

CREEKSIDE
AJAX CAMPUS

560 KINGSTON ROAD EAST, AJAX

A Higher Standard

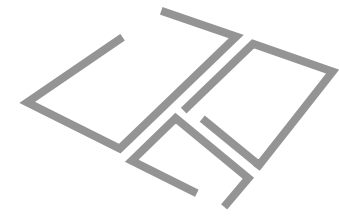
PHASE I: 290,780 SF | OCCUPANCY Q2 2026

INTRODUCING

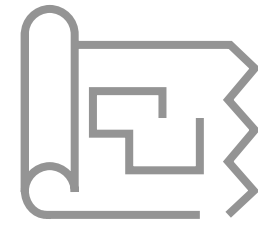
Creekside Ajax Campus

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.

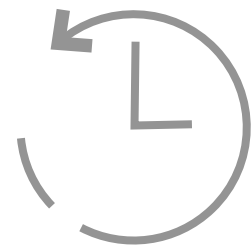




961,350 SF
ACROSS 3 BUILDINGS
PHASE I & II



290,780 SF
PHASE I



Q2 2026 OCCUPANCY
PHASE I

TARGETING



Gordon
FOOD SERVICE



Future Phase
Up to 350,000 SF

H&M

amazon

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

KERRISON DRE

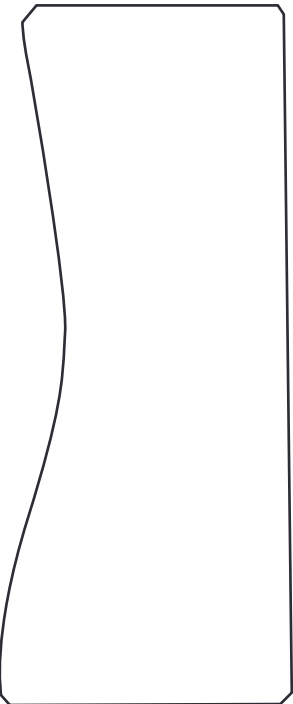
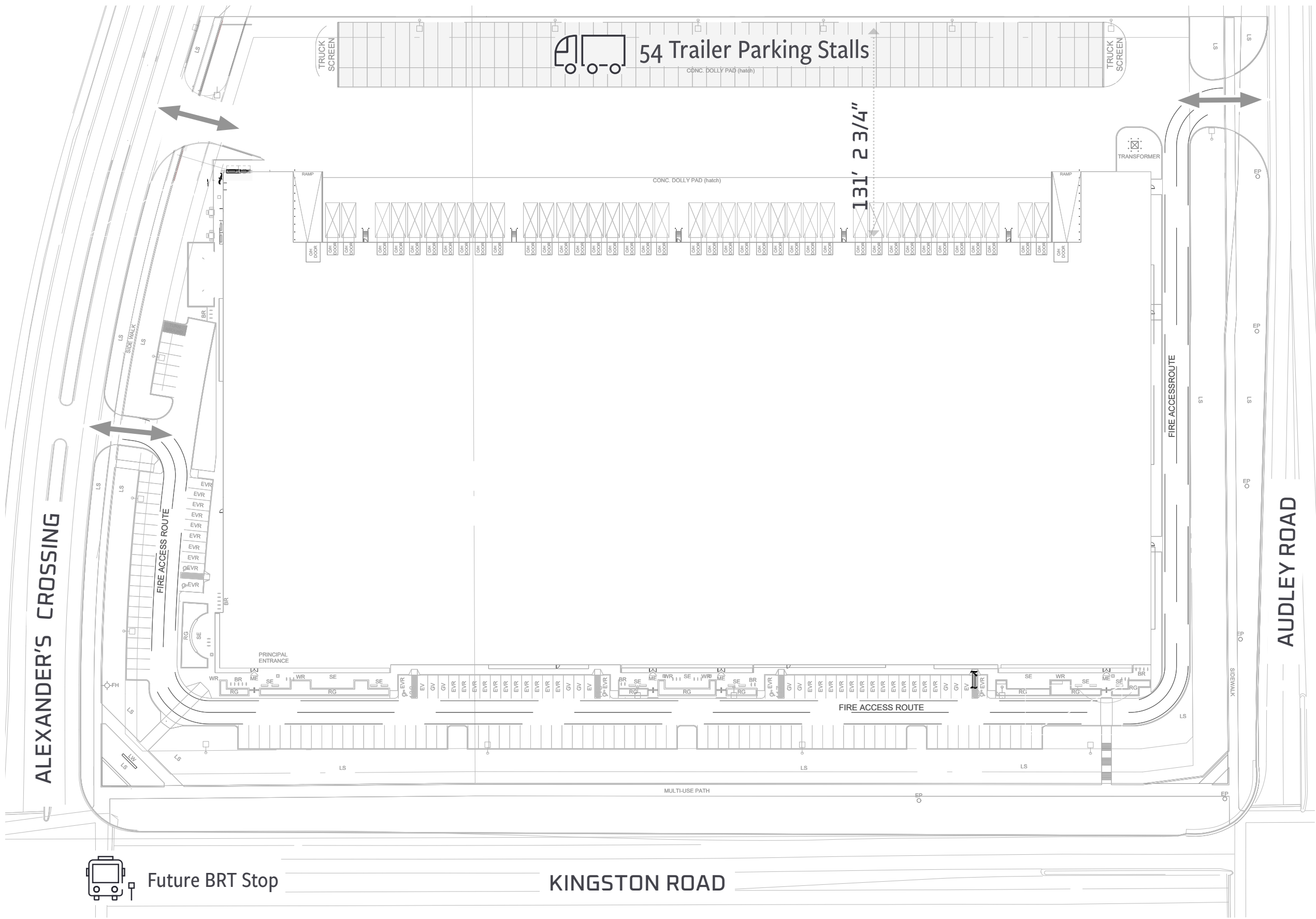
Phase I BUILDING A



ABILITY TO
SECURE YARD



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



SITE PLAN

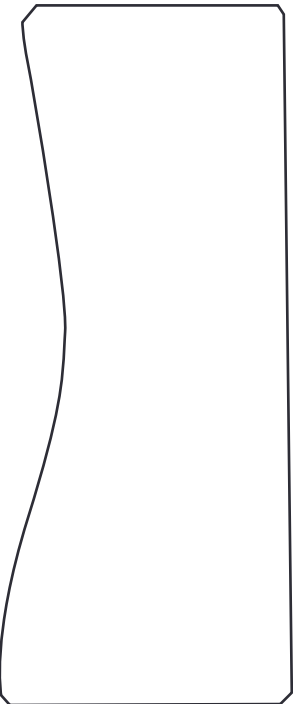
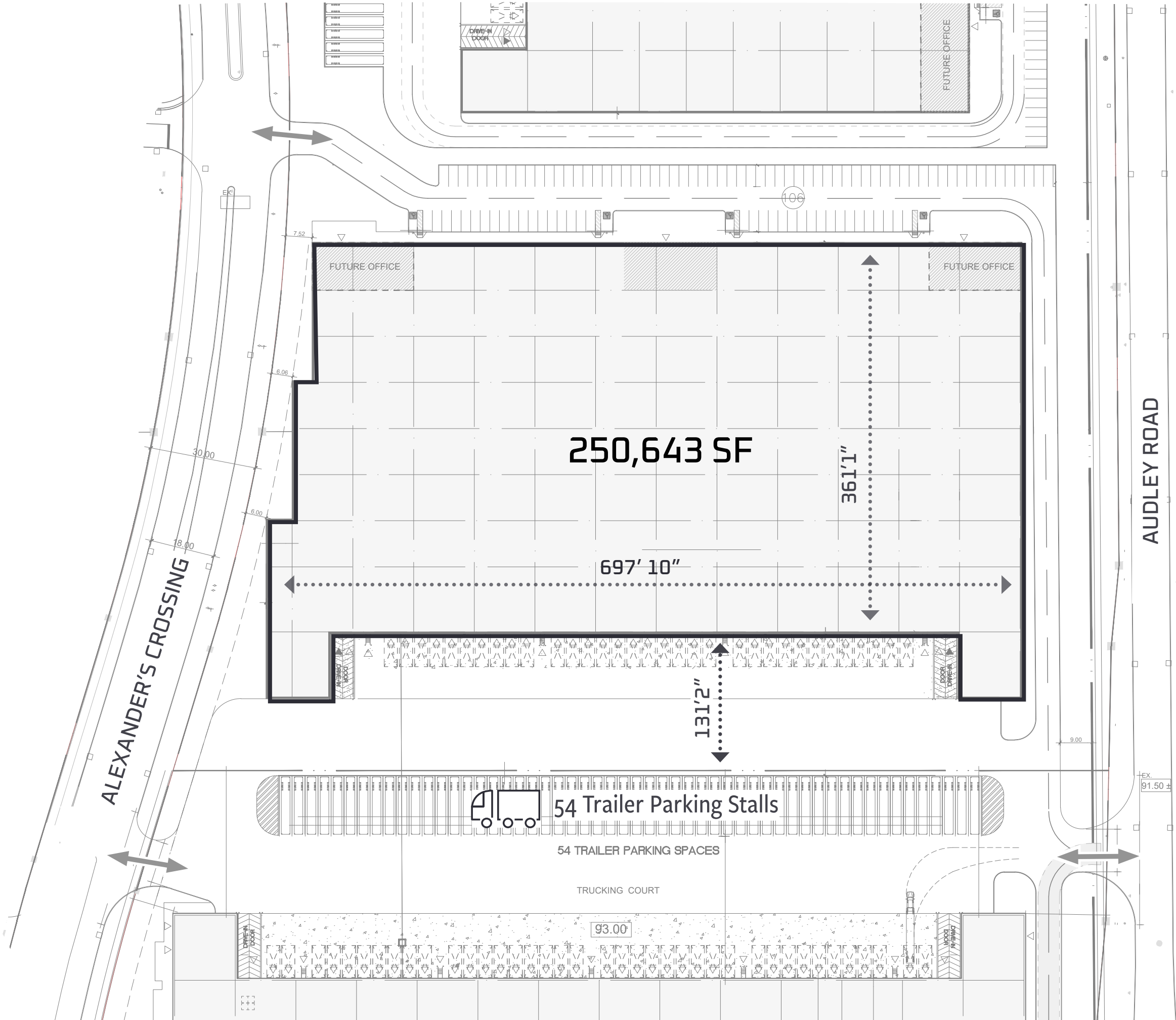
[CLICK HERE TO VIEW
DEMISING OPTIONS](#)

FOR BEST VIEWING EXPERIENCE OPEN WITH GOOGLE CHROME

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



SITE PLAN



ABILITY TO SECURE
YARD

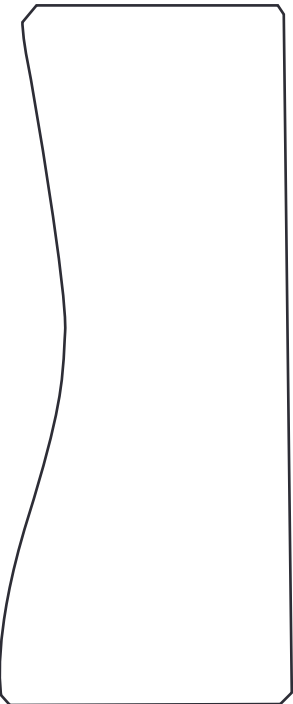
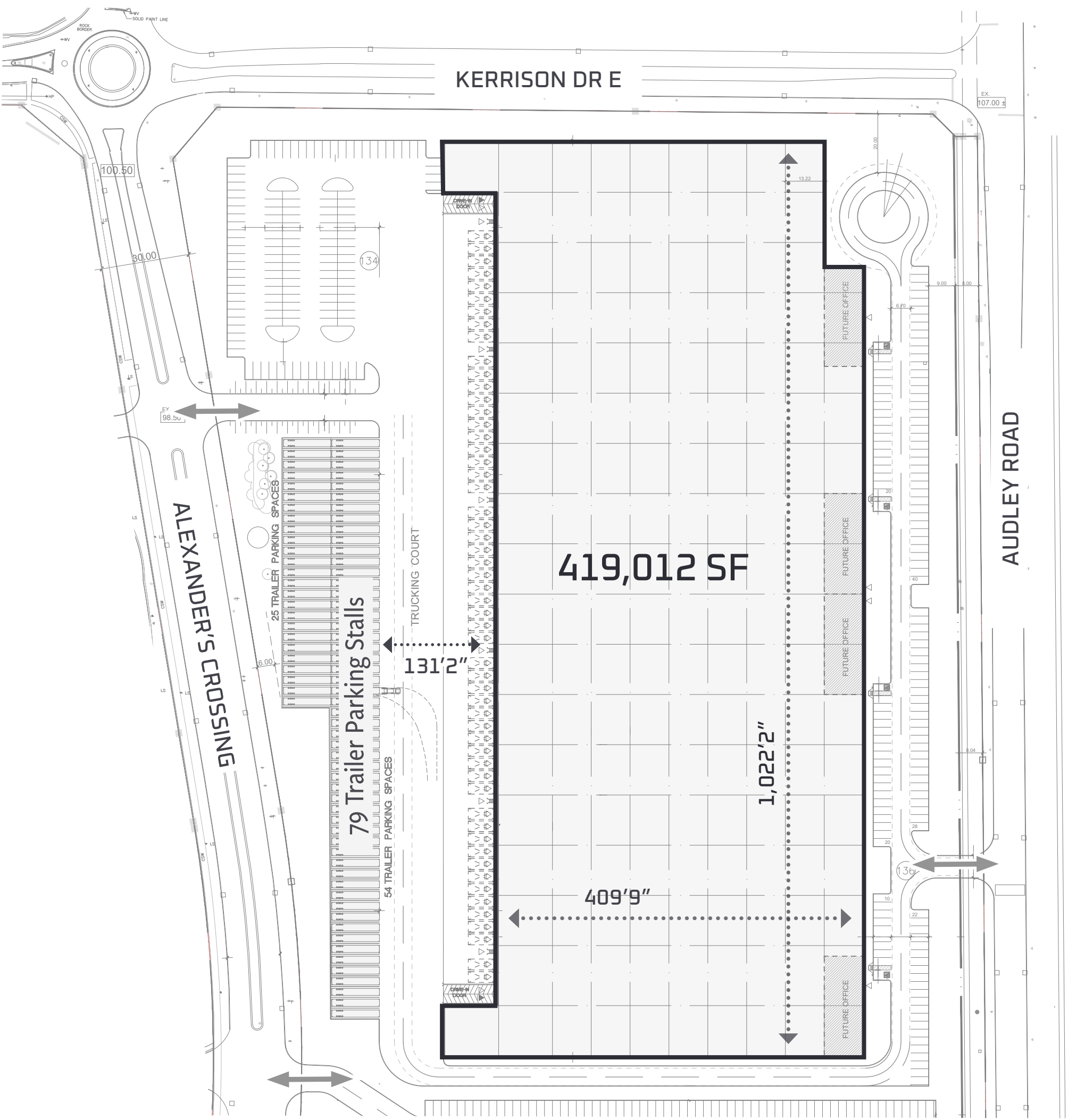


SOLAR READY OPTION
CAN BE MADE AVAILABLE

[CLICK HERE TO LEARN MORE](#)

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



SITE PLAN



ABILITY TO SECURE
YARD



SOLAR READY OPTION
CAN BE MADE AVAILABLE

[CLICK HERE TO LEARN MORE](#)

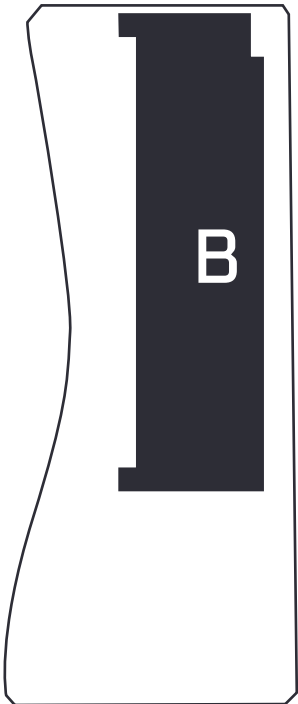
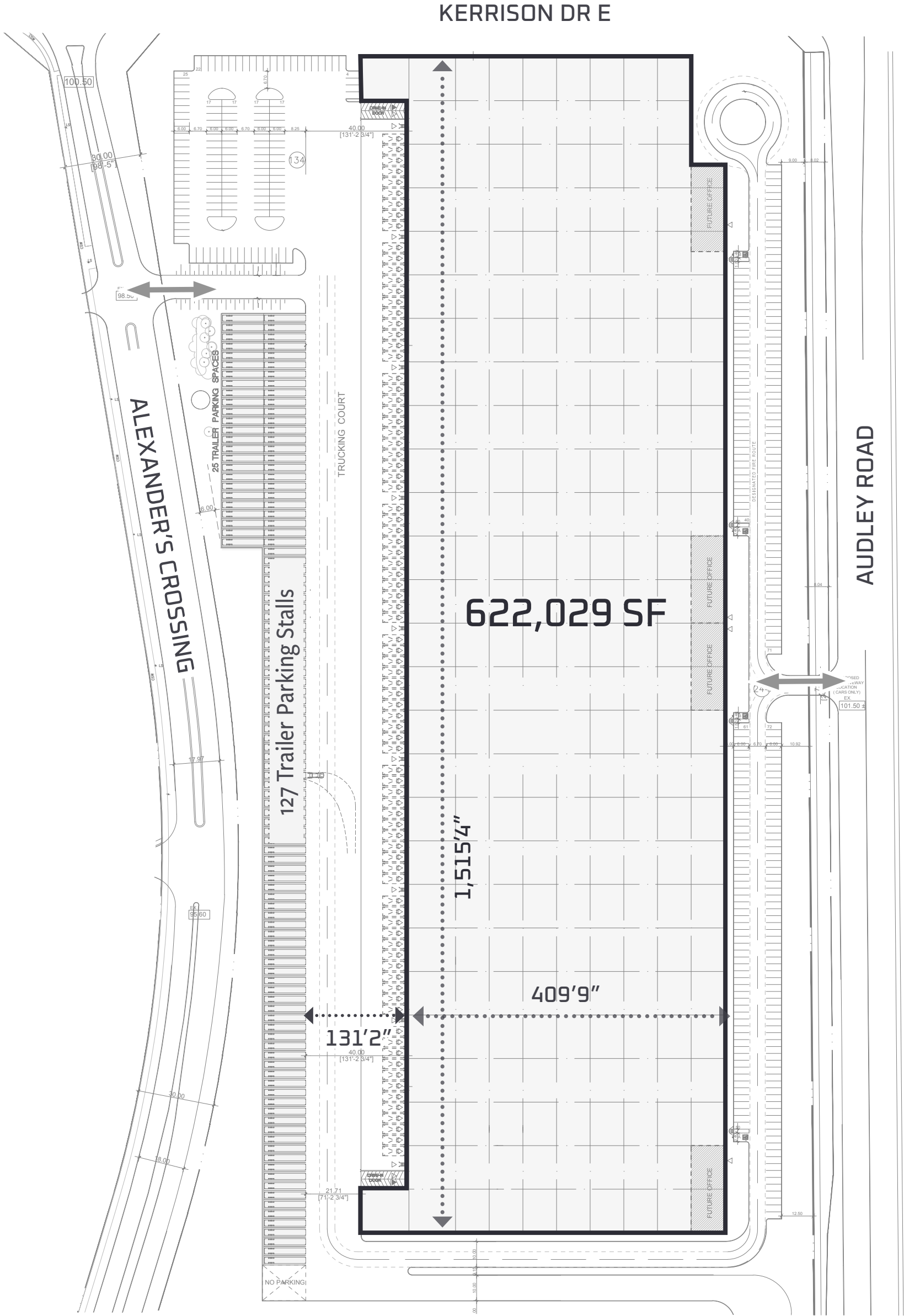
*Power availability at Landlord’s discretion

Phase II

DESIGN-BUILD OPTION

TOTAL BUILDING SIZE	622,029 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 doors 2 Drive-in
VEHICLE PARKING STALLS	378
TRAILER PARKING STALLS	Up to 127 with the potential to increase to 155
LIGHTING	Smart LED
SPRINKLERS	ESFR
ZONING	PE - Prestige Employment Zone
OCCUPANCY	18 - 22 months from SPA Approval
ASKING LEASE RATE	Speak to Listing Team

*Power availability at Landlord’s discretion



SITE PLAN



ABILITY TO SECURE
YARD



SOLAR READY OPTION
CAN BE MADE AVAILABLE

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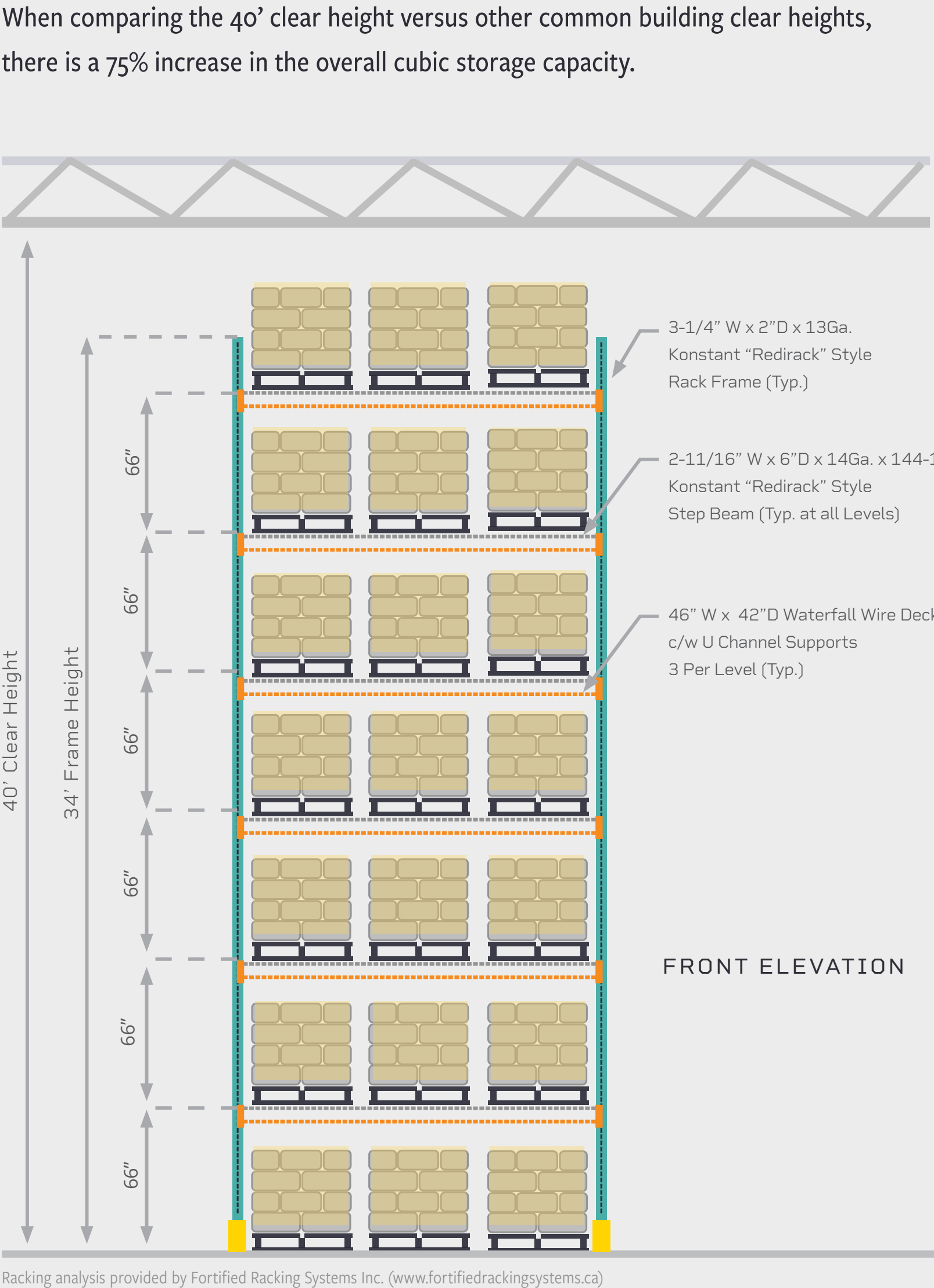
Cubic Efficiency Analysis

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

WHEN COMPARING 40' VS 28'

Space reduction savings is 219,537 SF

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



Architectural Intelligence

Over 50%

in Energy Savings

Over 80%

savings in operational CO₂ 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



Total Carbon Emissions

13.5 KG CO²

Total Energy

101 KWH

Operating Cost

\$8.17

Gas Heating Biased



Total Carbon Emissions

6 KG CO² (-56%)

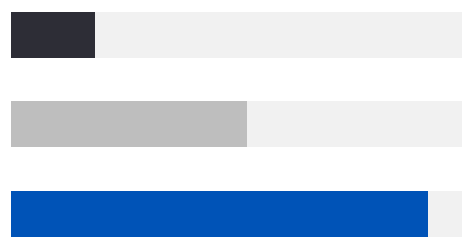
Total Energy

59 KWH (-42%)

Operating Cost

\$6.38 (-22%)

Heat Pump Biased



Total Carbon Emissions

2.6 KG CO² (-81%)

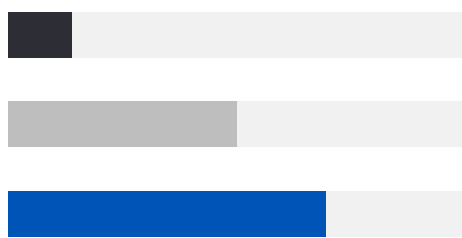
Total Energy

49 KWH (-51%)

Operating Cost

\$7.39 (-10%)

Intelligent+



Total Carbon Emissions

0-1.7 KG CO² (>-87%)

Total Energy

49 KWH (-51%)

Operating Cost

\$0-5.55 (>-32%)

*All values shown in /m²/yr

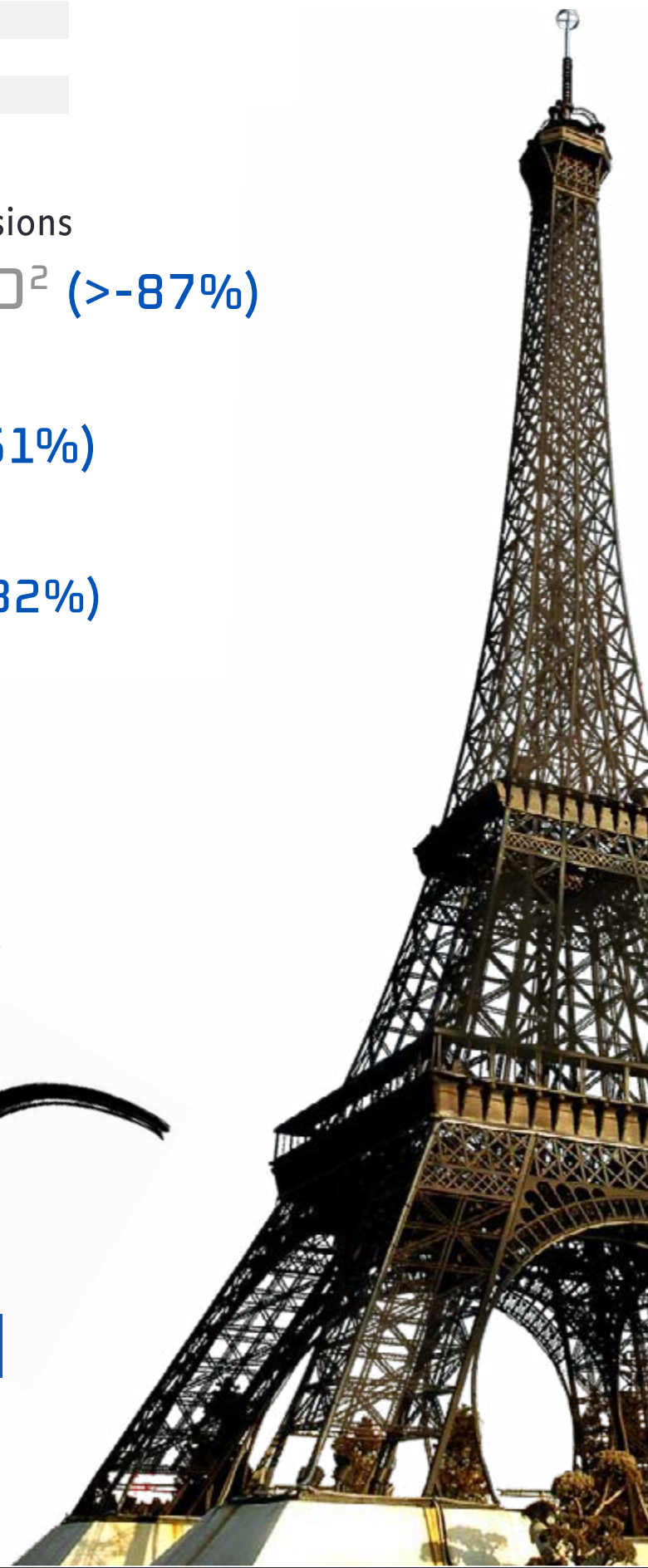
Average Building emissions
15,100 TONNES OF CO2 OVER 30 YEARS



Creekside emissions
5,800 TONNES OF CO2 OVER 30 YEARS



-9,300 METRIC TONNES OR 62% SAVINGS
THE EIFFEL TOWER WEIGHS 10,000 METRIC TONNES



CLT - Outperforming Precast

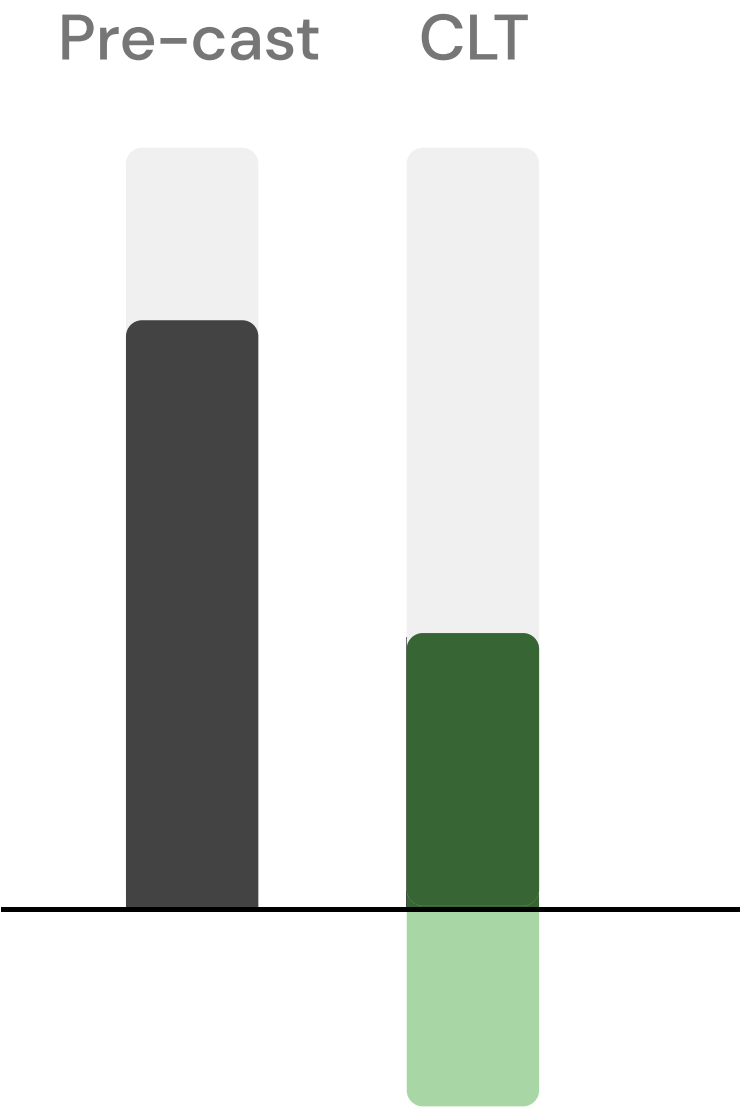
CLT



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.



Precast Embodied carbon
103 kg CO₂

CLT Embodied carbon
46 kg CO₂ (-55%)

CLT Embodied carbon + Biogenic
-30 kg CO₂ (-129%)

*All values shown in m²

BENEFITS OF CLT:



Precast longevity



Precast security



Precast durability
(more durable than IMP)



Easy device mounting



Easier to retrofit openings



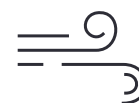
Lower carbon emissions



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.

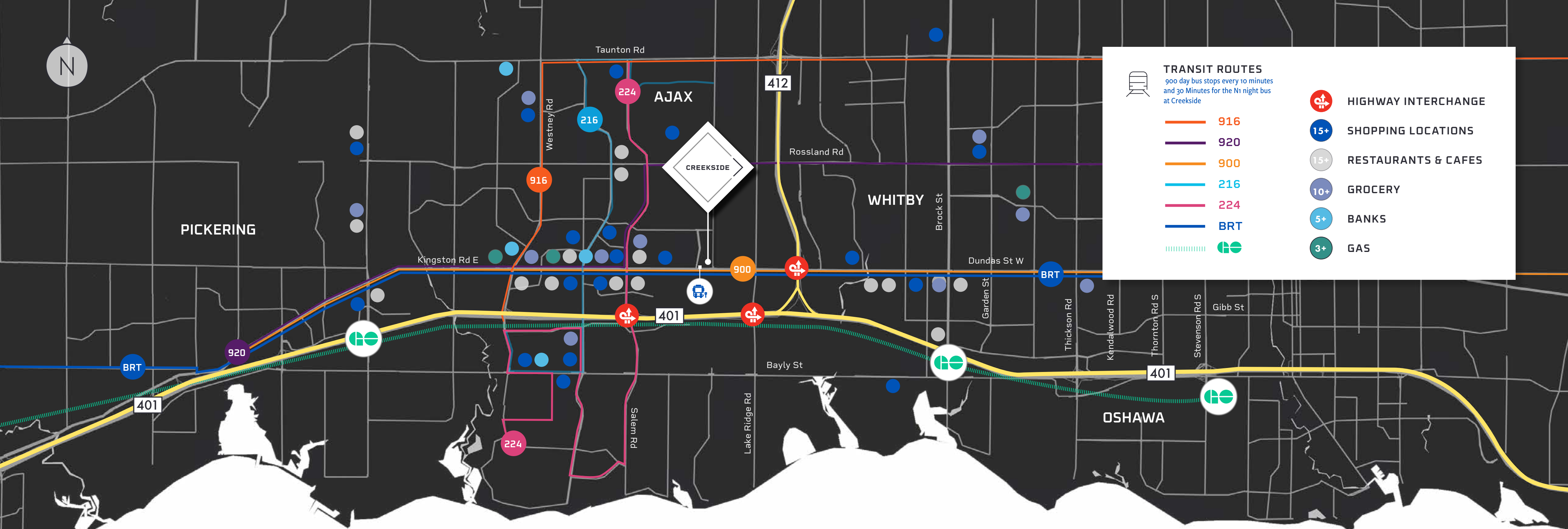
DRIVE TIMES

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

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





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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