



CREEKSIDE  
AJAX CAMPUS

560 KINGSTON ROAD EAST, AJAX  
A Higher Standard

PHASE I: 290,780 SF | OCCUPANCY Q2 2026

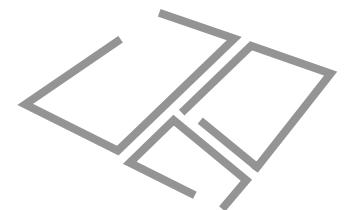
INTRODUCING

# Creekside Ajax Campus

Creekside is the cornerstone of Durham's most coveted industrial development cluster, with three phases totaling over 2.3 million square feet of Class A industrial space. Rooted in functionality and flexibility, 560 Kingston's groundbreaking design integrates thoughtful contemporary architecture with energy saving technologies culminating in a workforce-friendly environment with industry-leading reductions in energy use and emissions. 560 Kingston at Creekside sets a new standard for the future of industrial operations.

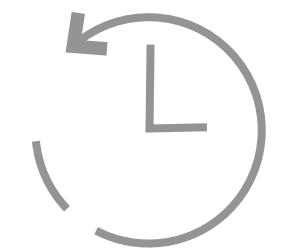


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**961,350 SF**  
ACROSS 3 BUILDINGS

PHASE I &amp; II



**290,780 SF**  
PHASE I

**Q2 2026 OCCUPANCY**  
PHASE I



TARGETING  
LEED  
GOLD



Future Phase  
Up to 350,000 SF

Future Phase  
Up to 1,050,000 SF

Phase II: 419,927 SF

Phase II: 250,643 SF

Phase I: 290,780 SF

KINGSTON ROAD

AUBREY

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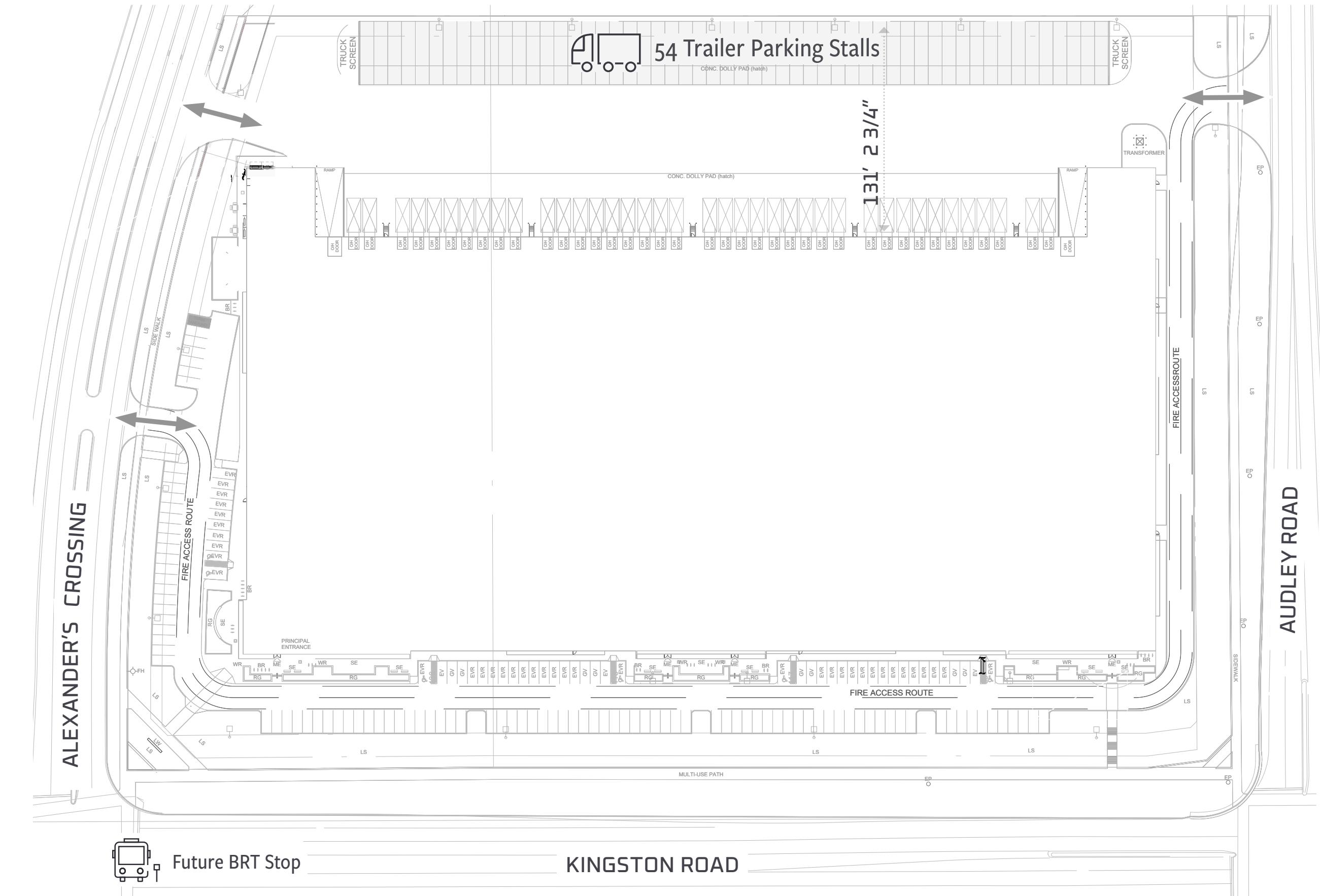
# Phase I BUILDING A



ABILITY TO  
SECURE YARD

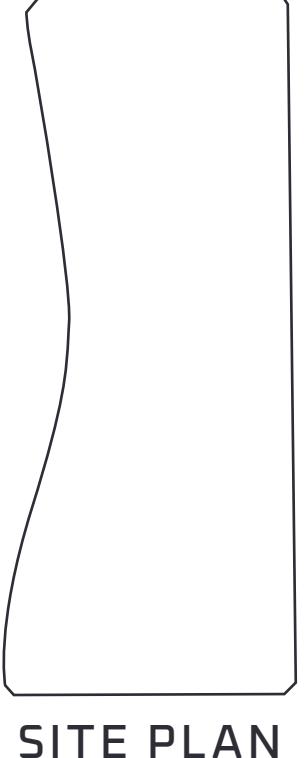


SOLAR READY OPTION  
CAN BE MADE AVAILABLE  
[CLICK HERE TO LEARN MORE](#)



[CLICK HERE TO VIEW  
DEMISING OPTIONS](#)

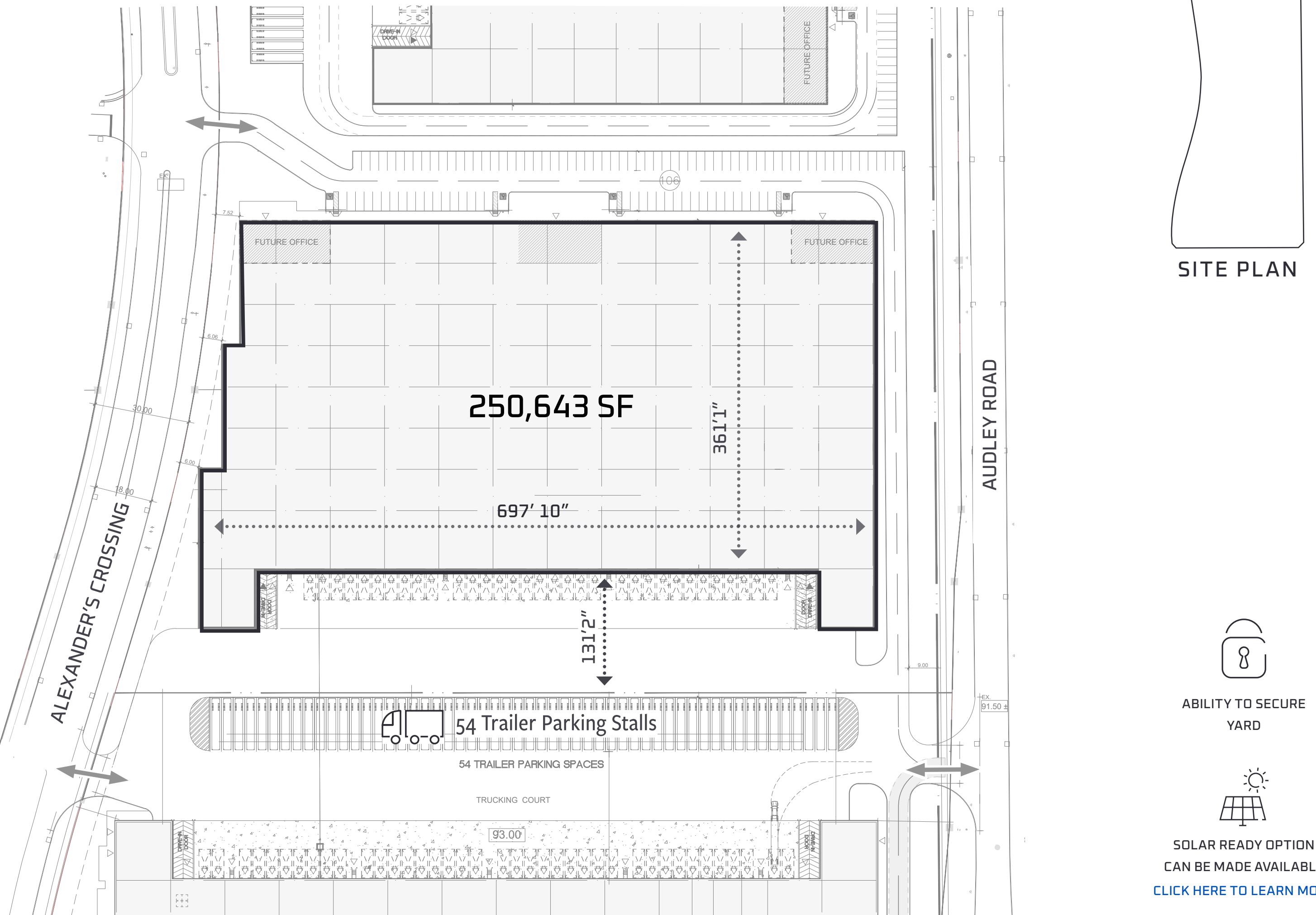
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SITE PLAN

# Phase II BUILDING B

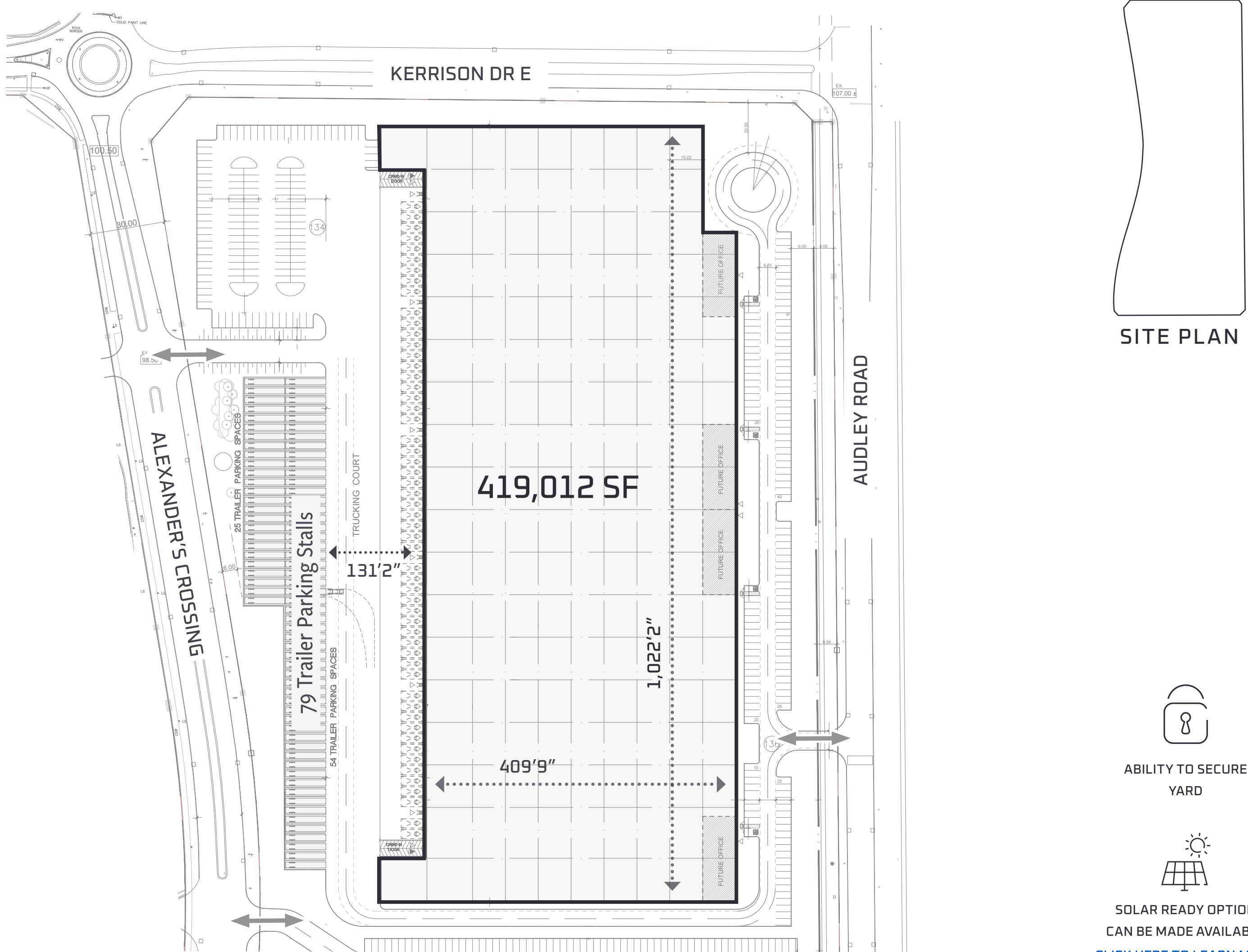
TOTAL BUILDING SIZE	250,643 SF (Divisible from 125,000 SF)
OFFICE AREA	3% of GFA or Build-to-Suit
CLEAR HEIGHT	40'
TYPICAL BAY SIZE	42' 6" x 56' Staging Bay: 60'
SLAB THICKNESS	8" Reinforced
POWER	2,000A @ 600V*
SHIPPING	33 Truck-level doors 2 Drive-in
VEHICLE PARKING STALLS	104
TRAILER PARKING STALLS	Up to 54
LIGHTING	Smart LED
SPRINKLERS	ESFR
ZONING	PE - Prestige Employment Zone
OCCUPANCY	2027
ASKING LEASE RATE	Speak to Listing Team



\*Power availability at Landlord's discretion

# Phase II BUILDING C

TOTAL BUILDING SIZE	419,012 SF (Divisible to 200,000 SF)
OFFICE AREA	3% of GFA or Build-to-Suit
CLEAR HEIGHT	40'
TYPICAL BAY SIZE	43' 3" x 56' Staging Bay: 60'
SLAB THICKNESS	8" Reinforced
POWER	2,000A @ 600V*
SHIPPING	55 Truck Level 2 Drive-in
VEHICLE PARKING STALLS	270
TRAILER PARKING STALLS	Up to 79 with the potential to increase to 107
LIGHTING	Smart LED
SPRINKLERS	ESFR
ZONING	PE - Prestige Employment Zone
OCCUPANCY	2027
ASKING LEASE RATE	Speak to Listing Team

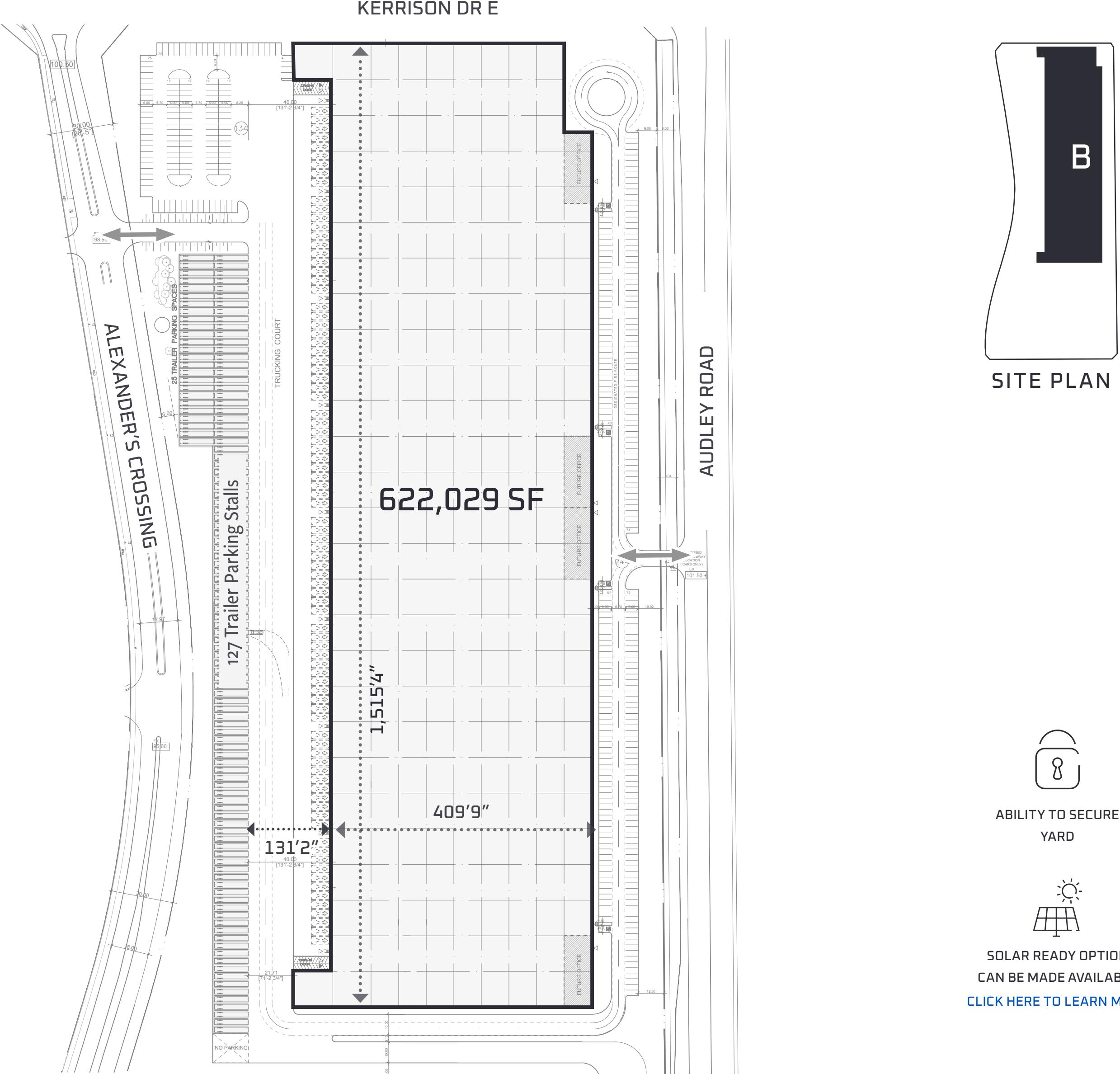


\*Power availability at Landlord's discretion

# Phase II DESIGN-BUILD OPTION

<b>TOTAL BUILDING SIZE</b>	622,029 SF
<b>OFFICE AREA</b>	3% of GFA or Build-to-Suit
<b>CLEAR HEIGHT</b>	40'
<b>TYPICAL BAY SIZE</b>	43'3" x 56' Staging Bay: 60'
<b>SLAB THICKNESS</b>	8" Reinforced
<b>POWER</b>	2,000A @ 600V*
<b>SHIPPING</b>	55 Truck-level doors 2 Drive-in
<b>VEHICLE PARKING STALLS</b>	378
<b>TRAILER PARKING STALLS</b>	Up to 127 with the potential to increase to 155
<b>LIGHTING</b>	Smart LED
<b>SPRINKLERS</b>	ESFR
<b>ZONING</b>	PE - Prestige Employment Zone
<b>OCCUPANCY</b>	18 - 22 months from SPA Approval
<b>ASKING LEASE RATE</b>	Speak to Listing Team

\*Power availability at Landlord's discretion



# Cubic Efficiency Analysis

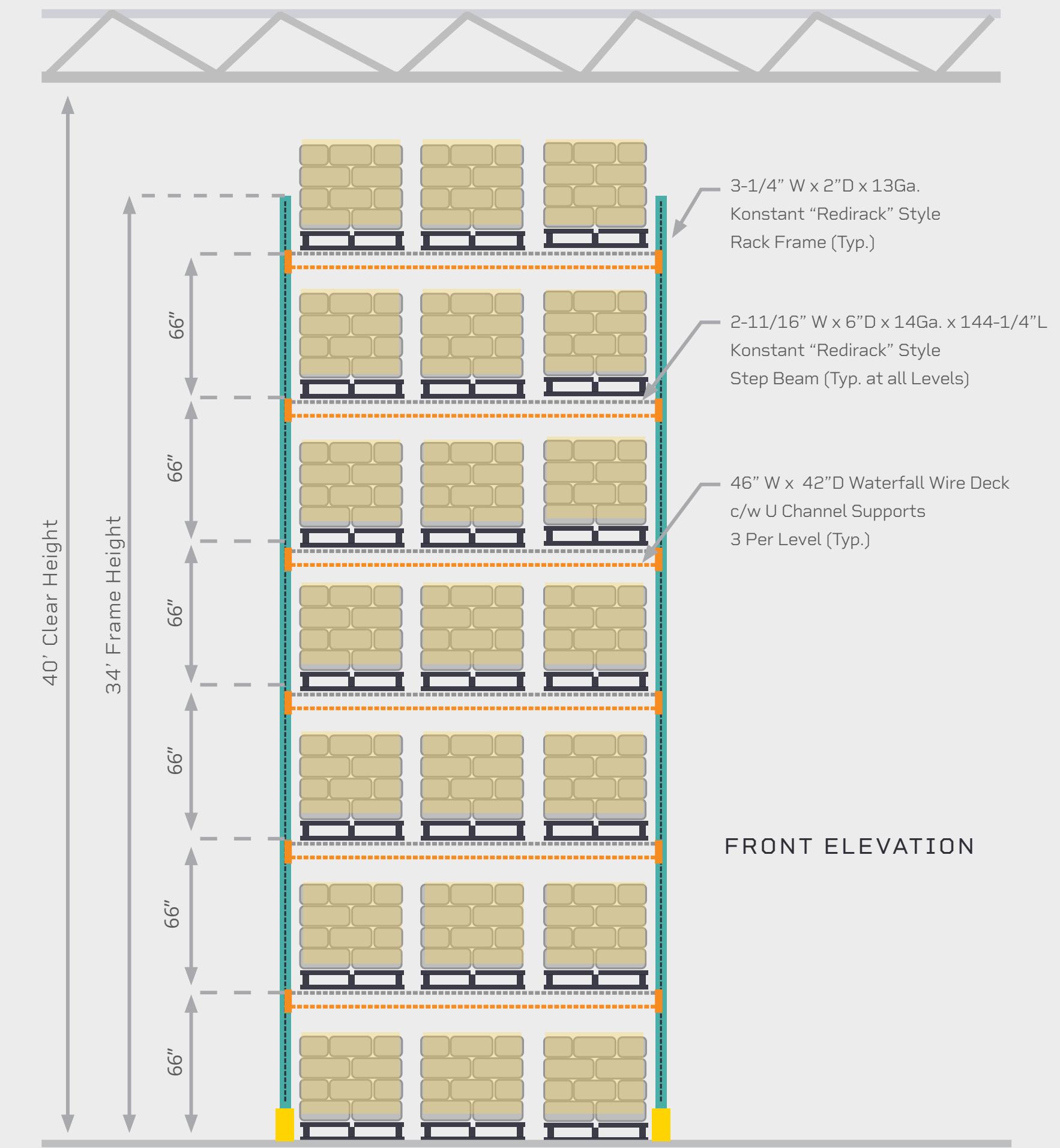
Example Storage REQUIREMENT	CLEAR HEIGHT	Size Needed to ACCOMMODATE
<b>34,594 PALLET POSITIONS</b>	<b>40'</b>	<b>290,780 SF</b>
	<b>36'</b>	<b>340,212 SF</b>
	<b>32'</b>	<b>408,254 SF</b>
	<b>28'</b>	<b>510,317 SF</b>

## WHEN COMPARING 40' VS 28'

Space reduction savings is **219,537 SF**

Potential rental savings in excess of **\$41M over 10 years**

When comparing the 40' clear height versus other common building clear heights, there is a 75% increase in the overall cubic storage capacity.



Racking analysis provided by Fortified Racking Systems Inc. ([www.fortifiedrackingsystems.ca](http://www.fortifiedrackingsystems.ca))

# Architectural Intelligence

Over 50%

in Energy Savings

Over 80%

savings in operational CO<sub>2</sub> emissions

A best-in-class operating environment pushes the envelope of performance and sustainability while preserving the same flexibility as a traditional warehouse. A symphony of architectural and mechanical improvements elevate built form and radically reduce carbon emissions.

 Click Numbers  
to View Details

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EXPERIENCE OPEN WITH  
GOOGLE CHROME



# A Higher Building Standard

560 Kingston at Creekside sets a new standard for energy efficiency, consuming less than 50% of the energy typically required by most newly-built warehouses. Operators can take control of their energy strategy, biasing cost efficiency or emissions reduction to achieve their operating goals, unlocking savings of up to 22% in energy costs and 62% in total carbon emissions.

	Standard Construction	Gas Heating Biased	Heat Pump Biased	Intelligent+
Standard Construction				
Total Carbon Emissions	13.5 KG CO <sup>2</sup>	6 KG CO <sup>2</sup> (-56%)	2.6 KG CO <sup>2</sup> (-81%)	0-1.7 KG CO <sup>2</sup> (>-87%)
Total Energy	101 KWH	59 KWH (-42%)	49 KWH (-51%)	49 KWH (-51%)
Operating Cost	\$8.17	\$6.38 (-22%)	\$7.39 (-10%)	\$0-5.55 (>-32%)

\*All values shown in /m<sup>2</sup>/yr

Average Building emissions  
15,100 TONNES OF CO<sub>2</sub> OVER 30 YEARS



Creekside emissions  
5,800 TONNES OF CO<sub>2</sub> OVER 30 YEARS



# CLT - Outperforming Precast

CLT

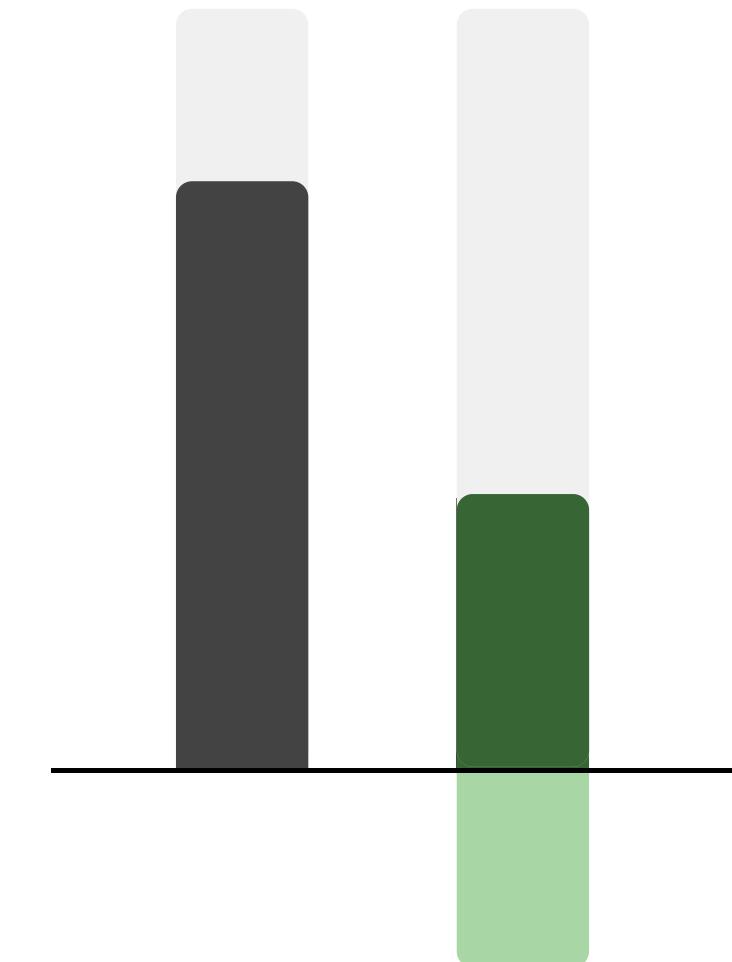


Pre-cast



Importing four decades of European ingenuity into conventional design, Cross Laminated Timber (CLT) brings a time-tested, structurally superior and code-compliant non-combustible wall assembly solution offering significantly reduced carbon emissions, low thermal bridging and more air tight design than pre-cast walls. Four inches thick of solid wood provides concrete-like durability, making for a forgiving and secure envelope that also creates an inviting environment to work in.

Pre-cast CLT



Precast Embodied carbon

**103 kg CO<sup>2</sup>**

CLT Embodied carbon

**46 kg CO<sup>2</sup> (-55%)**

CLT Embodied carbon + Biogenic

**-30 kg CO<sup>2</sup> (-129%)**

\*All values shown in m<sup>2</sup>

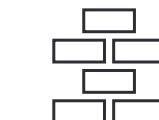
## BENEFITS OF CLT:



Pre-cast  
longevity



Pre-cast  
security



Pre-cast durability  
(more durable than IMP)



Easy device  
mounting



Easier to  
retrofit openings



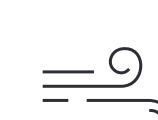
Lower carbon  
emissions



Non-combustible



Ability to customize  
exterior



Airtight  
construction

# Intelligent+

## AN A-LA-CARTE PATH TO COST EFFECTIVELY REDUCE OPEX AND EMISSIONS

560 Kingston at Creekside benefits from roughed-in provisions as part of Intelligent+, a flexible, cost-effective suite of customizable options that can be seamlessly integrated into your operations. On-site energy storage, renewables and full electrification options can work independently or in concert to amplify reductions in OpEx, Scope 1 & 2 carbon emissions and operational resiliency.

	Onsite Battery	Electrification	Renewables
Class A Consumer Eligibility	✓	✓	
Global Adjustment Charge Avoidance	✓		✓
Time of Use Price Optimization	✓		
Scope 1 Carbon Reduction		✓	✓
Scope 2 Carbon Reduction	✓		✓
Outage Resiliency	✓		✓
Energy Export/Offset			✓

With Intelligent+, 560 Kingston at Creekside empowers enterprises to take control of their efficiency, sustainability, and bottom line. Contact Creekside for more information on what options can bring maximum impact to your business.



### ONSITE BATTERY STORAGE

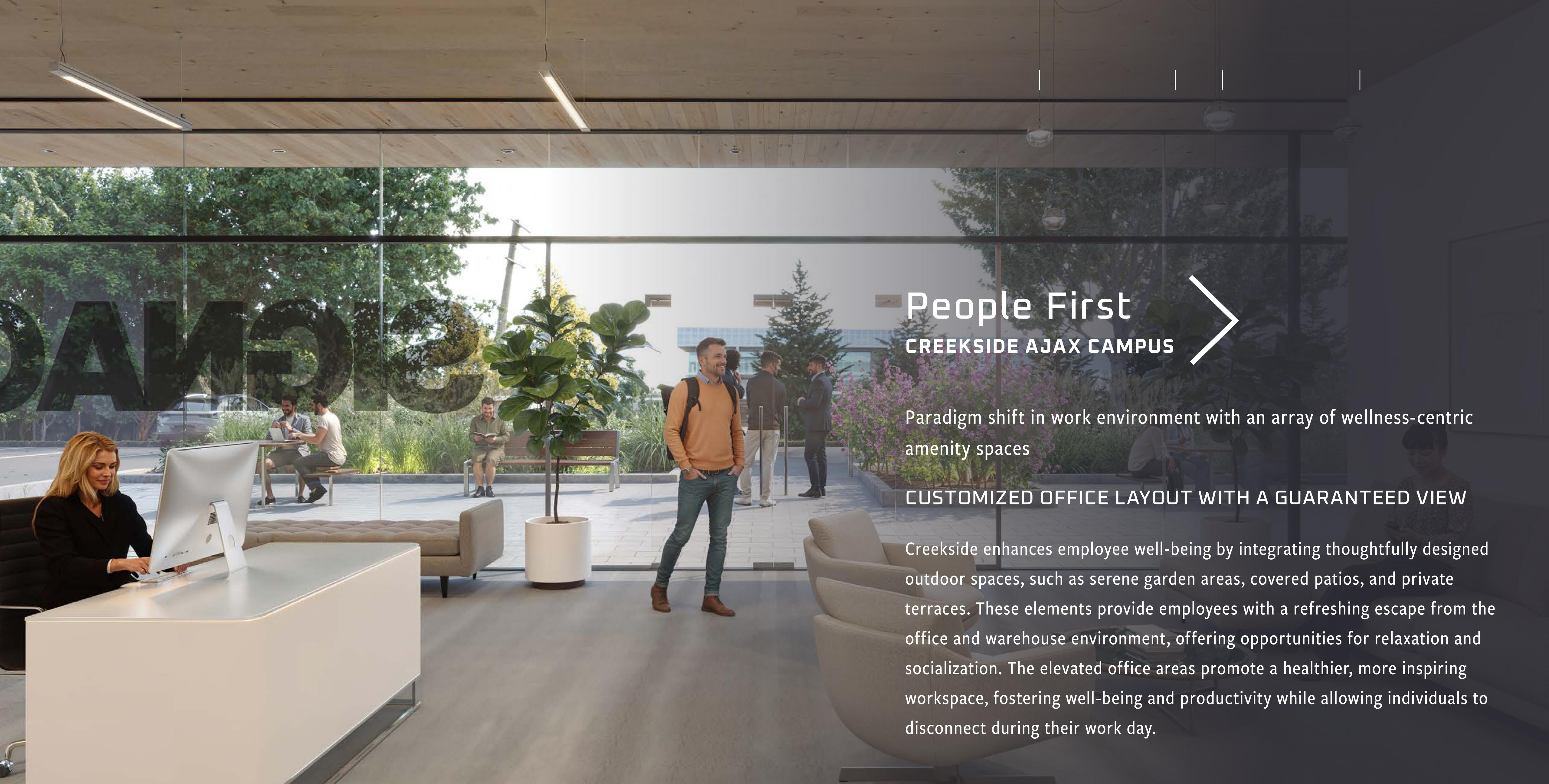
Shave up to 80% off your electricity bill and 30% off of its environmental impact with time-optimized consumption.

### ELECTRIFICATION

Seamlessly add low-cost, low-emissions electrified heating to augment or replace gas-fired heating.

### RENEWABLES

Offset power demand, build outage resiliency, add electrical capacity and eliminate emissions with easy renewable power integration.



## People First

CREEKSIDE AJAX CAMPUS

Paradigm shift in work environment with an array of wellness-centric amenity spaces

### CUSTOMIZED OFFICE LAYOUT WITH A GUARANTEED VIEW

Creekside enhances employee well-being by integrating thoughtfully designed outdoor spaces, such as serene garden areas, covered patios, and private terraces. These elements provide employees with a refreshing escape from the office and warehouse environment, offering opportunities for relaxation and socialization. The elevated office areas promote a healthier, more inspiring workspace, fostering well-being and productivity while allowing individuals to disconnect during their work day.



## Strategically Connected

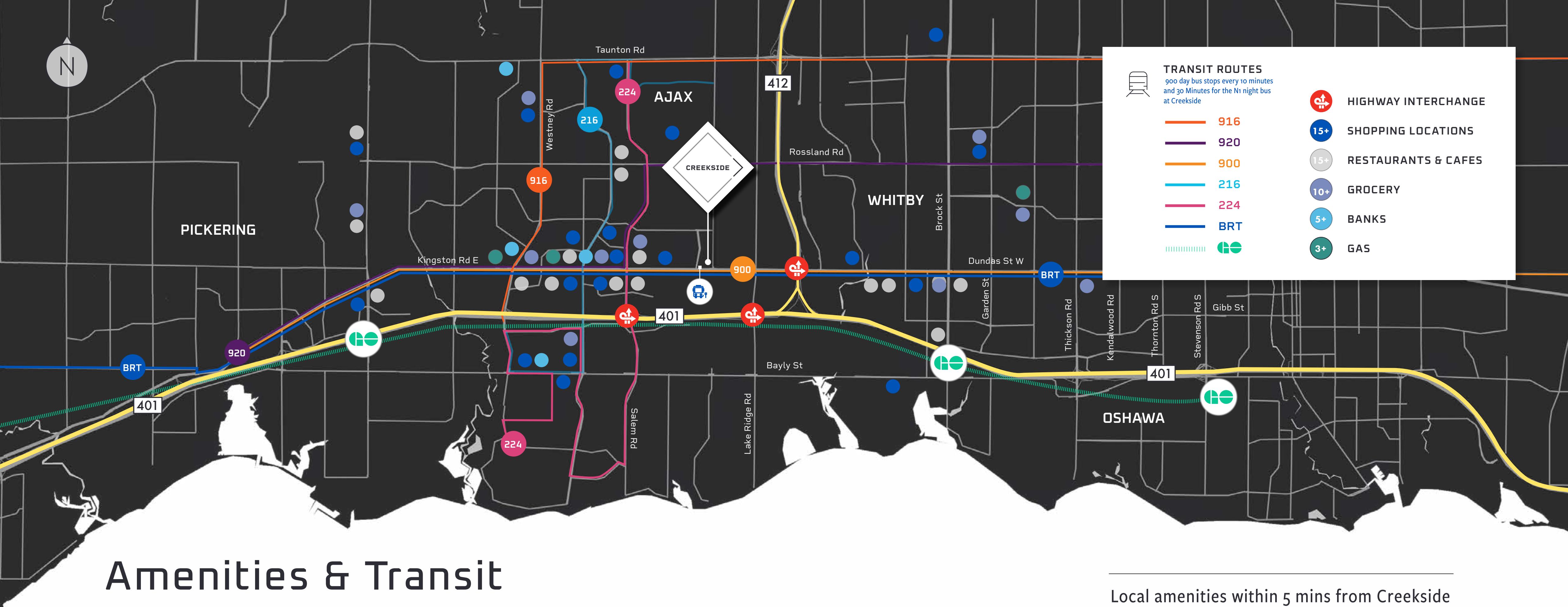
Located at the core of East GTA, Creekside is strategically positioned in one of the most sought-after locations providing direct access to major highways, international airports, and the dynamic urban centers of Toronto and Hamilton.

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

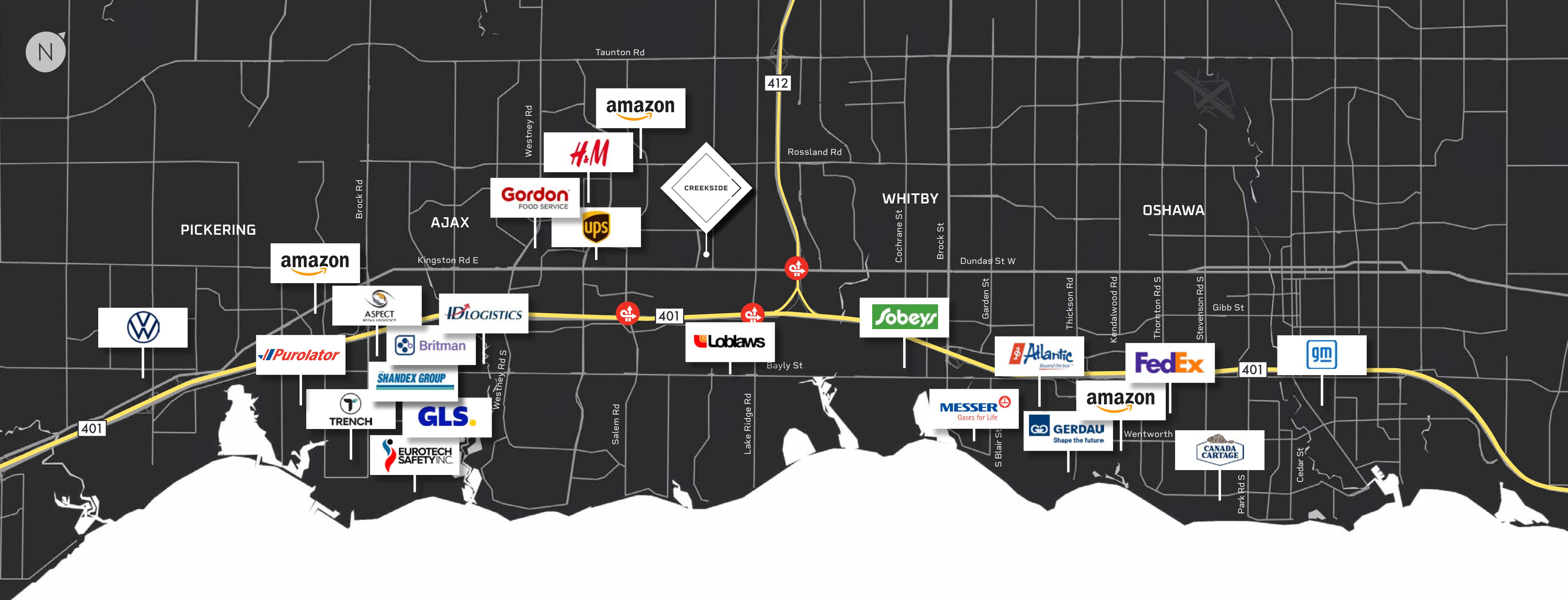


## Amenities & Transit

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 mins from Creekside

WALMART	LONGOS	PETSMART
DOLLARAMA	STARBUCKS	INDIGO
HOME DEPOT	TIM HORTON'S	WINNERS
CANADIAN TIRE	COSTCO	BULK BARN



## In Good Company

Creekside 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.



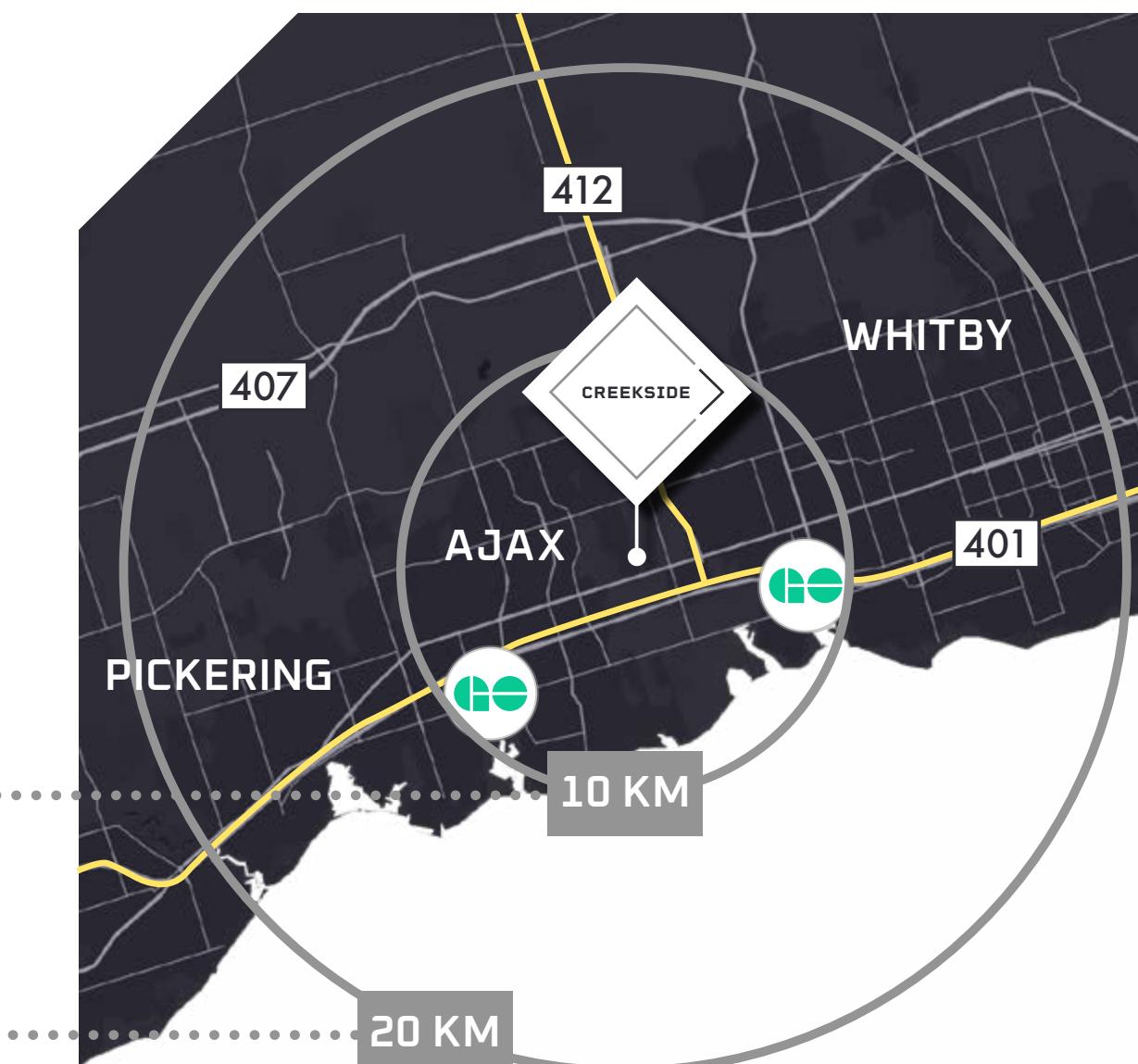
# Labour & Demographics



Population 10 km radius  
**356,977**



Population 20 km radius  
**802,154**



- Durham Region makes up 9.3% of the GTA's total population
- GTA is the fourth largest labour force in the U.S and Canada
- Greater Toronto Region has the largest labour force in Canada

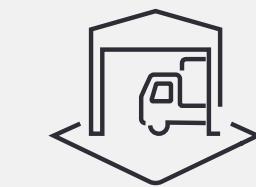
## TOP EMPLOYMENT SECTORS



Manufacturing



Retail

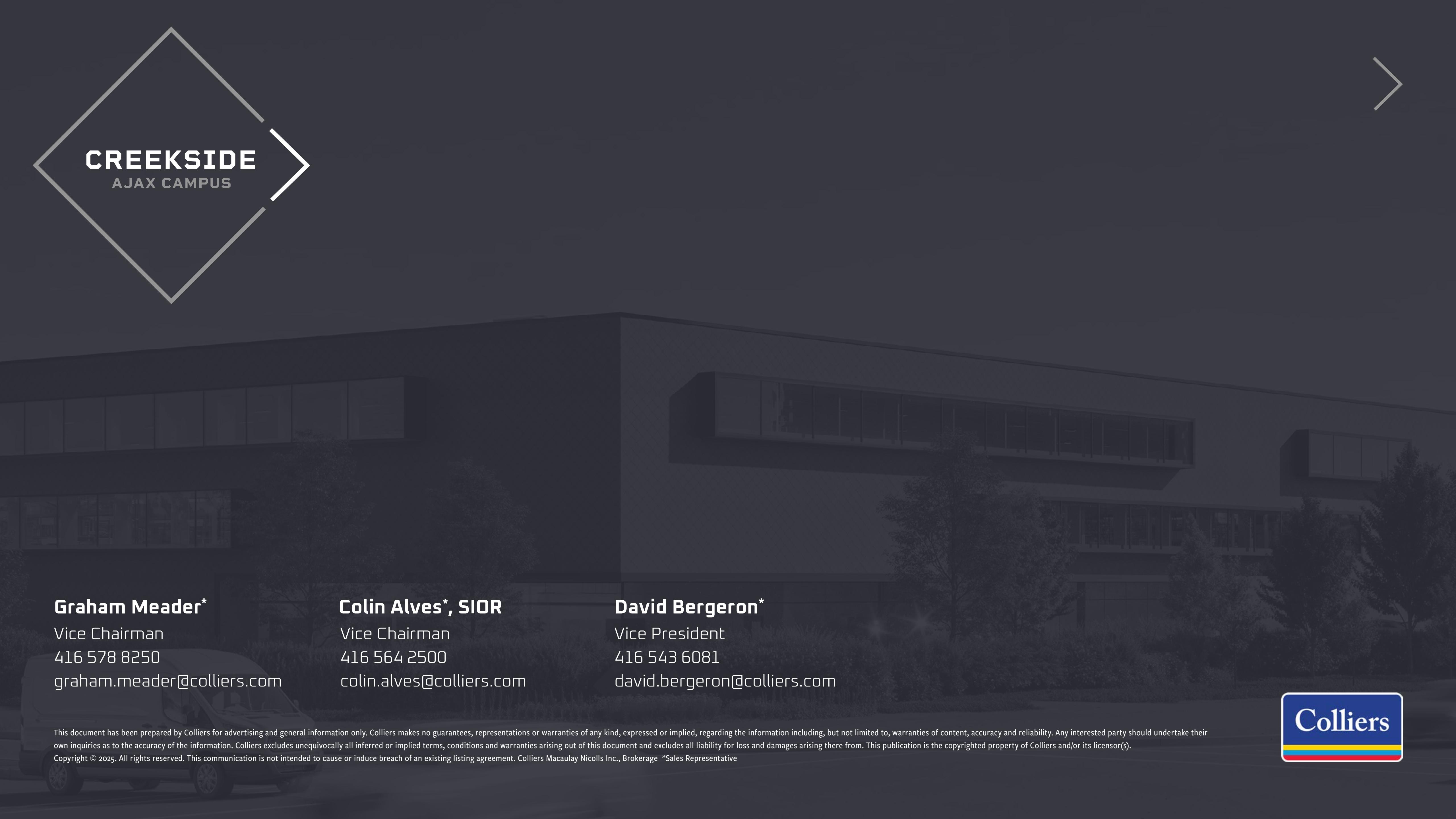


Transportation & Warehousing



Construction

**90%** Employment Rate in Ajax



**CREEKSIDE**  
AJAX CAMPUS

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