



LAKE RIDGE

LOGISTICS CENTRE



280,000-1,200,000 SF FOR LEASE

537 KINGSTON ROAD EAST | AJAX, ONTARIO

DEVELOPED BY



MARKETED BY



ULTRA-MODERN CLASS-A ZERO CARBON CERTIFIED 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 280,000 to 1,200,000 sf of 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



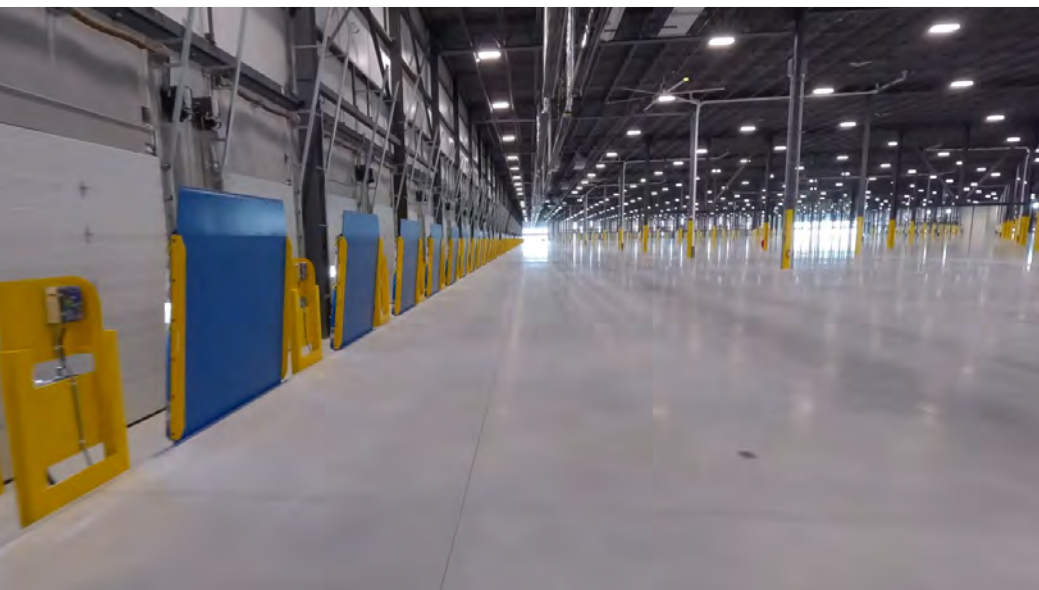
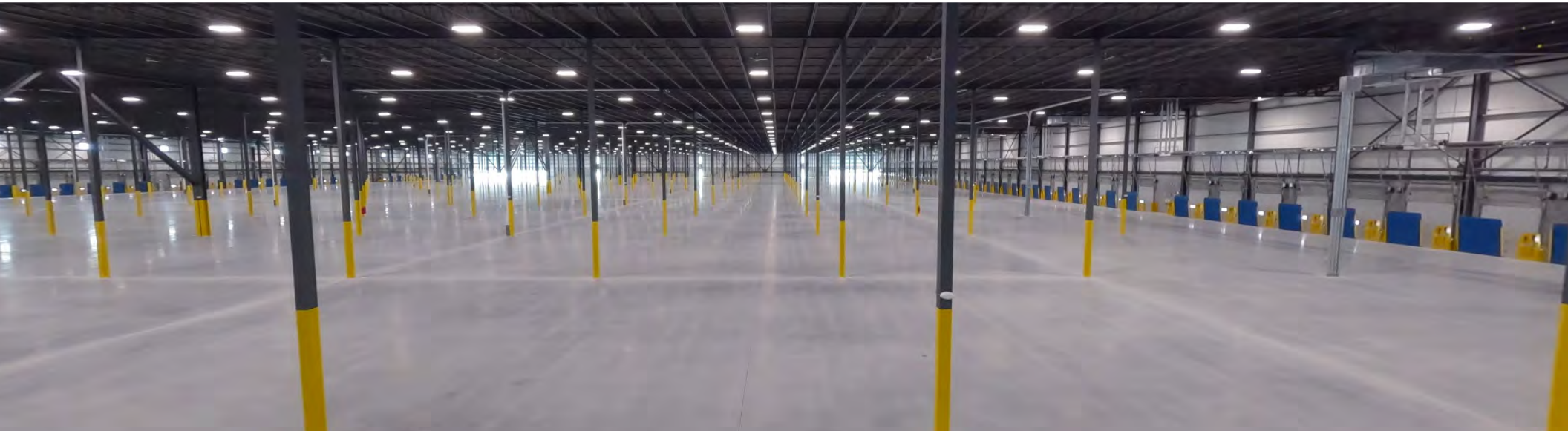
ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



WAREHOUSE PHOTOS



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



280,000 - 1,200,000 SF
of available space



OCCUPANCY
ready for immediate tenant fixturing



FLEXIBLE DESIGN
with ability to demise



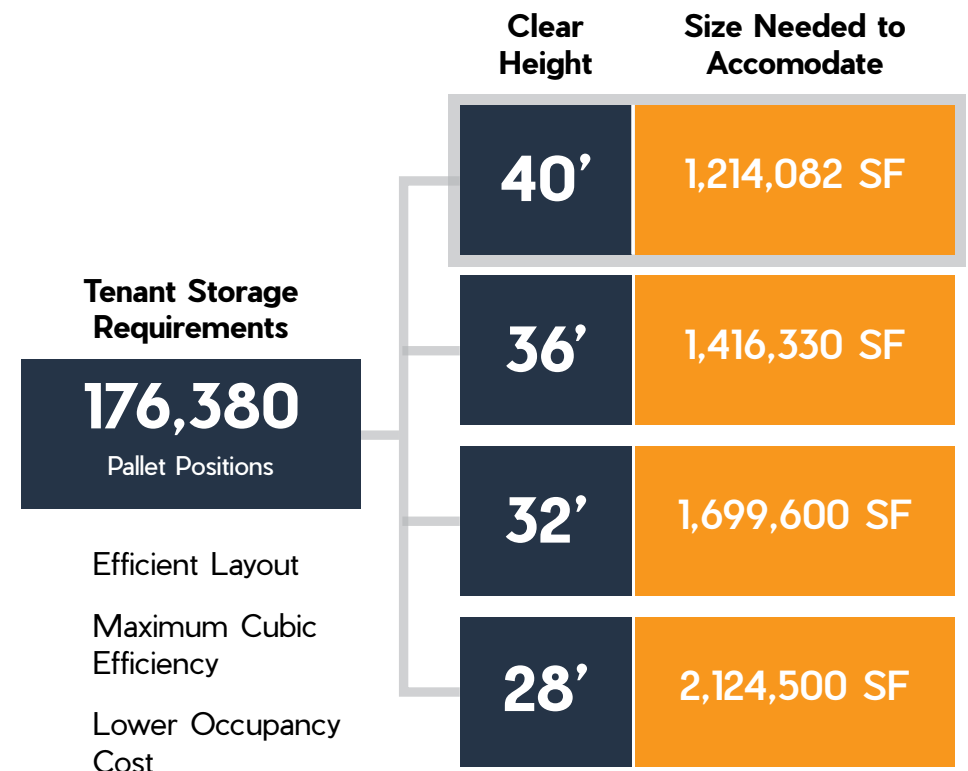
VISIBLE FROM HIGHWAY 401
with accessibility to the largest markets in Canada



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

40' CLEAR HEIGHT SAVINGS

TENANT STORAGE REQUIREMENTS



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'



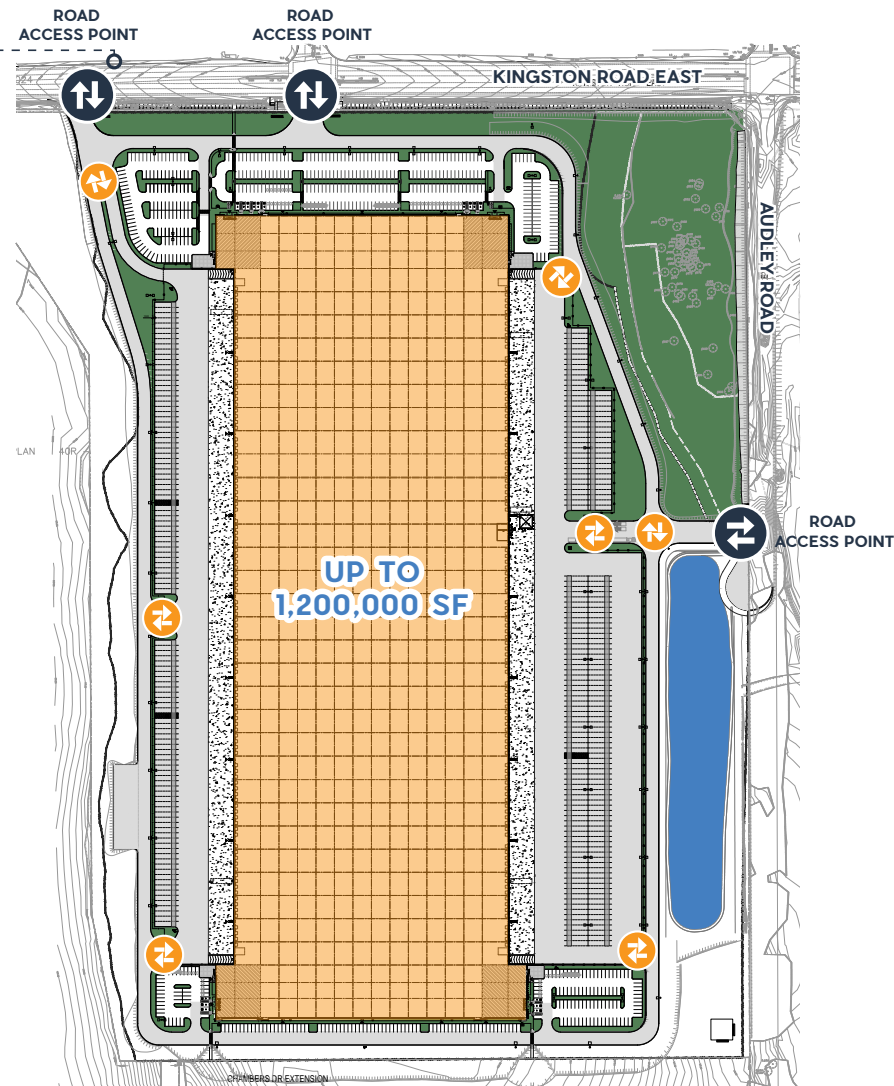
PARKING

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



POWER

5,000 Amps
Additional 3,000 Amps can
be made available



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'



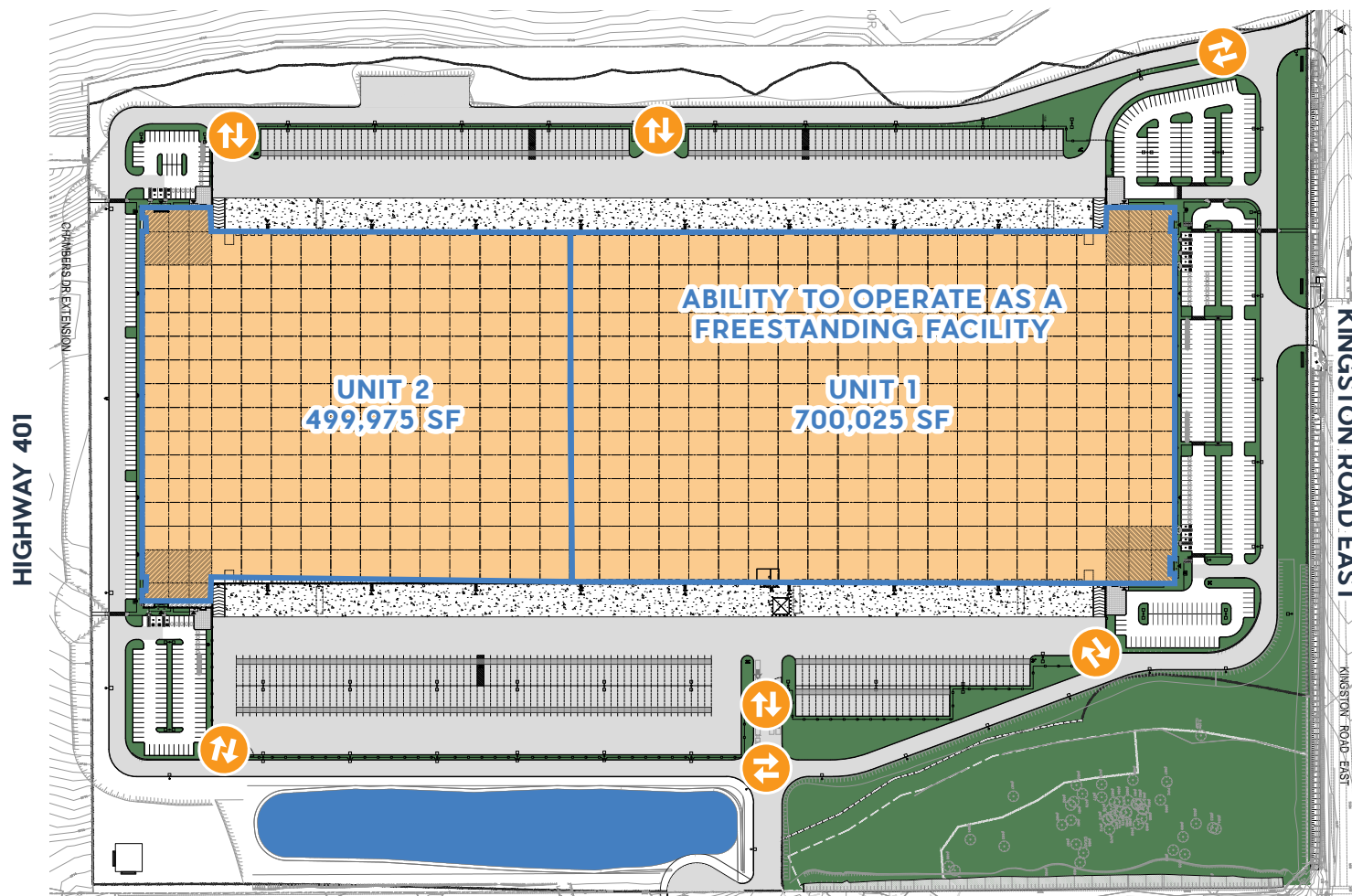
SPRINKLERS

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

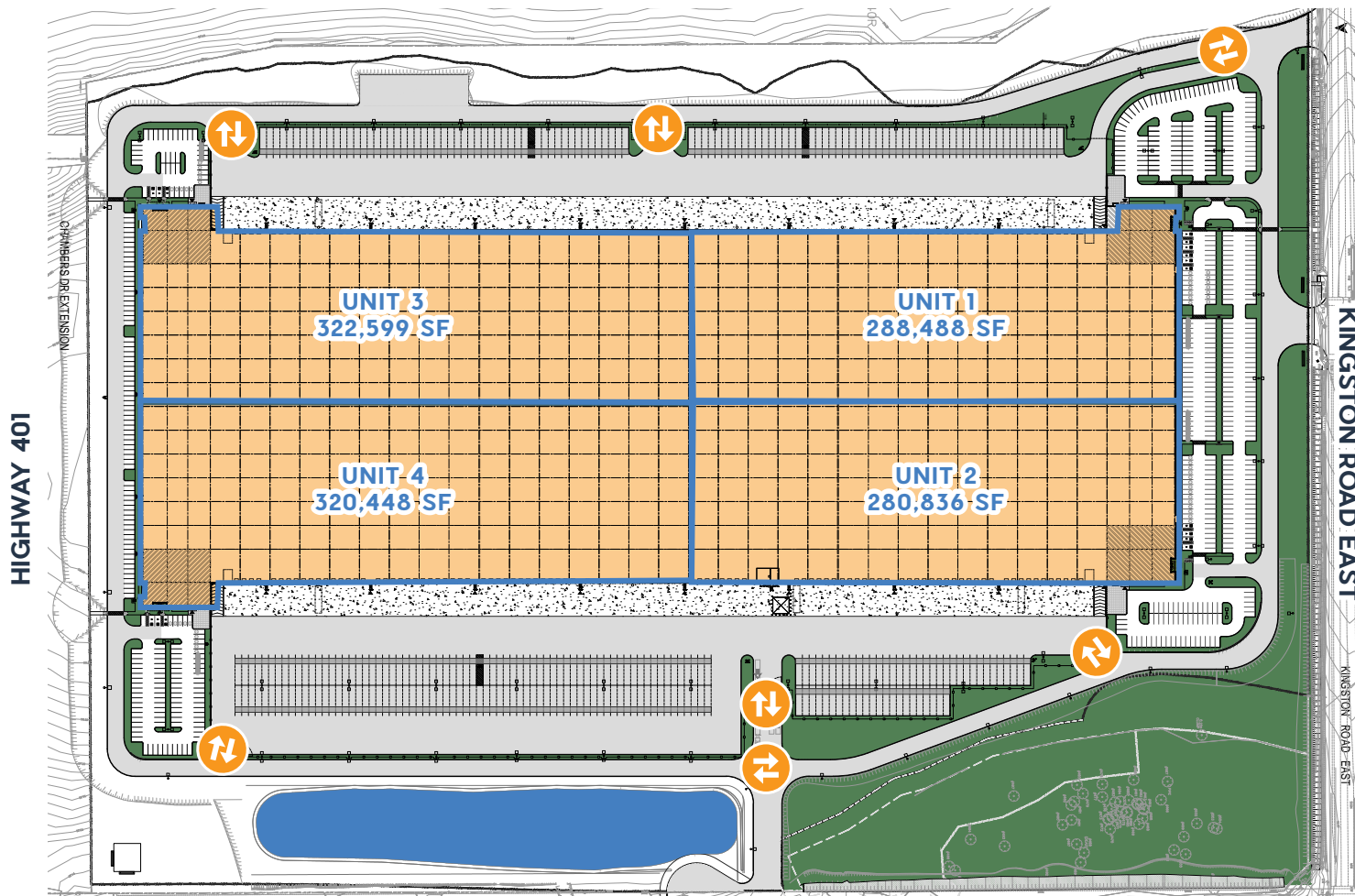
Unit 1	164 Stalls
Unit 2	144 Stalls

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

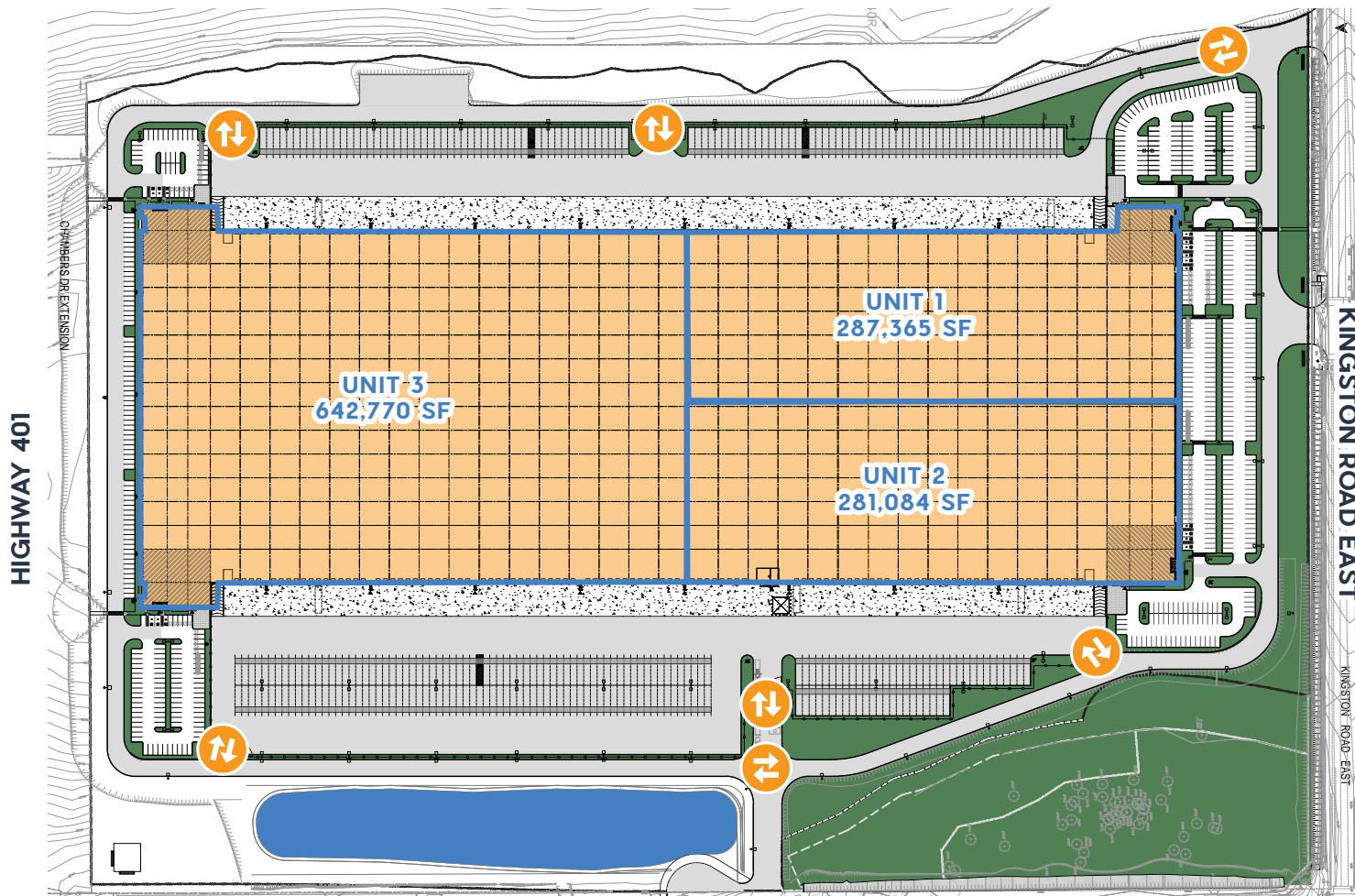
Unit 1	55 Stalls
Unit 2	58 Stalls
Unit 3	54 Stalls
Unit 4	141 Stalls

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

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.

ZERO CARBON DESIGN CERTIFIED

THE FIRST OF ITS KIND IN CANADA



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

Lakeridge Logistics Centre's pioneering approach to construction and operational practices represents a significant advancement toward a more sustainable and environmentally responsible future. As the largest industrial property in Canada to attain Zero Carbon Design Certification, it exemplifies a profound commitment to reducing carbon emissions and fostering environmentally conscious practices. Through the integration of renewable energy sources, electrified heating systems, and enhanced energy efficiency measures, the Centre is purposefully designed to achieve long-term zero carbon performance from the first day of occupancy.



High-performance envelope
and ultra-efficient mechanical
systems



Alternative transportation
options, including public transit,
bicycles, and electric vehicles



Solar-ready
roof ready for
expanded usage



Superior indoor
air quality and
filtration



Fully integrated
building automation
system (BAS)



Electrified
heating systems



Increased incoming electrical
capacity to support existing
and future electrification needs



Solar power generated onsite,
designed to meet a portion of
the building's energy load

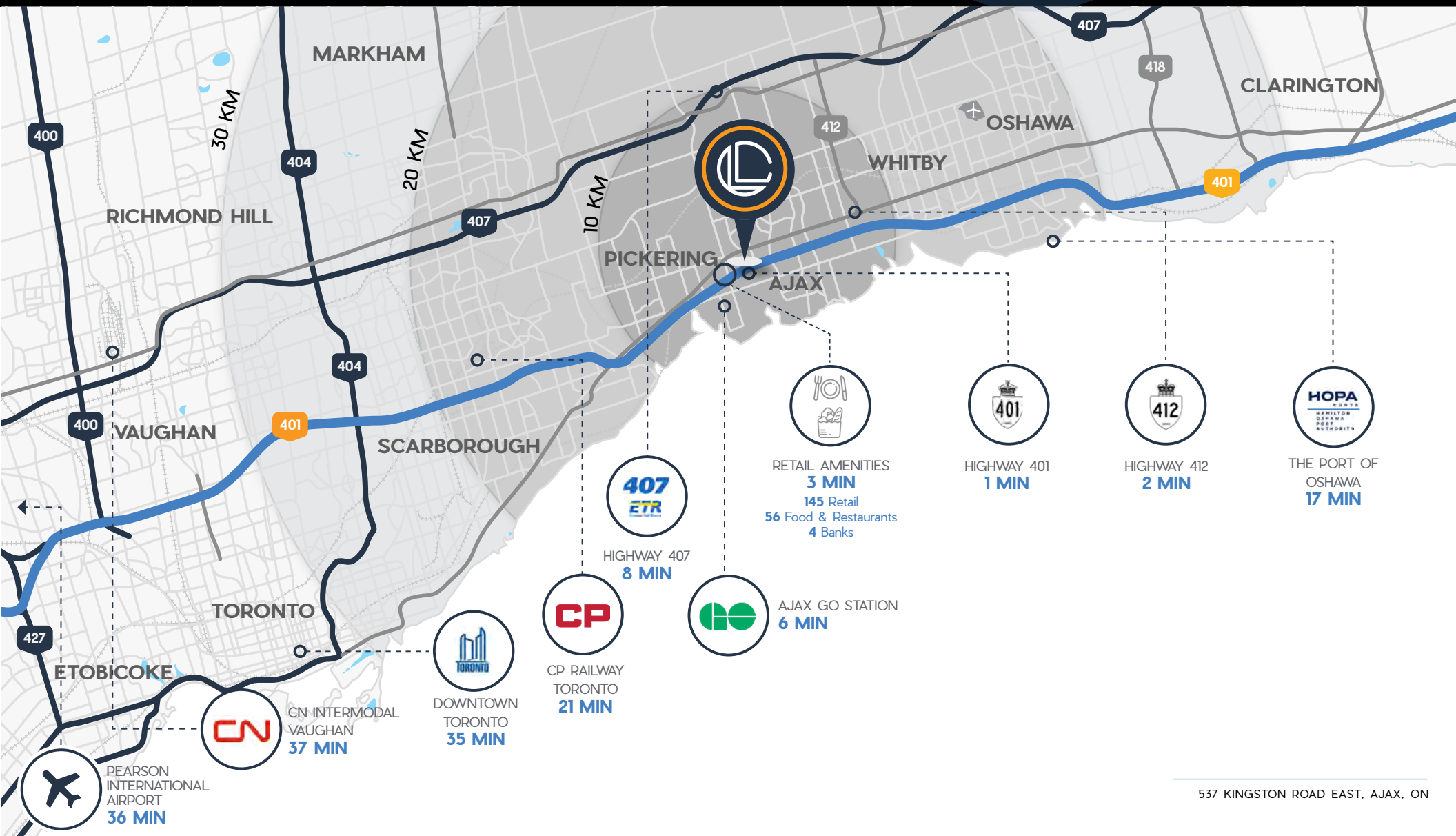
LOCATION OVERVIEW

← ---
BUFFALO US
CROSSING
3 HR 10 MIN



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THOUSAND ISLANDS
US BRIDGE CROSSING
2 HR 35 MIN

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



CORPORATE NEIGHBOURS

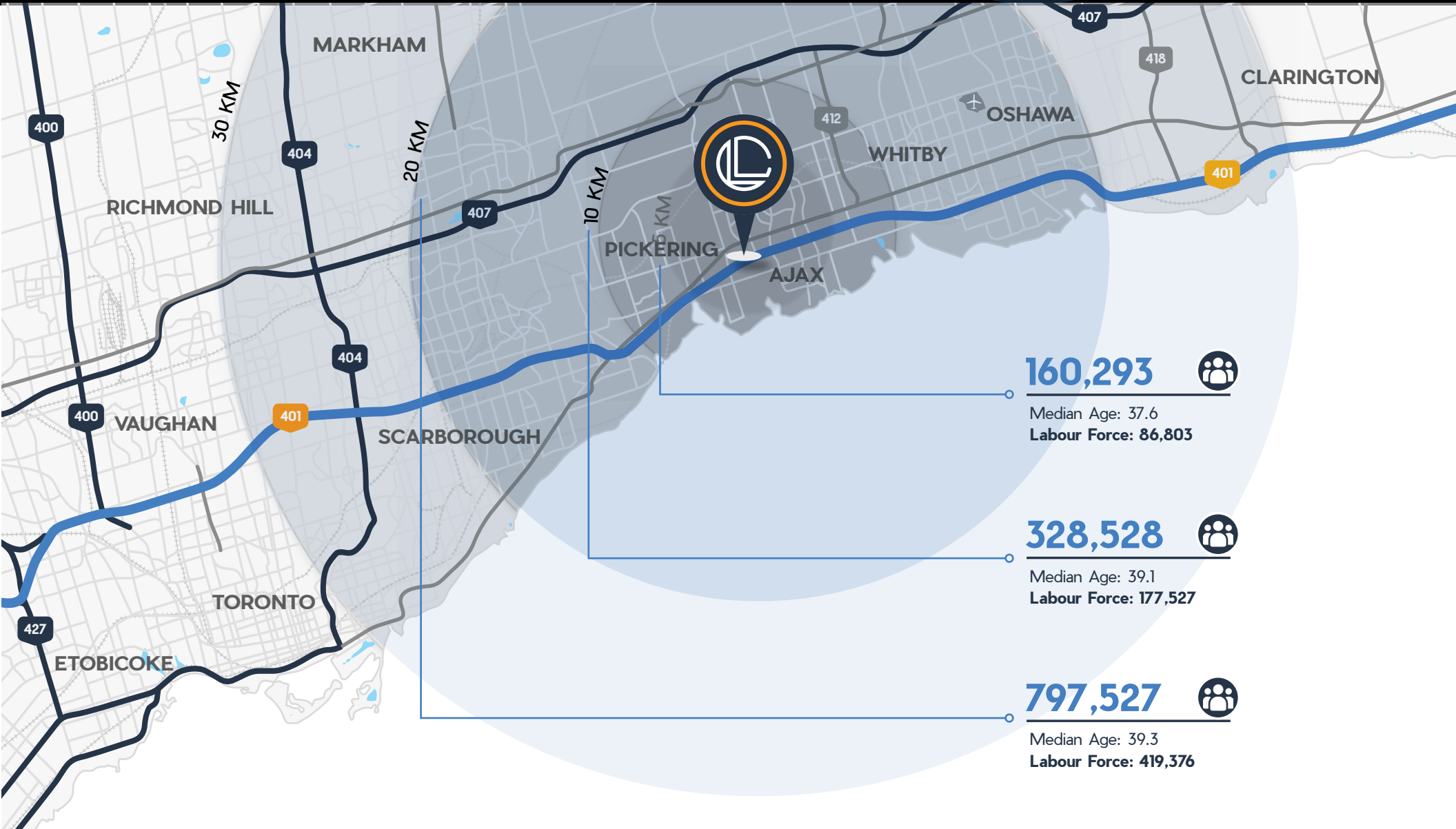


ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



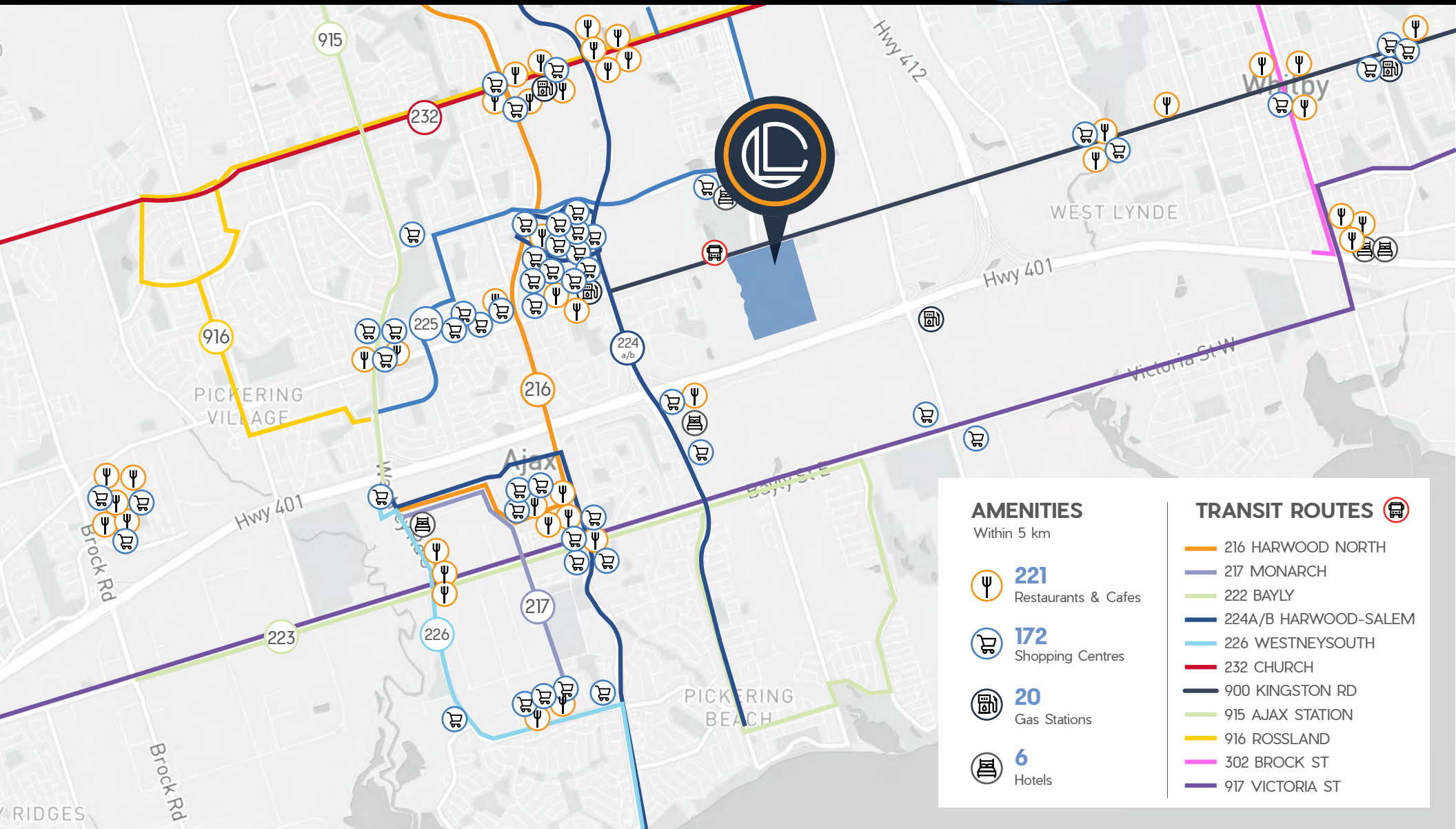
PRIME DEMOGRAPHICS

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



LOCATION OVERVIEW

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



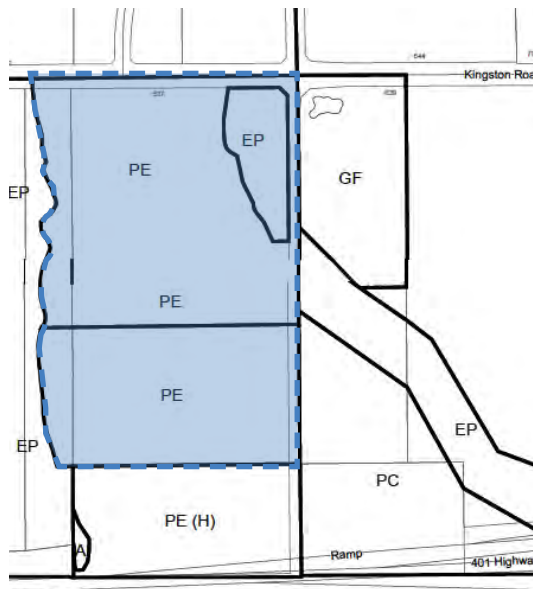
ZONING & PERMITTED USES



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

ZONING MAP

Prestige Employment (PE), Exception #178



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.
- (4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1
- (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

Exception 178

The following yard and lot line interpretation shall apply: the yard and lot line abutting Kingston Road shall be deemed to be a front yard and front lot line; the yard and lot line abutting the future Chambers Drive right-of-way shall be deemed to be a front yard and front lot line; the yard and lot line abutting the future Audley Road right-of-way and eastern development limits (Environmental Protection (EP) Zone) shall be deemed to be the exterior side yard and exterior side lot line; and the yard and lot line abutting the western development limits (EP Zone) shall be deemed.

Development Standards:

The following development standards shall only apply in the event that a warehouse/ distribution centre is developed on the lands:
 a) Notwithstanding Section 5.4 iv) and v) of Zoning By-law 95-2003, as amended, the following shall apply:

i) A maximum of one (1) row of parking, regardless of tenure (visitor or employee i) parking), shall be permitted in the front yard abutting the future Chambers Drive extension.

ii) A maximum of five (5) rows of parking, regardless of tenure, shall be permitted in the front yard abutting Kingston Road, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.

Exception 178

iii) A maximum of three (3) rows of parking, regardless of tenure, shall be permitted in the exterior side yard abutting the future Audley Road extension, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.

b) Notwithstanding Section 5.13.3 of the Zoning By-law 95-2003, as amended, loading spaces shall be permitted in the interior and exterior side yards only. Any loading spaces located in the exterior side yard shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.

c) Notwithstanding Section 6.4.3.1 i) of Zoning By-law 95-2003, as amended, truck and trailer storage shall be permitted in the interior and exterior side yards only. Truck and trailer storage shall be screened from public view through architectural screening, landscaping, or a combination of these treatments. No other outdoor storage shall be permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

MEET THE TEAM



OWNER / DEVELOPER

Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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



LAKE RIDGE

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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