



537 KINGSTON ROAD, AJAX

Lakeridge Logistics Centre



READY NOW. BUILT FOR SCALE.

740,000 SF AVAILABLE NOW

DIVISIBLE TO 233,982 SF

FOR LEASE



BUILT TO EXCEED YOUR OPERATIONAL NEEDS



BUILT TO EXCEED YOUR OPERATIONAL NEEDS



Highway 401 Interchange | 3 min Drive

412

401

470,000 SF LEASED

Striped trailer parking area equipped with a dolly pad and fenced yard with monument lighting, dual truck entrance with rough in conduit for guard house

White roof and solar array

FROM 233,982 TO 740,000 SF
IMMEDIATELY AVAILABLE



Ingress/egress access point with a signalized intersection

Double-load shipping door design with separate truck access, security fencing, and truck queuing lane with the ability for guard house

Sizable truck court, 130' of turning radius for efficient truck maneuverability

Employee amenity area with dedicated outdoor seating on both sides of building

Ingress/egress access point with a signalized intersection



Durham Region Transit Stop at doorstep

Durham Region Transit Stop



Separate employee and truck entrance

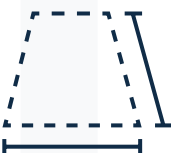
KINGSTON ROAD EAST

ALEXANDERS CROSSING

185'

130'

SITE PLAN & SPECIFICATIONS



AVAILABLE SPACE

From 233,982 SF - 740,000 SF
Flexible demising options



POWER

Potential to increase to
15,000 Amps



SPECULATIVE OFFICE

Model office underway
Speed to occupancy

SMART WAREHOUSE | BUILDING AUTOMATION SYSTEM

Building Automation System (BAS) provides a centralized digital network that monitors and controls building functions such as HVAC, lighting, security, and energy management

WI-FI NETWORK

Rogers and Bell telecommunications infrastructure in-place



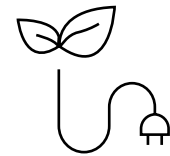
HVAC

Temperature Controlled
Facility



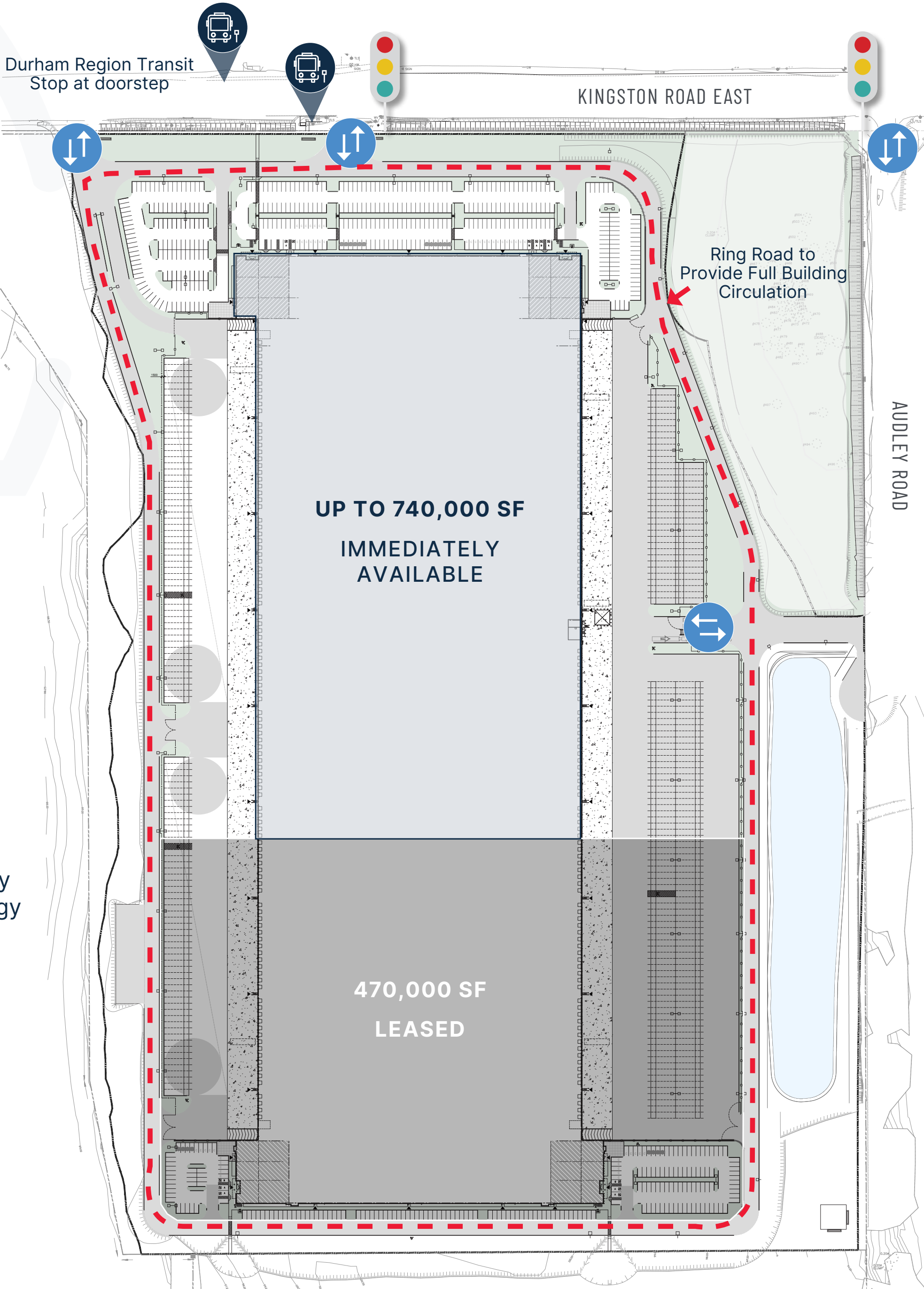
SUSTAINABILITY

Zero Carbon Design &
LEED Gold Certified



ENERGY EFFICIENCY

White roof and solar array
designed to reduce energy
costs



TOTAL AREA

740,000 SF
(Divisible to 233,982 SF)

OFFICE

2% (to suit)

CLEAR HEIGHT

40'

TRUCK LEVEL DOORS

129 (1:5,736 SF)

DRIVE-IN DOORS

2

CAR PARKING

413 (1:1,791 SF)

TRAILER PARKING

178 (1:4,157 SF)

TYPICAL BAY SIZE

54'w x 43'd | 60' Staging Bay

APRON DEPTH

130'
185' (including trailer parking)

LIGHTING

LED

SPRINKLER

ESFR, K.17 head

ZONING

Prestige Employment (PE)
[Click here to view permitted uses](#)

ACCESS

3 Points of Ingress/Egress

POWER

4,500A | 600V
Potential to increase

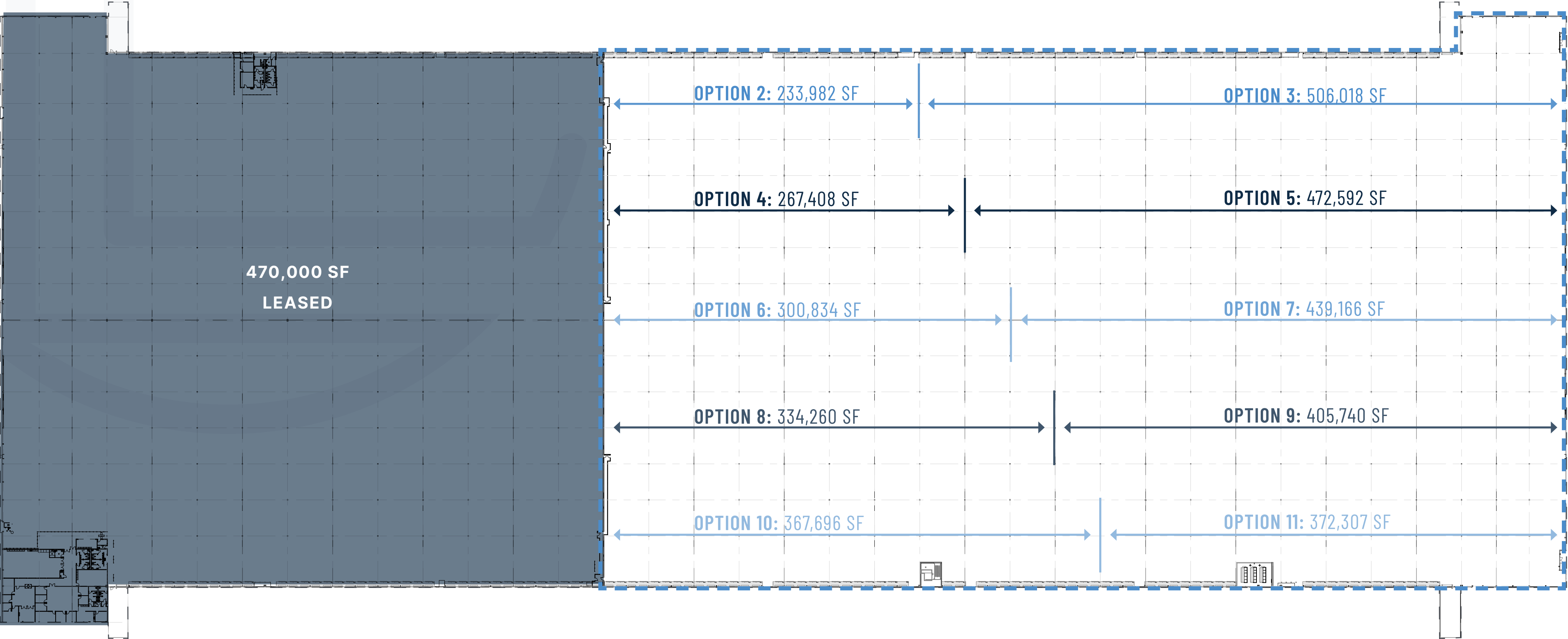
TMI

\$3.29 psf (2026 est.)

AVAILABILITY

Immediately

DEMISING OPTIONS



OPTION 1: 740,000 SF

SHIPPING: 129 TL | 2 DI

TRAILER PARKING: 178 STALLS

	OPTION 2	OPTION 3	OPTION 4	OPTION 5	OPTION 6	OPTION 7	OPTION 8	OPTION 9	OPTION 10	OPTION 11	PARKING ALLOCATED FOR REMAINING SPACE	
UNIT AREA	233,982 SF	506,018 SF	267,408 SF	472,592 SF	300,834 SF	439,166 SF	334,260 SF	405,740 SF	367,696 SF	372,307 SF	CAR PARKING	413 (1:1,791 SF)
SHIPPING	51 TL	78 TL 2 DI	57 TL	72 TL 2 DI	63 TL	66 TL 2 DI	71 TL	58 TL 2 DI	79 TL	50 2 DI	TRAILER PARKING	178 (1:4,157 SF)

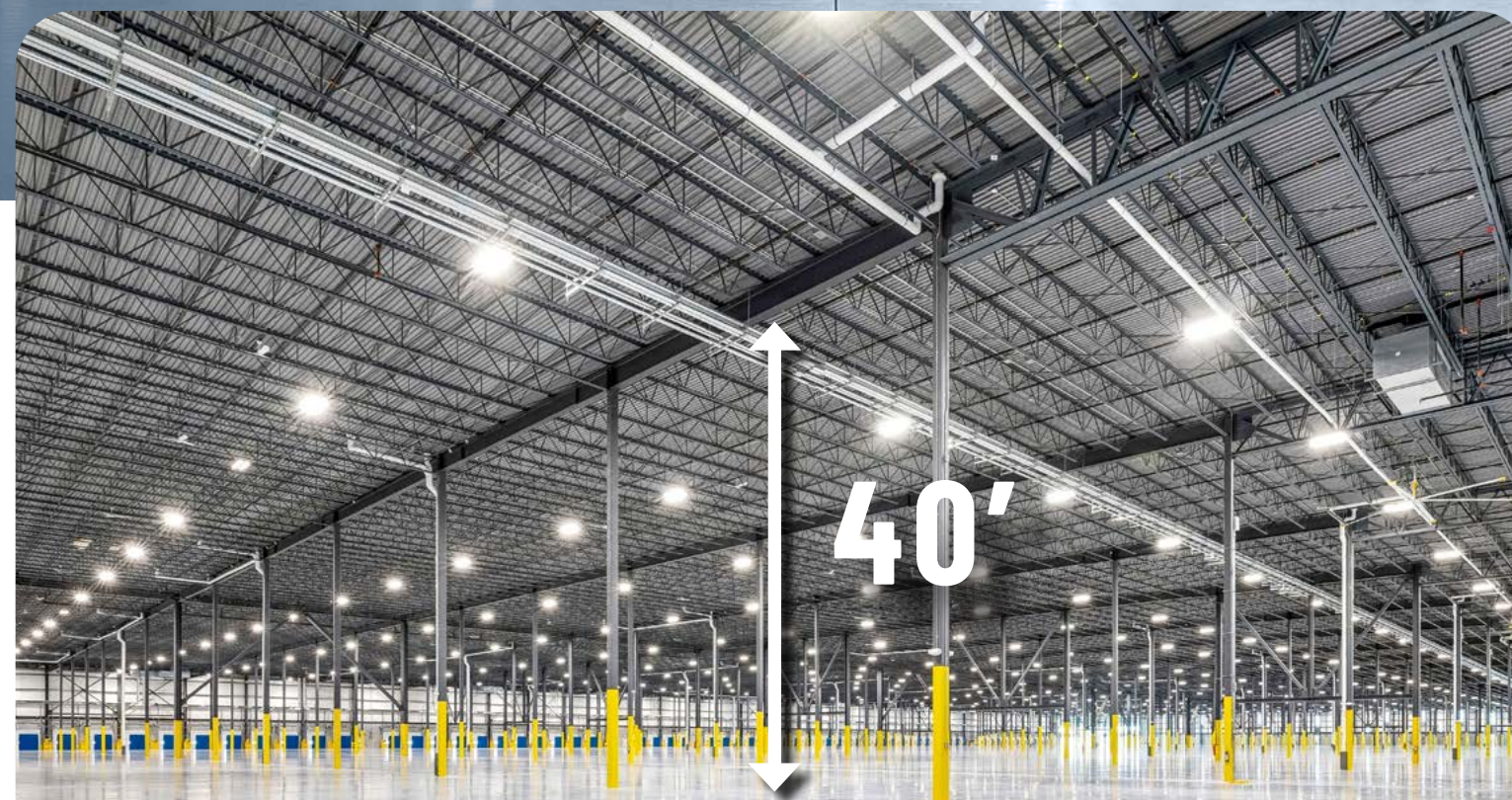
A HIGH-PERFORMANCE INDUSTRIAL ENVIRONMENT

State of the art industrial offering providing superior functionality and access to critical highway infrastructure



SUPERIOR DOCK LEVELER EQUIPMENT

Food grade vertical dock levelers at 45,000 lb capacity, equipped with a red-light, green-light system, bumpers, seals, door frame guards, vision panel, dock canopy and rough-in for future dock restraints



EXPANSIVE WAREHOUSE

Superior 40' clear height to maximize cubic efficiencies and to reduce costs



SPEED TO FLOOR

Spec office plans underway, estimated Fall 2026 completion



HVLS FANS

Temperature control capabilities to 24°C
(Warehouse temperature can be reduced to approximately 22°C with the use of small circulation fans)



FOOD GRADE DOCK LEVELERS

Ideal for food users



TRANSIT ACCESS

Walking distance to Durham transit (stop 2220) at doorstep of the property



AMPLE POWER | 4,500A

With potential to increase to 15,000A
For automation and manufacturing



401

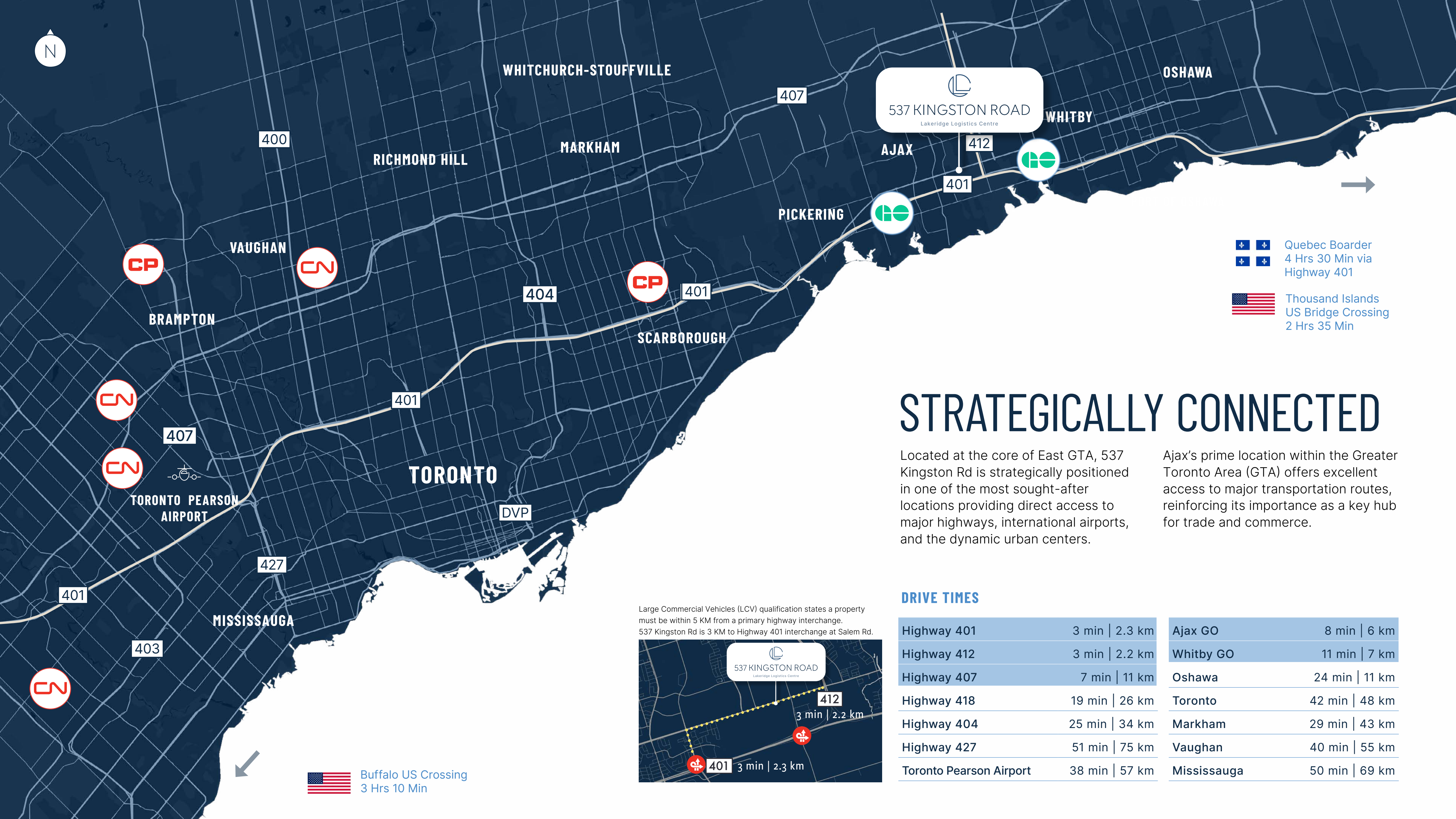
470,000 SF
LEASED

KINGSTON ROAD EAST

SECURED YARD

Dual truck access with high ratio of trailer parking and double load shipping design





STRATEGICALLY CONNECTED

Located at the core of East GTA, 537 Kingston Rd is strategically positioned in one of the most sought-after locations providing direct access to major highways, international airports, and the dynamic urban centers.

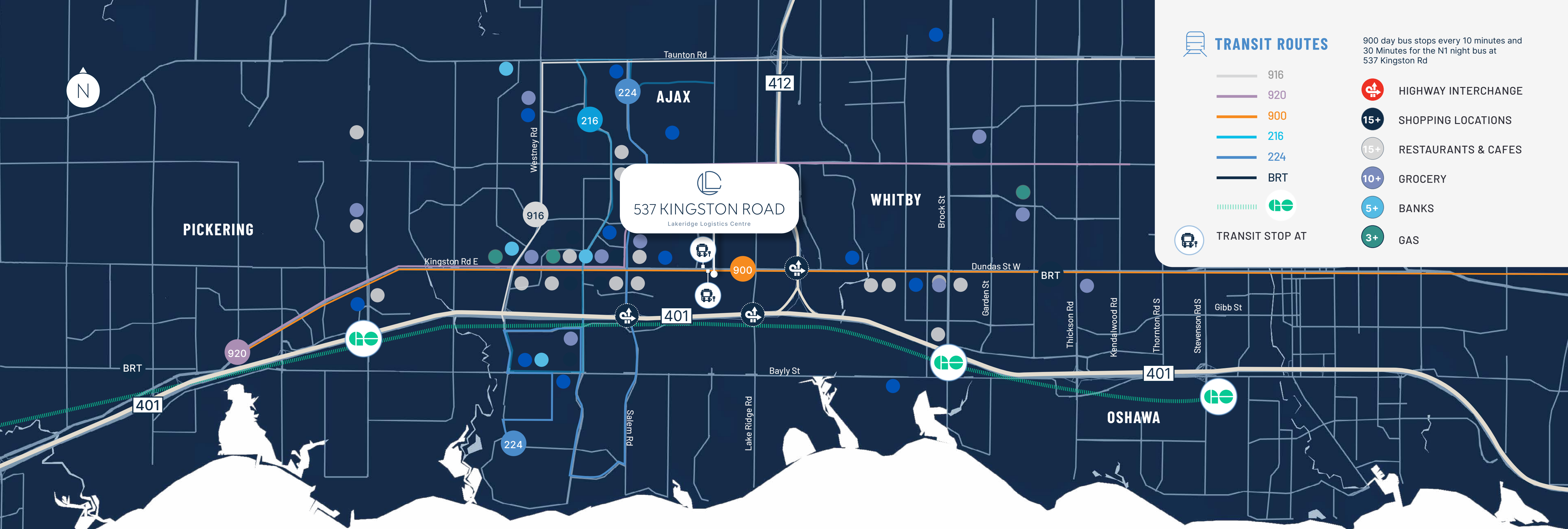
Ajax's prime location within the Greater Toronto Area (GTA) offers excellent access to major transportation routes, reinforcing its importance as a key hub for trade and commerce.

DRIVE TIMES

Highway 401	3 min 2.3 km	Ajax GO	8 min 6 km
Highway 412	3 min 2.2 km	Whitby GO	11 min 7 km
Highway 407	7 min 11 km	Oshawa	24 min 11 km
Highway 418	19 min 26 km	Toronto	42 min 48 km
Highway 404	25 min 34 km	Markham	29 min 43 km
Highway 427	51 min 75 km	Vaughan	40 min 55 km
Toronto Pearson Airport	38 min 57 km	Mississauga	50 min 69 km

Large Commercial Vehicles (LCV) qualification states a property must be within 5 KM from a primary highway interchange. 537 Kingston Rd is 3 KM to Highway 401 interchange at Salem Rd.





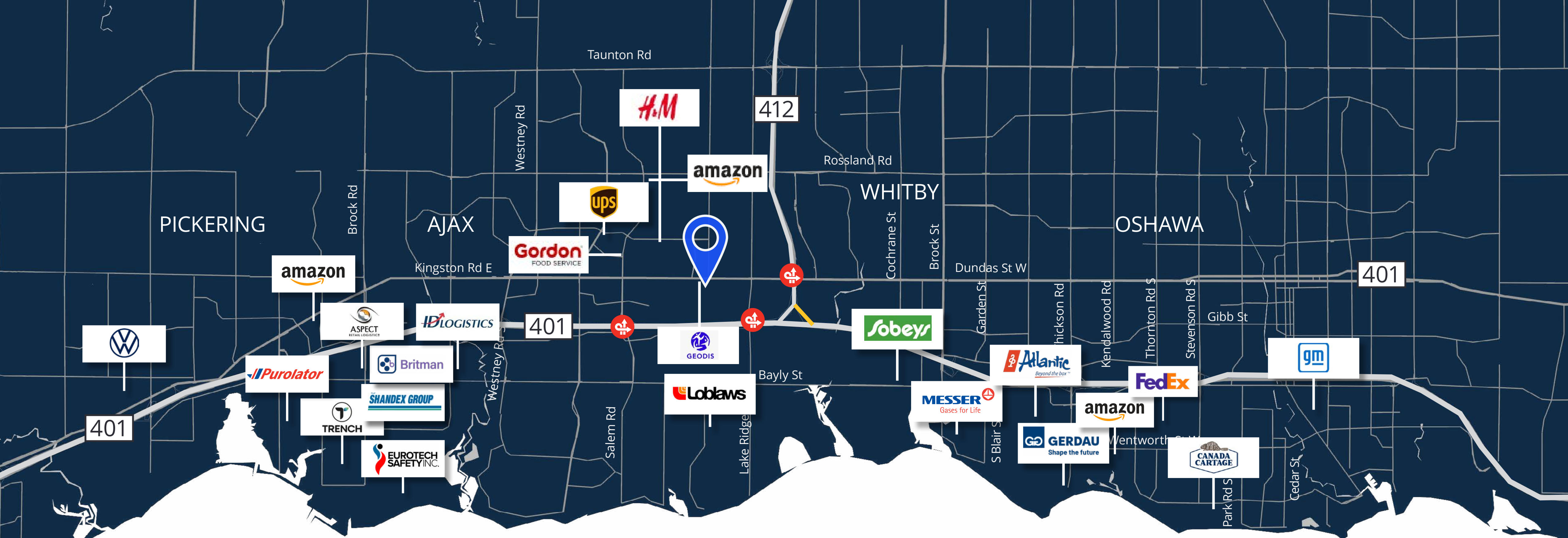
AMENITIES & TRANSIT

Durham-Scarborough BRT (DSBRT) line consists of 36 kilometers of bus rapid transit that would serve Oshawa, Whitby, Ajax, Pickering and Scarborough. Improved transit along Highway 2 across the Toronto and Durham boundary would link communities, employment, schools and other major destinations in the Region.

With a Two-way service every five minutes, dedicated bus lanes and priority signals making a time savings of 20 minutes for transit trips along the corridor.

LOCAL AMENITIES WITHIN 5 MINUTES OF 537 KINGSTON RD

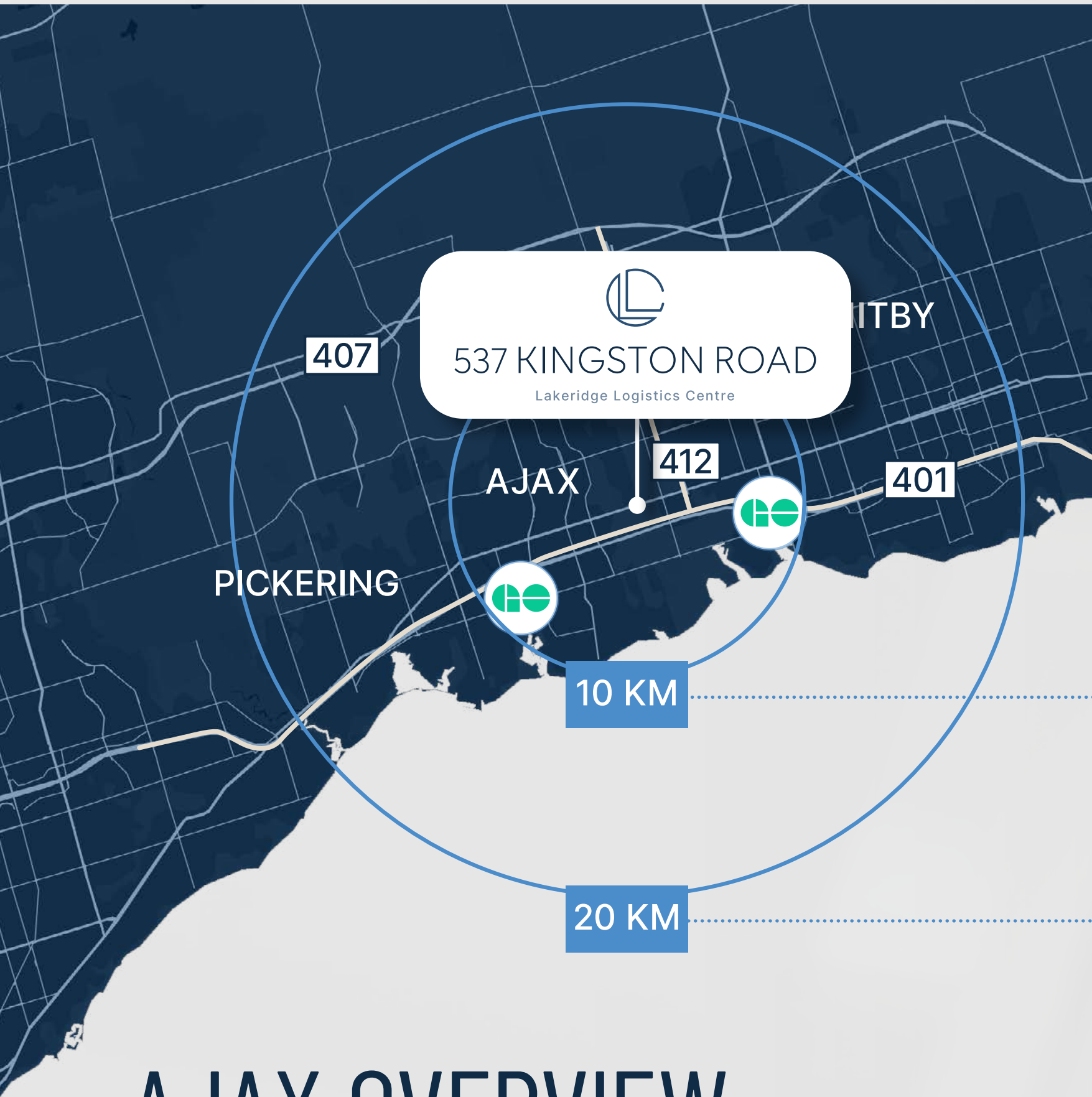
Walmart	Longos	PetSmart
Dollarama	Starbucks	Indigo
Home Depot	Tim Horton's	Winners
Canadian Tire	Costco	Bulk Barn



CORPORATE NEIGHBOURS

537 Kingston Rd is located close to key transit routes and in proximity to a growing labour force within a 20 km radius, which includes over 419,000 individuals.

LABOUR & DEMOGRAPHICS



- Durham Region makes up 9.3% of the GTA's total population
- Durham benefits from Ontario Tech University, Durham College and Trent University Durham GTA, supporting workforce development and innovation
- Greater Toronto Region has the largest labour force in Canada
- 90% Employment Rate in Ajax



Population 10 km radius
356,977



Population 20 km radius
1,023,876

AJAX OVERVIEW

Ajax is strategically located in Durham Region along the Highway 401 corridor, providing direct access to Toronto and the broader GTA. Highway 412 connects directly to Highway 407, enhancing regional connectivity. With an established industrial base, proximity to major employment centres, and access to Lake Ontario, Ajax offers an attractive location for commercial, industrial, and data centre development.

The combination of population growth, a large working-age demographic, and continued housing development supports an expanding local labour pool—an important consideration for industrial, logistics, and employment-intensive users.



DURHAM REGION'S PRIORITY CLUSTERS [CLICK TO VIEW MORE](#)

Durham Region's booming growth and location within the Greater Toronto Area make it a prime location for investment and business expansions in Canada.



Future Energy

Durham Region is the Clean Energy Capital of Canada and offers tremendous opportunities for businesses in energy and environmental industries to grow, with a focus on transitioning to a clean and sustainable economy.



Next Gen Mobility

Durham Region is known for its strength in the automotive sector and as a leader in energy innovation. Today, these sectors are converging and creating new opportunities and Durham Region is now an important location for the interplay of energy innovation and advanced mobility.



Agri-Food

Durham Region's agricultural sector is one of the largest primary goods-producing sectors in the region.



Applied Technology

Thriving local digital technology businesses, post-secondary institutions, innovation hubs, and economic development leaders come together to form an innovation community that drives innovation, growth, productivity and develops the workforce for the technology sector.

SUSTAINABILITY WITHOUT COMPROMISE

Industry-Leading Performance Designed
For Tomorrow's Supply Chains.

HIGH-PERFORMANCE BUILDING ENVELOPE

Enhanced thermal performance and reduced energy demand. Temperature controlled facility to 24°C
(Warehouse temperature can be reduced to approximately 22°C with the use of small circulation fans)

EFFICIENT BUILDING SYSTEMS

Designed to minimize energy consumption

SUSTAINABLE MOBILITY

Transit access, EV readiness and cycling infrastructure

SMART BUILDING CONTROLS

Integrated automation for optimized building performance

SOLAR-READY ROOF

Existing solar panels designed to support renewable energy generation

FUTURE-READY POWER

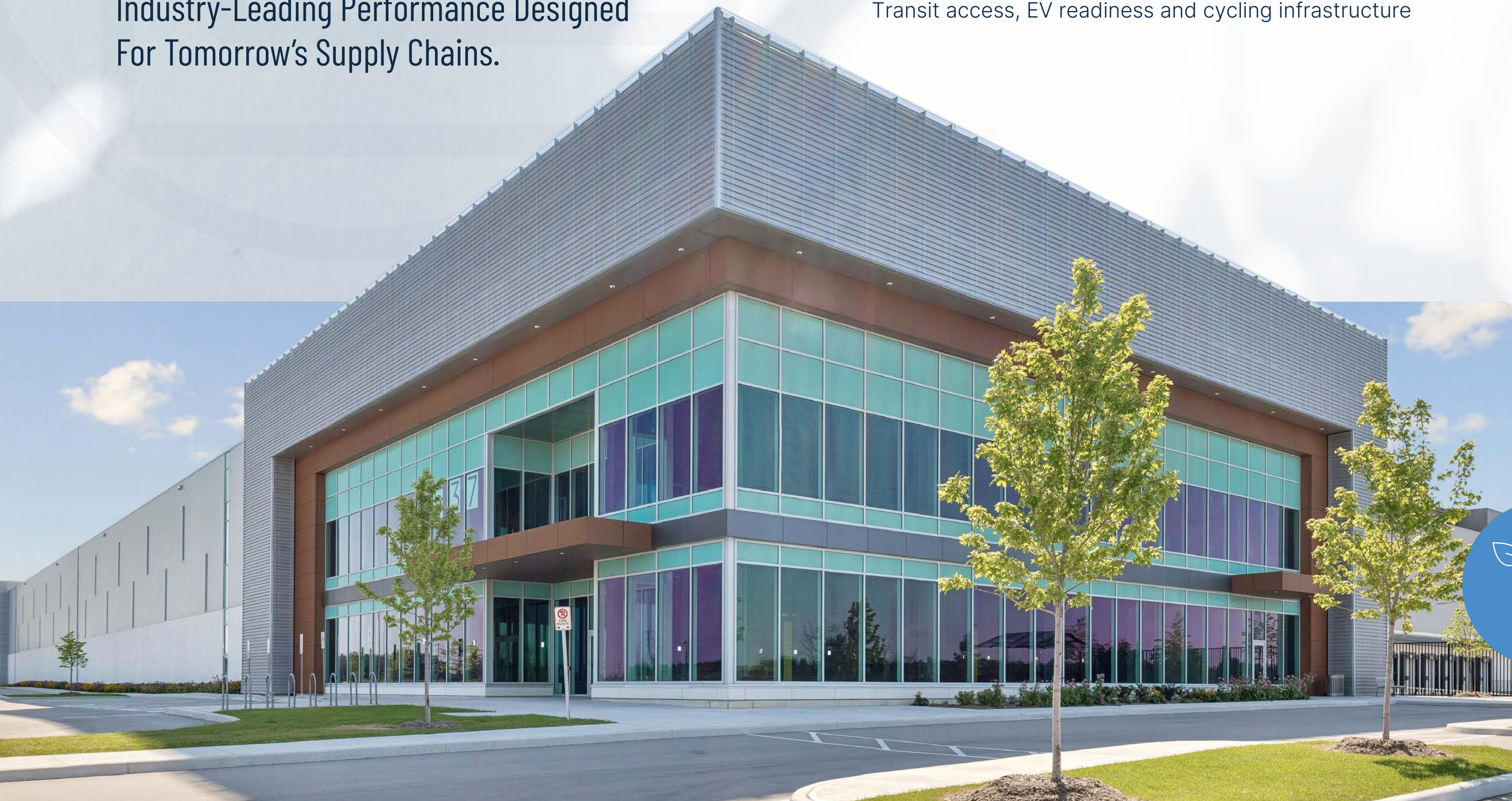
Capacity to support building electrification and evolving operational needs

HEALTHY INDOOR ENVIRONMENT

Improved air quality and occupant comfort

LOW-CARBON HEATING

Electrified systems designed to reduce emissions



A Future-Ready Industrial Facility
Where Sustainability and Operational
Efficiency go Hand in Hand.



REACH OUT TO GET STARTED.

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