

30

PUGSLEY COURT AJAX, ON

± 2.215 AC.

General & Prestige Industrial Land Opportunity



[View West](#)

LAND
SPECIALISTS

CBRE

Vendor Financing Available

The Offering

CBRE Limited is pleased to offer for sale ± 2.215 acres of employment & industrial land located at 30 Pugsley Court in Ajax, Ontario (the “Site” or “Property”).

This Site is designated within the Ajax Official Plan as General Employment and benefits from an existing zoning by-law designation which permits both General Industrial and Prestige Industrial uses concurrently.

The Property is well-positioned just off of Salem Road, between Kingston Road and Rossland Road E in central Ajax. It is less than 3 kilometres from both Highway 401 & Highway 412 with the Salem Road and Highway 401 interchange just a 4-minute drive south. Other amenities in the immediate surrounding area include the RioCan Durham Centre, which is a shopping plaza featuring several large big-box stores including but not limited to Costco, The Keg, Winners, LCBO, Homesense and more...

This is an excellent opportunity to acquire well-positioned industrial land that permits both General & Prestige Industrial uses.

Property Details

Total Area	+ 2.215 ac.
Official Plan	General Employment
Zoning	Prestige Industrial (x. 66)
Location	Salem Road, South of Rossland Road E.



RIOCAN DURHAM CENTRE

HIGHWAY 401 & SALEM ROAD
(FROM THE SITE 4-MIN / 2.5KM)

View Southeast

30 PUGSLEY COURT
AJAX, ON

PUGSLEY COURT

SALEM ROAD

Highlights



4-minute drive / 2.5km
to Highway 401



General & Prestige
Employment
Permitted

Existing Planning

Official Plan & Zoning By-Law

Ajax Official Plan: General Employment

General Employment land uses are located within the interiors of employment areas.

Permitted uses include:

- Offices
- Research and development facilities
- Manufacturing
- Warehousing
- Distribution facilities
- Public storage facilities
- Retail sales of manufactured products
- Auto service shops
- Auto repair shops
- Used auto dealerships
- Outside storage (screened) & does not exceed 50% of the site area

General Prestige Industrial Uses Permitted

Zoning By-Law: Prestige Industrial (x.66)

Permitted uses in the Prestige Employment & General Employment Zone include:

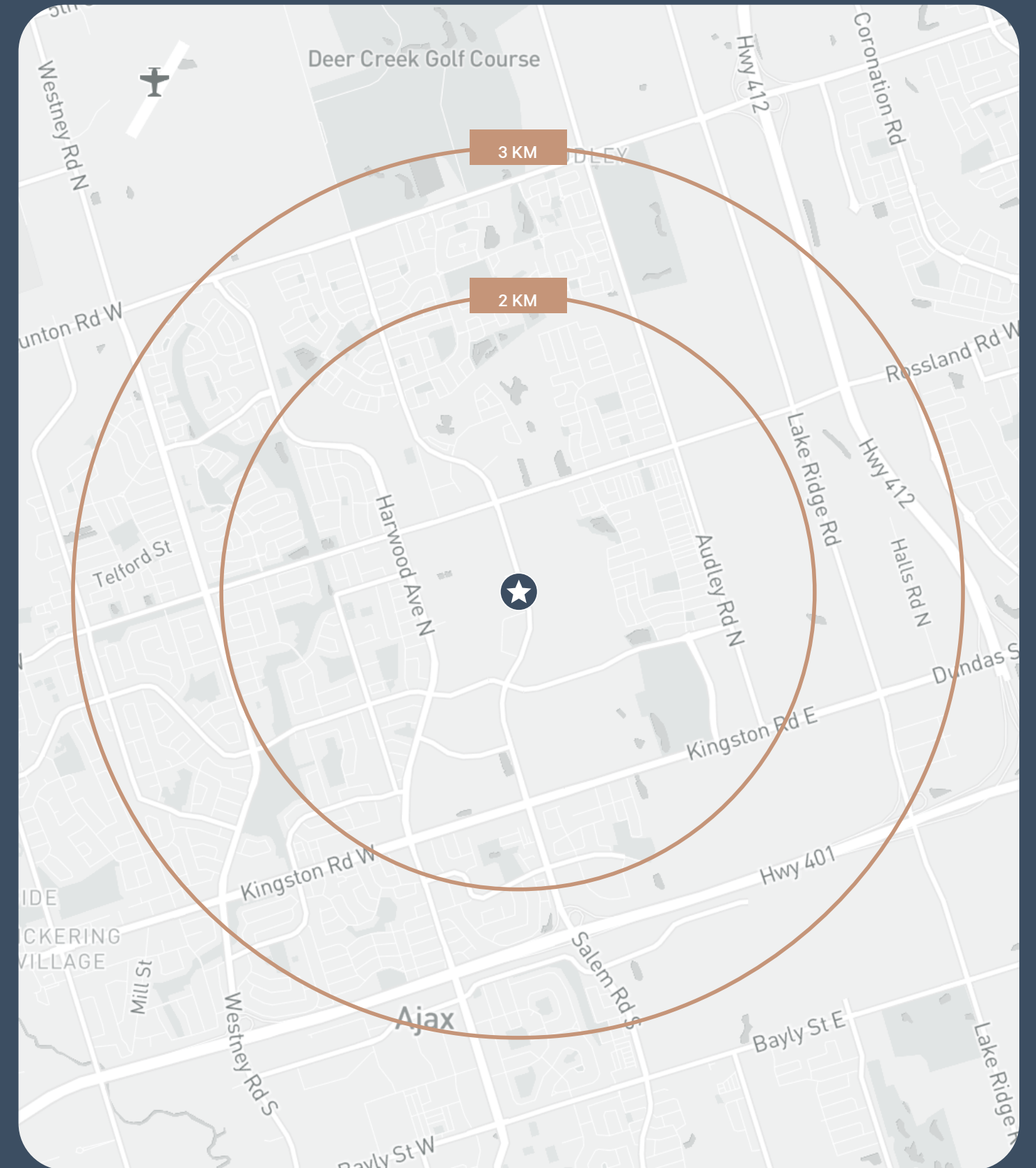
- | | | |
|--|---|--|
| <ul style="list-style-type: none"> • accessory retail sales outlets, • banquet facilities, • building & construction materials facility, • contractors yard, • commercial schools, • community centres, • day care facilities, • drivethru facilities, • dry cleaning establishments, • emergency service facilities, • financial institutions, | <ul style="list-style-type: none"> • fitness centres, • funeral homes, • hotels, • accessory patios, • light manufacturing, • machinery & equipment sales & rental, • manufacturing, • medical clinics, • motels, • motor vehicle repair facility, • automobile rental establishments, • automobile sales establishments, | <ul style="list-style-type: none"> • offices, • outdoor storage, • personal service shops, • places of assembly, • places of entertainment, • public storage facilities, • recreation facilities, • restaurants, • service or repair shops, • sports arenas, • veterinary clinics, and • warehousing & distribution centres. |
|--|---|--|

Exception 66 provides additive zoning permissions to the site, including convention centres, research and development, and stormwater management facility uses. It also states that for those lots that do not abut Salem Road, any General Employment Zone use may also be permitted.

This essentially provides dual zoning for the Site, where any General or Prestige Employment use may be permitted.

Location Overview

<3KM to Multiple 400-series Highways



ASKING PRICE
\$3,650,000

30 PUGSLEY COURT
AJAX, ON

AMAZON FULFILLMENT CENTRE

View Northwest

ROSSLAND ROAD E.

SALEM ROAD

PUGSLEY COURT

Due Diligence

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below:

[Click here to submit a Confidentiality Agreement](#)

Arborist's Report Geotechnical Investigation
Environmental Impact Study Site Plan Elevation

Offering Process

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. All offers are requested to be submitted electronically to:

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