



**AVISON
YOUNG**

For Lease

41,886 SF OF INDUSTRIAL / COMMERCIAL

453 Fairall Street

AJAX, ON

Eva Destunis

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Ryan Hood, SIOR

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Property Details

BUILDING SIZE	41,886 SF
OFFICE	13%
CLEAR HEIGHT	18'
SHIPPING	2 Truck Level Doors
ZONING	Prestige Employment (PE)
ASKING RATE	\$15.00 psf net (YEAR 1)
T.M.I. (2025)	\$6.09 psf
AVAILABILITY	Immediate

Highlights

- Rare freestanding opportunity
- Zoning permits a variety of uses
- Retail sales outlet permitted (up to 7,200 sf)
- Shipping allows for 53' trailers
- 79+ parking spots
- Seconds to Highway 401
- Entire space is climate-controlled
- Ajax GO Train station walking distance
- Fantastic street frontage
- Close proximity to a variety of amenities

North



West



South

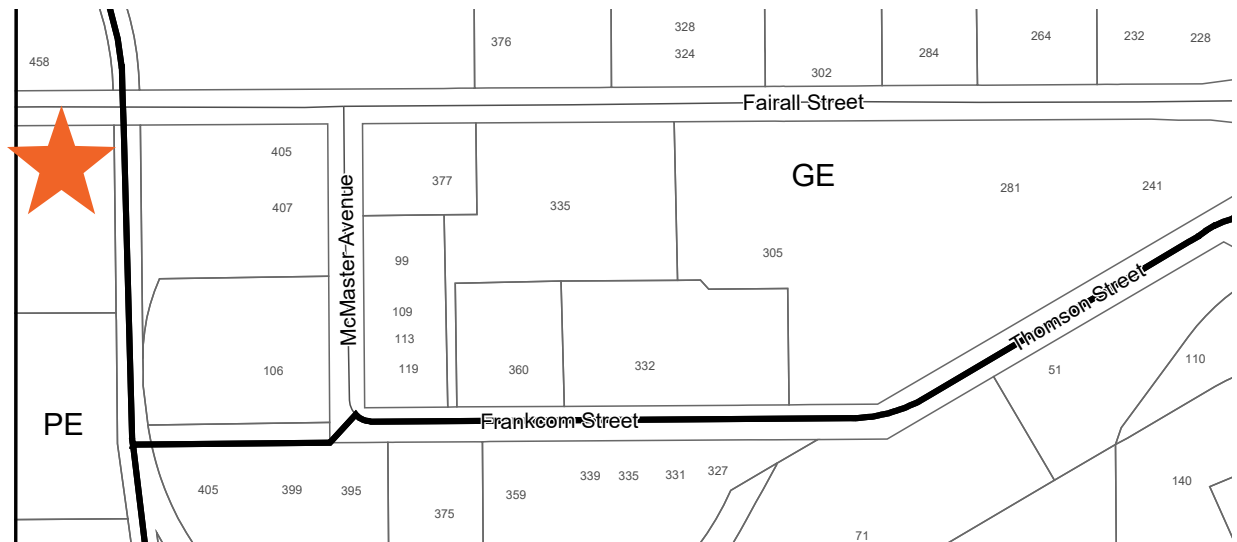


Southwest



Zoning

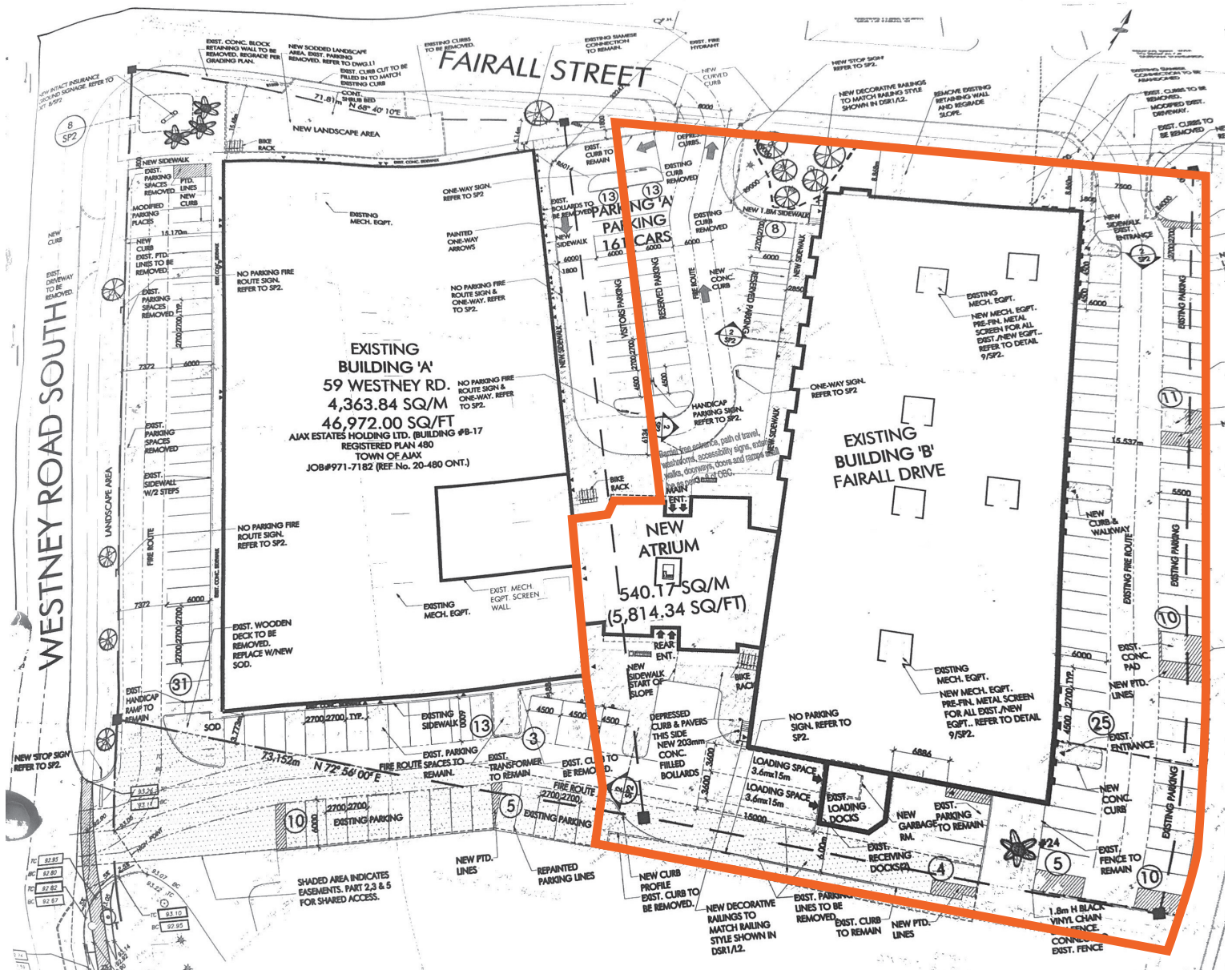
The subject property is zoned Prestige Employment (PE)



Permitted Uses

- Accessory retail sales outlet (1)
 - Banquet facilities
 - Commercial fitness center
 - Commercial school (6)
 - Community center
 - 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
 - Places of assembly (5)
 - 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 center
- (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
- (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 *school* registered with the Ministry of Education

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Drive Times

- 18 minutes** to Oshawa Airport (19.1 km)
- 14 minutes** to Highway 407 (13.2 km)
- 5 minutes** to Highway 412 (5.8 km)
- 1 minute** to Highway 401 (450 m)
- 35 minutes** to Downtown Toronto (45.2 km)
- 35 minutes** to Pearson Airport (53.1 km)

Amenities within 5km

15

FITNESS CENTRES

229

RESTAURANTS & CAFÉS

533

RETAIL

22

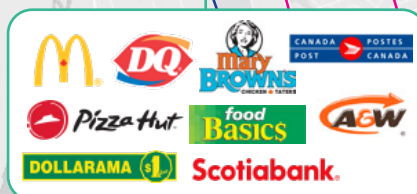
BANKS

29

GAS STATIONS

5

HOTELS





Get more information

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**CANADA BEST
MANAGED
COMPANIES**

Platinum member