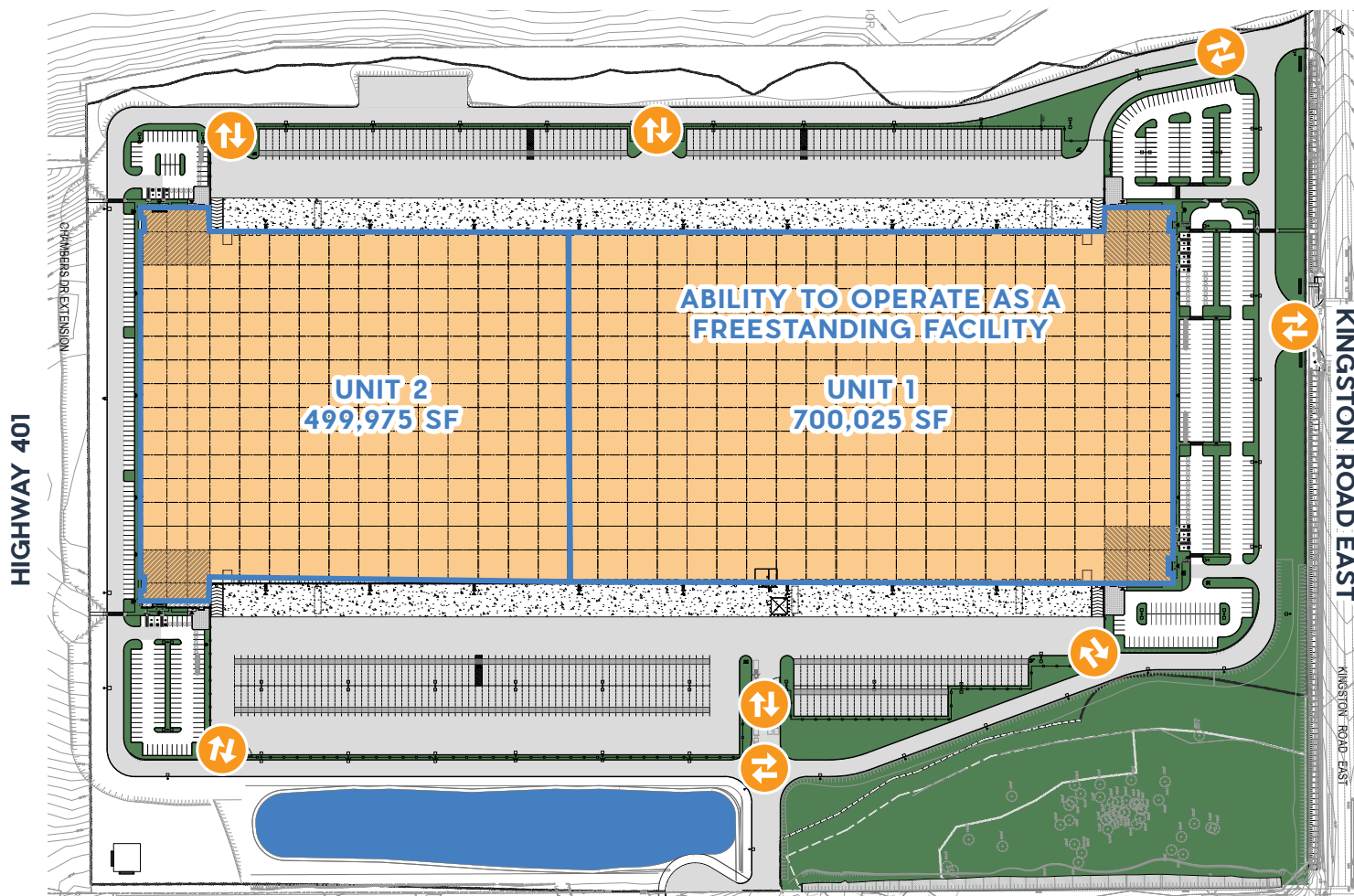
ESFR

DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

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

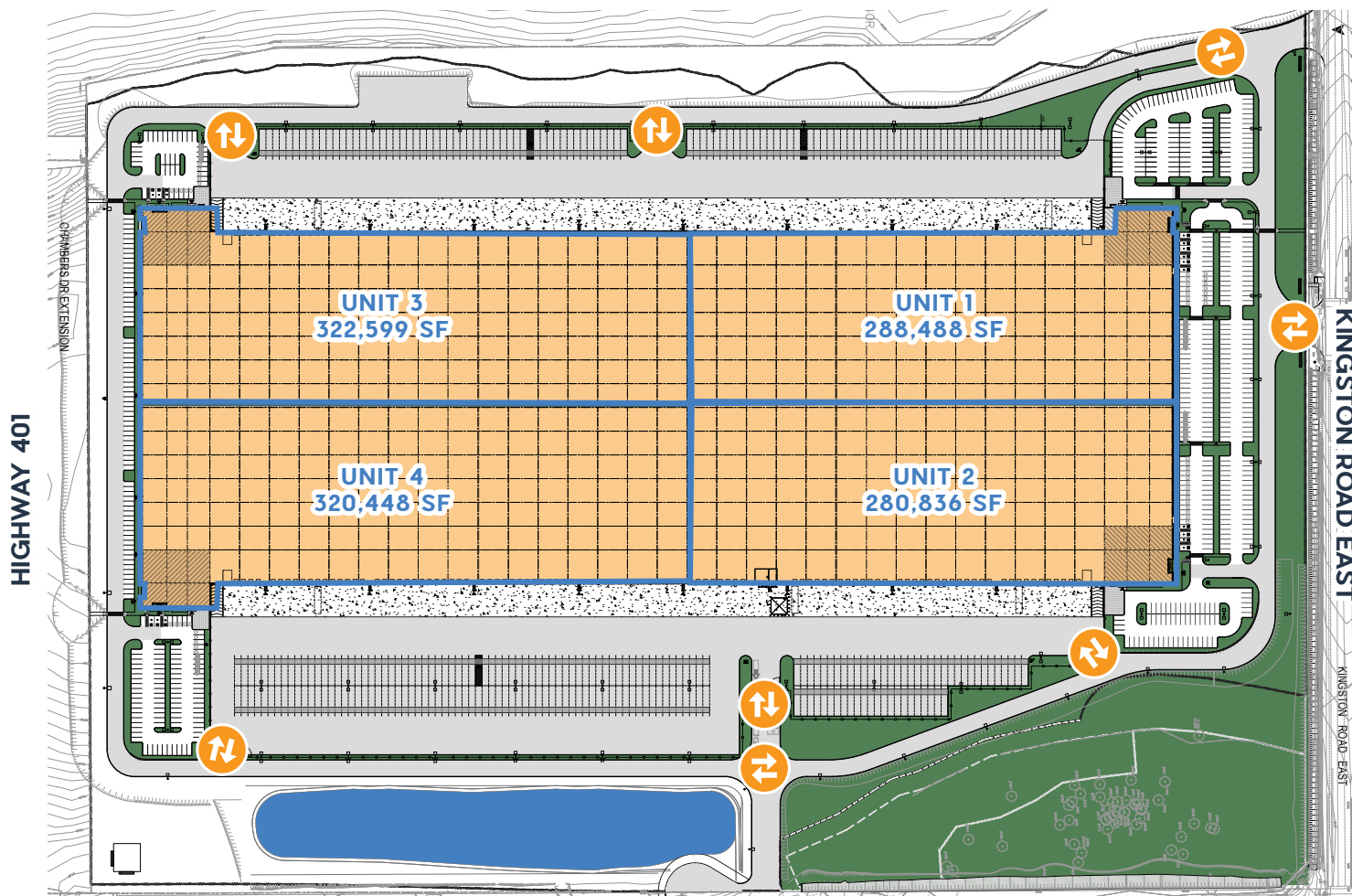
Note: Demising options are flexible. Speak with listing agent for details.

DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

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

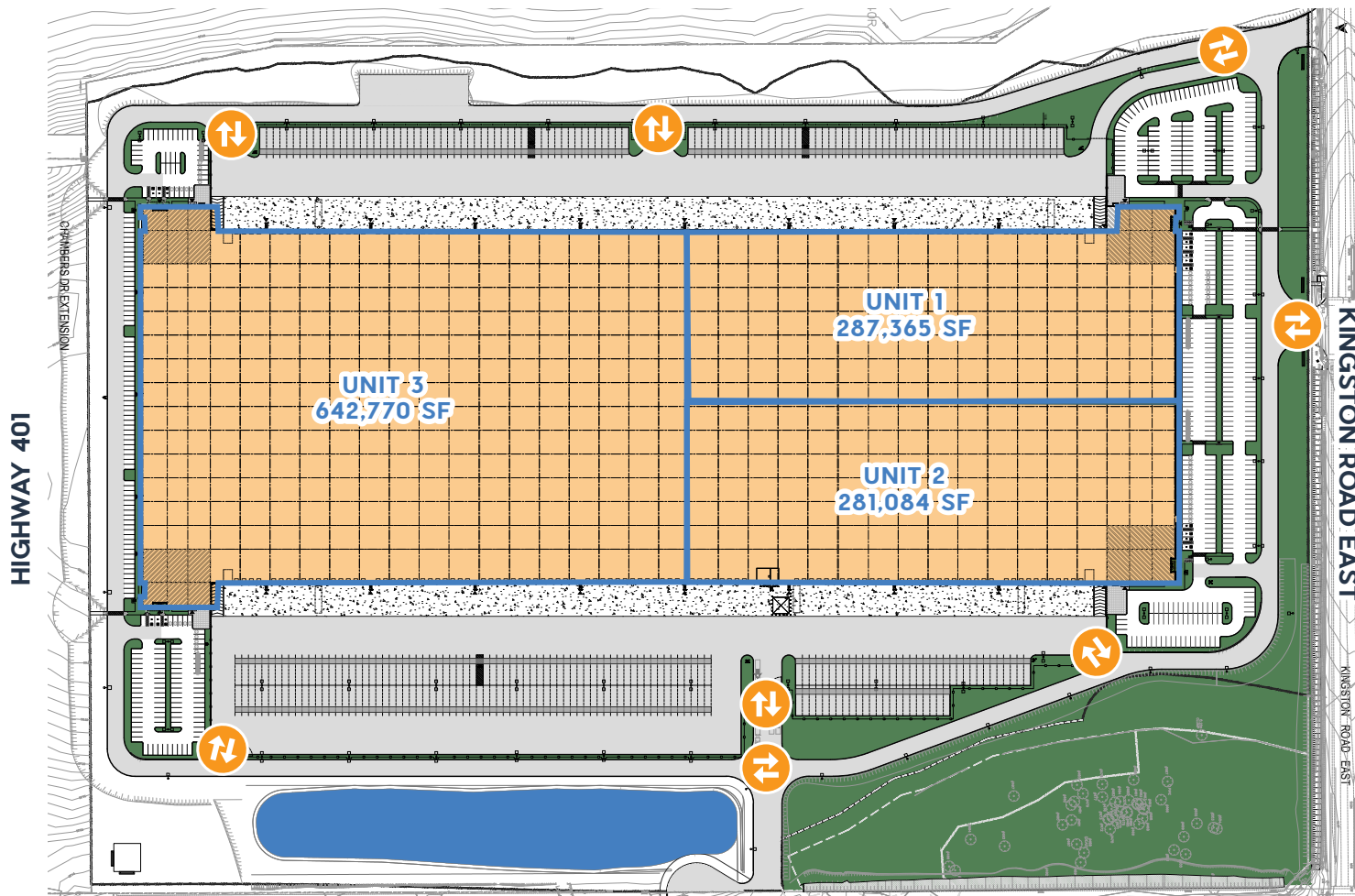
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DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

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.

CONSTRUCTION PROGRESS

AS OF NOVEMBER 26, 2024



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



VISIT WEBSITE FOR LIVE
CONSTRUCTION PROGRESS



537 KINGSTON ROAD EAST, AJAX, ON

WAREHOUSE PHOTOS



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



537 KINGSTON ROAD EAST, AJAX, ON

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



Targeting 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

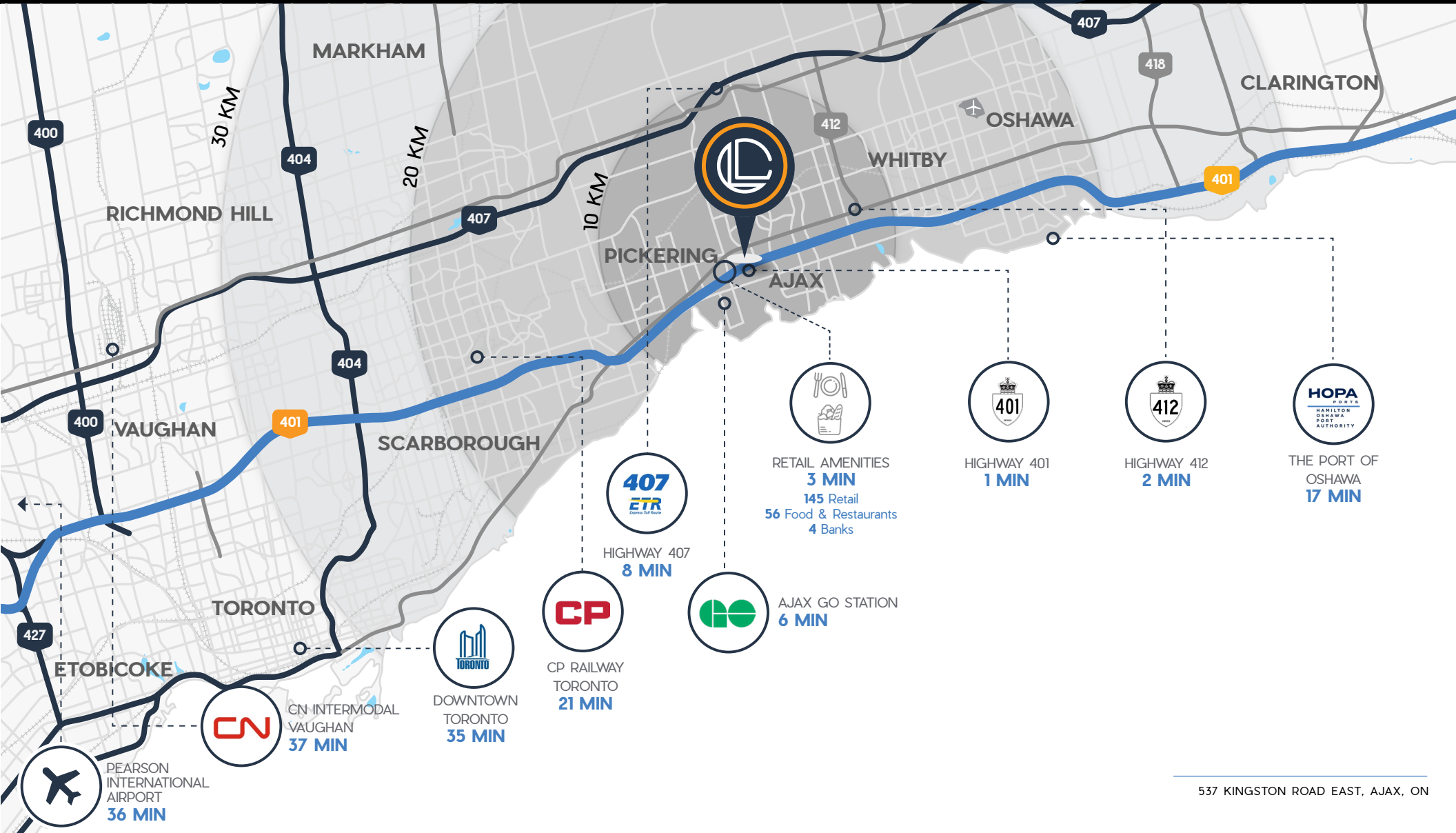
LOCATION OVERVIEW

← ---
 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

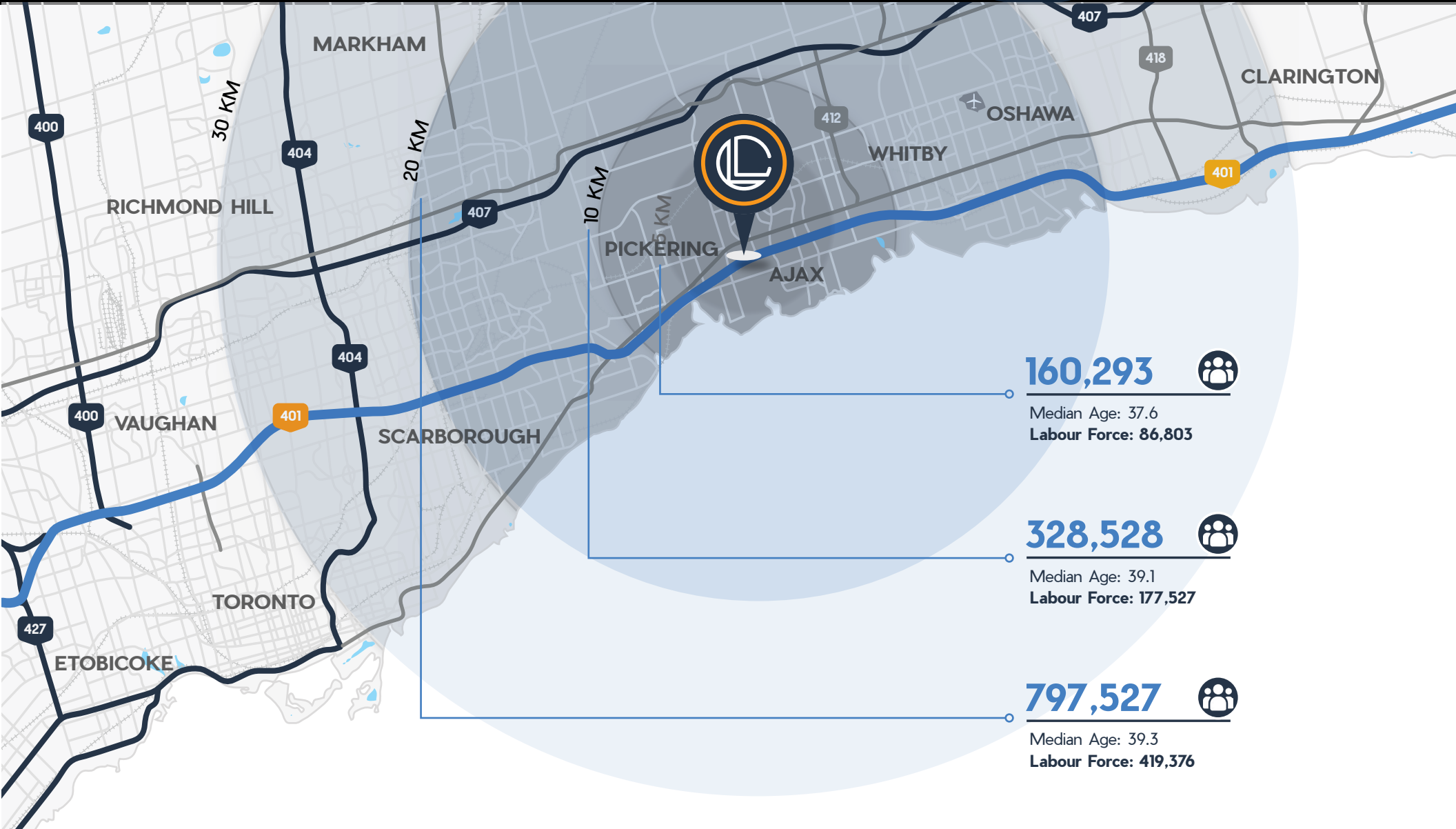


ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



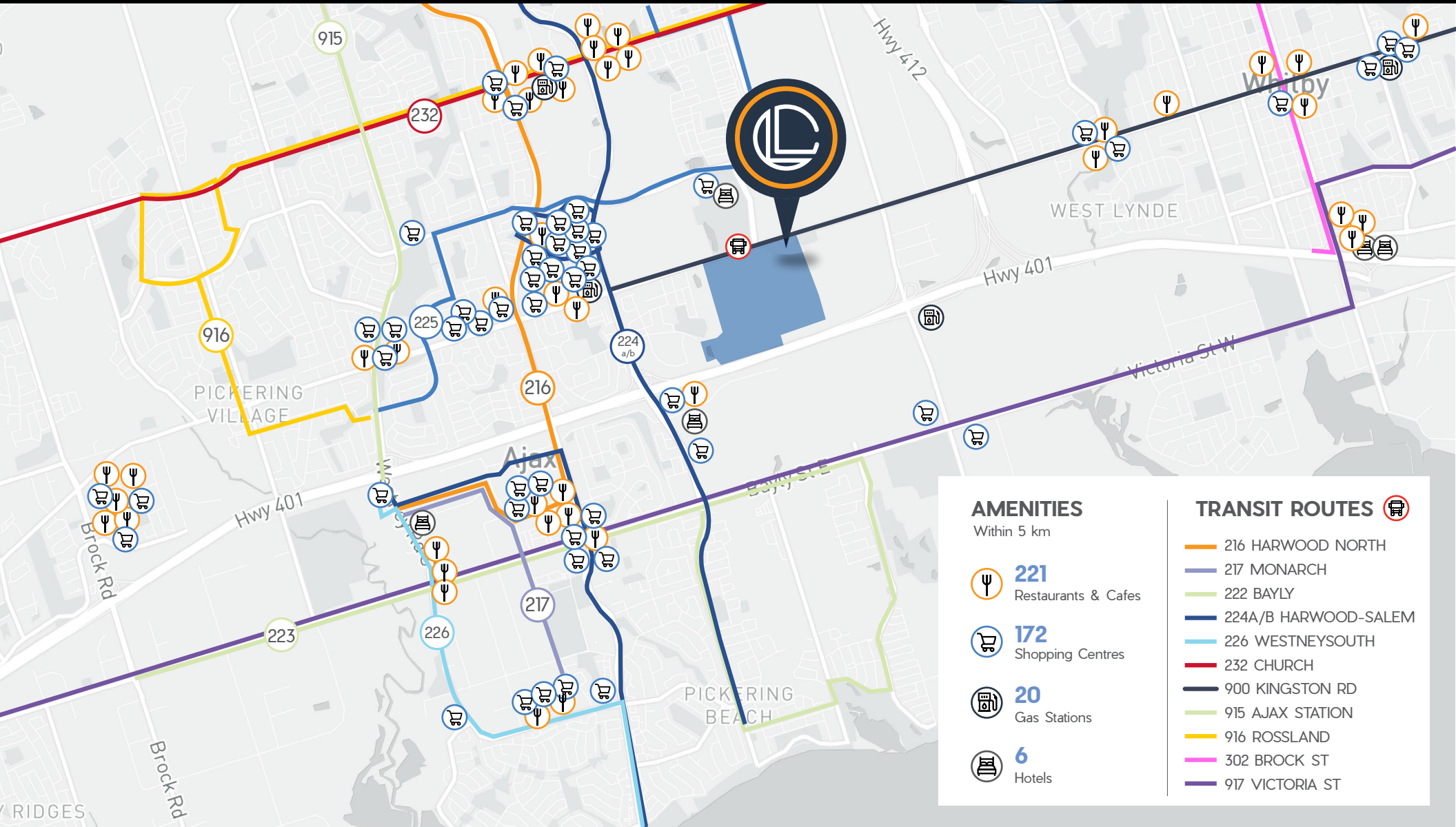
PRIME DEMOGRAPHICS

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY







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

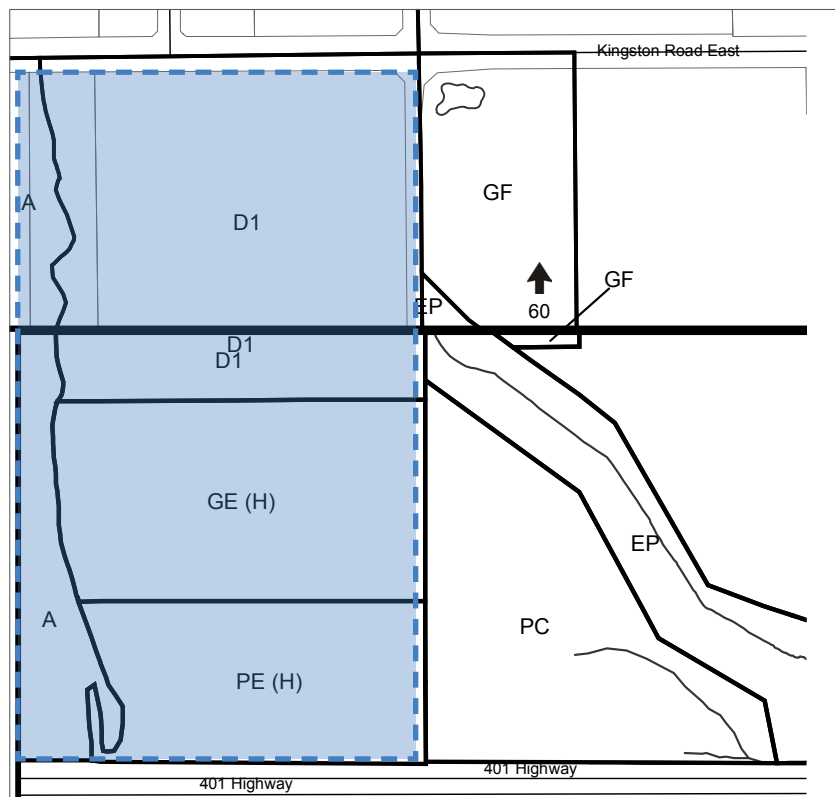
-  216 HARWOOD NORTH
-  217 MONARCH
-  222 BAYLY
-  224A/B HARWOOD-SALEM
-  226 WESTNEYSOUTH
-  232 CHURCH
-  900 KINGSTON RD
-  915 AJAX STATION
-  916 ROSSLAND
-  302 BROCK ST
-  917 VICTORIA ST

ZONING & PERMITTED USES



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

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



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



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

**BONUS
COMMISSION**

+1%

**FOR A LIMITED TIME, CO-OPERATING BROKERS
EARN AN ADDITIONAL 1% ON YEAR 1 COMMISSIONS***

ELIGIBILITY

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 December 31, 2024. Promotion excludes deals that were conditional or unconditional before June 4, 2024. Lease must commence before March 31, 2025. Promotion also applies to availabilities that are fully tenanted for more than 50% of Q1 2025, in these instances, lease must commence before June 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. This flyer has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. Pure Industrial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of accuracy and reliability. Each user of this information assumes all risks in connection with such use. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial disclaims unequivocally all inferred or implied terms, conditions and warranties and disclaims all liability for loss and damages arising there from. This email has been prepared by Pure Industrial for advertising and general information only. Information is subject to change without notice. Pure Industrial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of accuracy and reliability. Each user of this information assumes all risks in connection with such use. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure Industrial disclaims unequivocally all inferred or implied terms, conditions and warranties and disclaims all liability for loss and damages arising there from. This publication, the Pure Industrial name and logos are the copy righted property of Pure Industrial and/or its assign(s). You must not use such marks without the prior written permission of Pure Industrial. All other names, logos, product and service names, designs and slogans contained in this email and any attachments are the trademarks of their respective owners. © 2023. All rights reserved. Pure Industrial respects your privacy. A copy of our privacy policy is available online. If you have any questions or comments regarding our compliance with this policy, please contact us at privacy@pureindustrial.ca.



LAKERIDGE

LOGISTICS CENTRE

FOR MORE INFORMATION PLEASE CONTACT:

Ben Sykes*, SIOR

Principal
416.903.5340
ben.sykes@avisonyoung.com

*Sales Representative

Eva Destunis*

Principal
905.968.8006
eva.destunis@avisonyoung.com

Ryan Hood*, SIOR

Principal
905.968.8007
ryan.hood@avisonyoung.com

Avison Young
Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937
avisonyoung.ca

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