



LAKERIDGE

LOGISTICS CENTRE



250,000-740,000 SF FOR LEASE

537 KINGSTON ROAD EAST | AJAX, ONTARIO

DEVELOPED BY

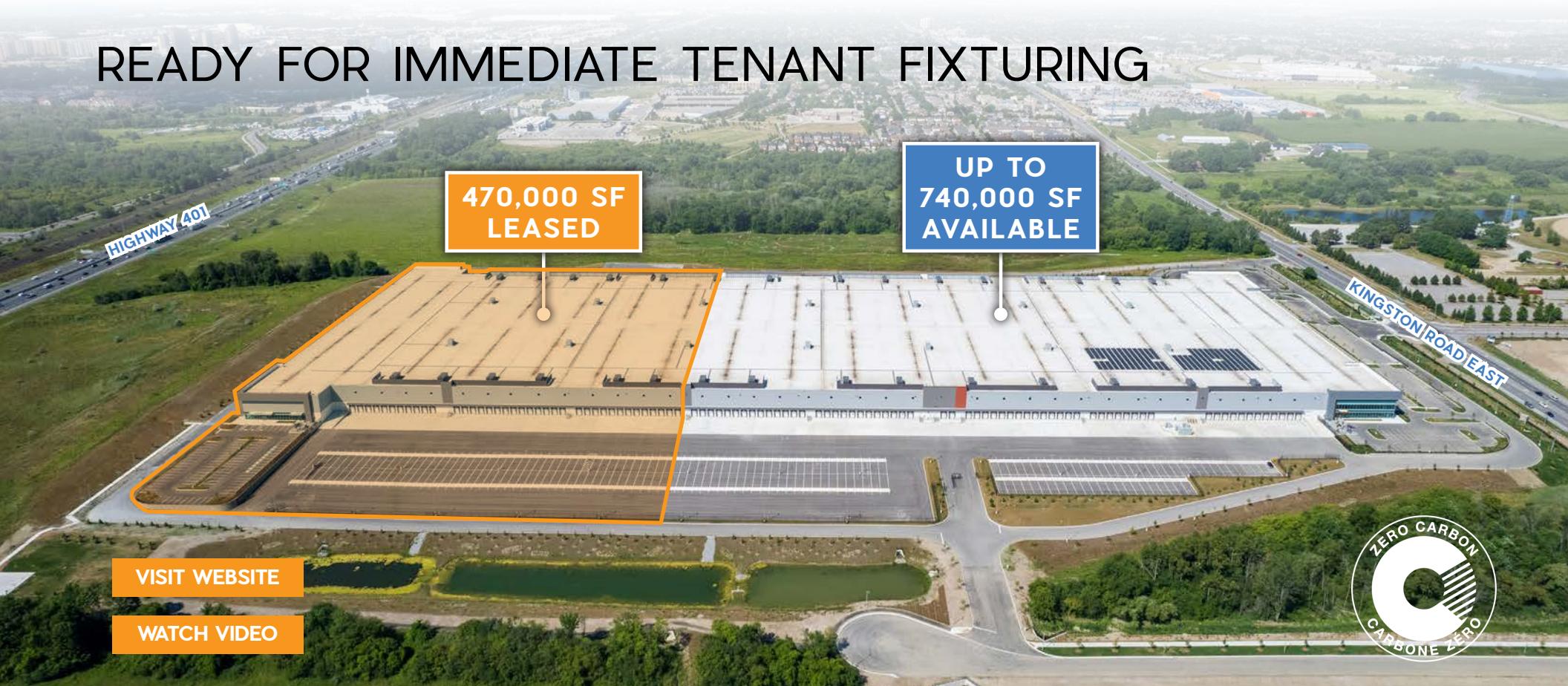


MARKETED BY



ULTRA-MODERN CLASS-A ZERO CARBON CERTIFIED INDUSTRIAL FACILITY FOR LEASE

READY FOR IMMEDIATE TENANT FIXTURING



On behalf of Pure Industrial, Avison Young is pleased to offer 250,000 to 740,000 sf of modern logistics distribution space, strategically located on the 401 corridor in Ajax, Ontario.



Located directly along Highway 401 for ideal access to:

CUSTOMERS



LABOUR



TRANSIT



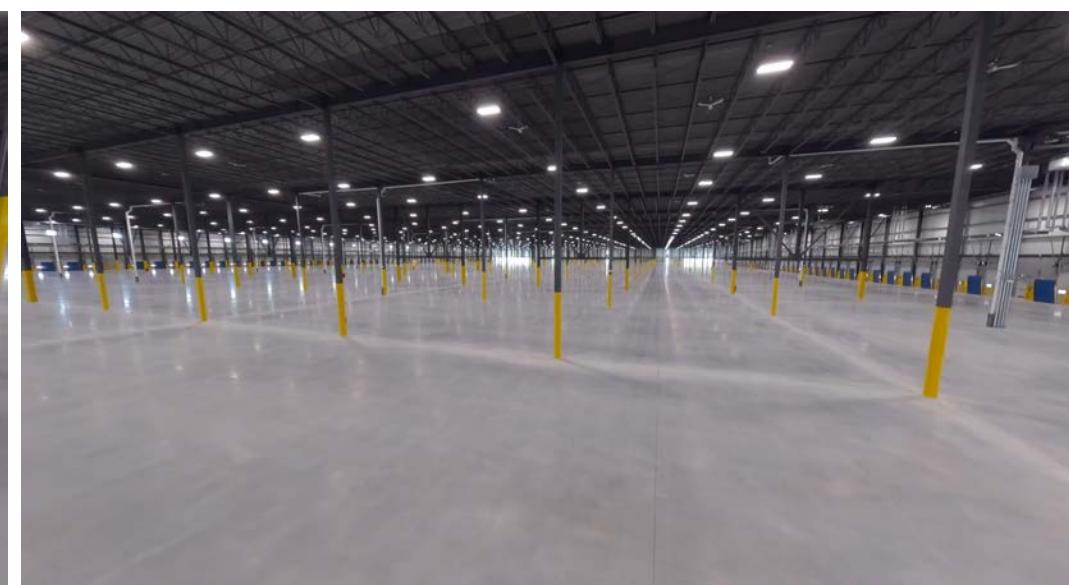
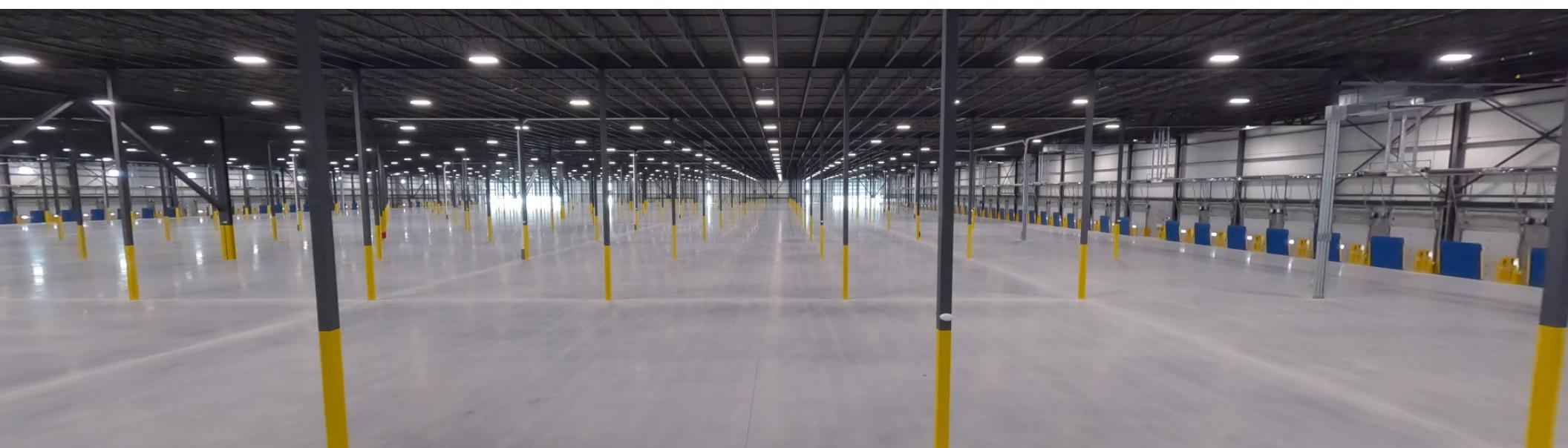
AERIAL VIEW



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



INTERIOR PHOTOS



PROPERTY HIGHLIGHTS



250,000 - 740,000 SF

of available space



OCCUPANCY

ready for immediate tenant fixturing



FLEXIBLE DESIGN

with ability to demise



VISIBLE FROM HIGHWAY 401

with accessibility to the largest markets in Canada



PRIME LOGISTICS SPACE

with state-of-the-art construction

40' CLEAR HEIGHT SAVINGS

TENANT STORAGE REQUIREMENTS

Clear Height	Size Needed to Accommodate
40'	740,000 SF
36'	864,000 SF
32'	1,037,000 SF
28'	1,296,000 SF

Tenant Storage Requirements
107,600
Pallet Positions

Efficient Layout
Maximum Cubic Efficiency
Lower Occupancy Cost

SITE PLAN & SPECS

ESTIMATED TMI: \$3.25 psf (2025)



TRANSIT STOPS

Kingston West/East Bound @ Alexanders Crossing



SHIPPING

131 Truck Level Doors
2 Drive-in Doors



CLEAR HEIGHT

40'



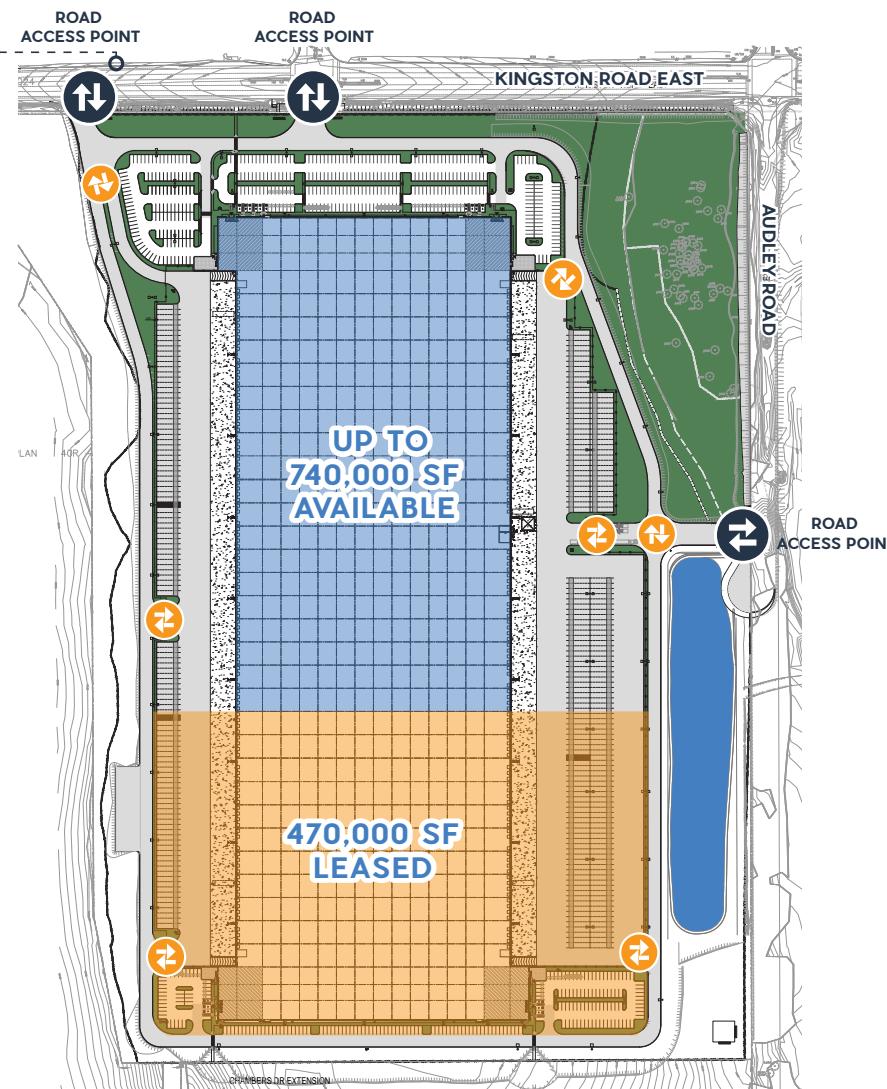
PARKING

Auto: 413 Stalls
Trailer: 205 Stalls
EV: 38 Stalls



POWER

2,600 Amps
Additional 3,000 Amps can be made available



LIGHTING

LED



OFFICE AREA

Build To Suit
(Landlord standard spec)



TRUCK COURT DEPTH

130' or 185' including trailer parking positions



BAY SIZE

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



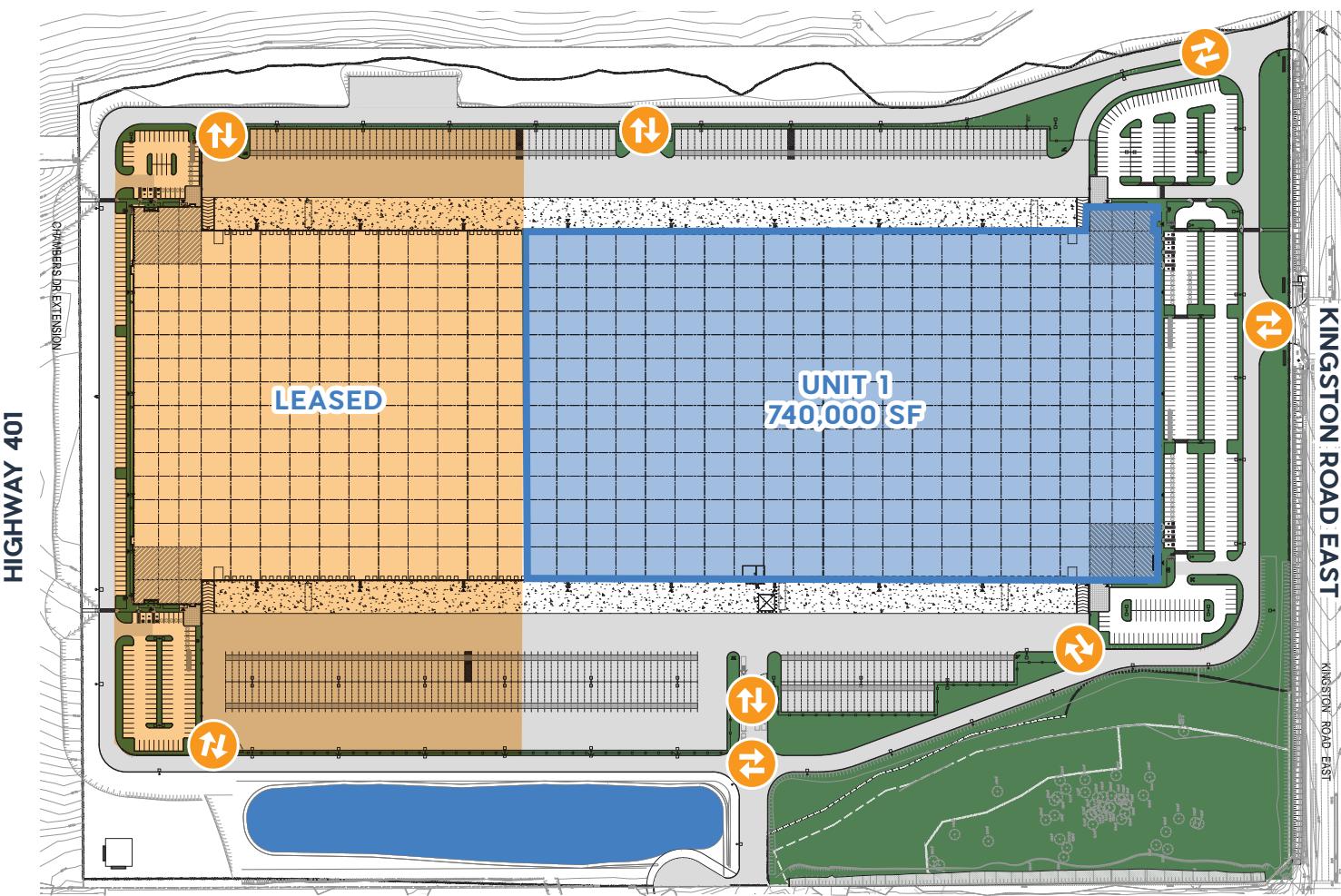
SPRINKLERS

ESFR

DEMISING CONCEPT



DEMISING CONCEPT 1



AVAILABLE SIZES

Unit 1 740,000 SF

OFFICE AREA

Build to Suit

SHIPPING

Unit 1 131 TL / 2 DI

TRAILER PARKING

Unit 1 205 Stalls

Note: Demising options are flexible. Speak with listing agent for details.

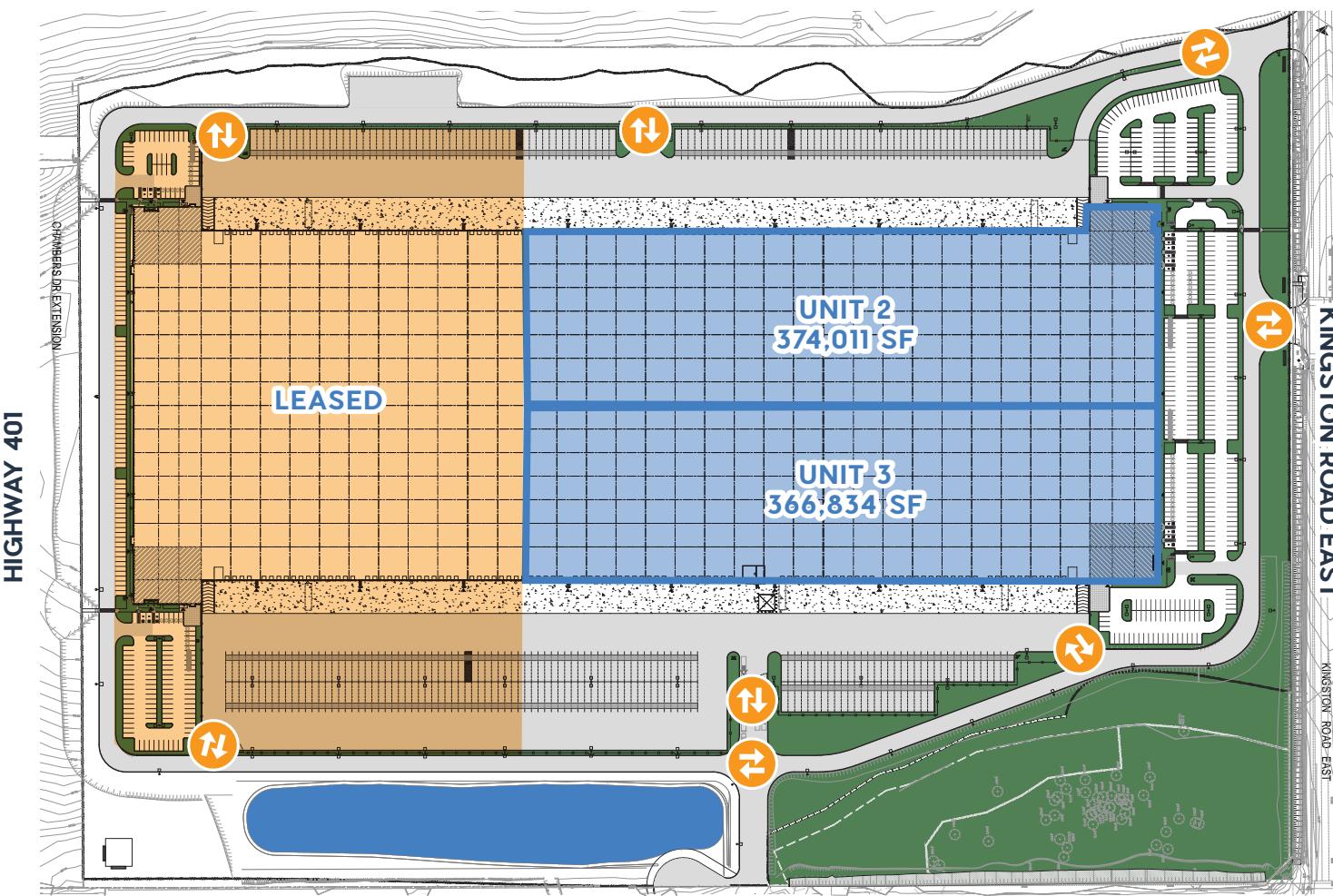
537 KINGSTON ROAD EAST, AJAX, ON

DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

DEMISING CONCEPT 2



AVAILABLE SIZES

Unit 2	374,011 SF
Unit 3	366,834 SF

OFFICE AREA

Build to Suit

SHIPPING

Unit 2	68 TL / 1 DI
Unit 3	63 TL / 1 DI

TRAILER PARKING

Unit 2	78 Stalls
Unit 3	127 Stalls

Note: Demising options are flexible. Speak with listing agent for details.

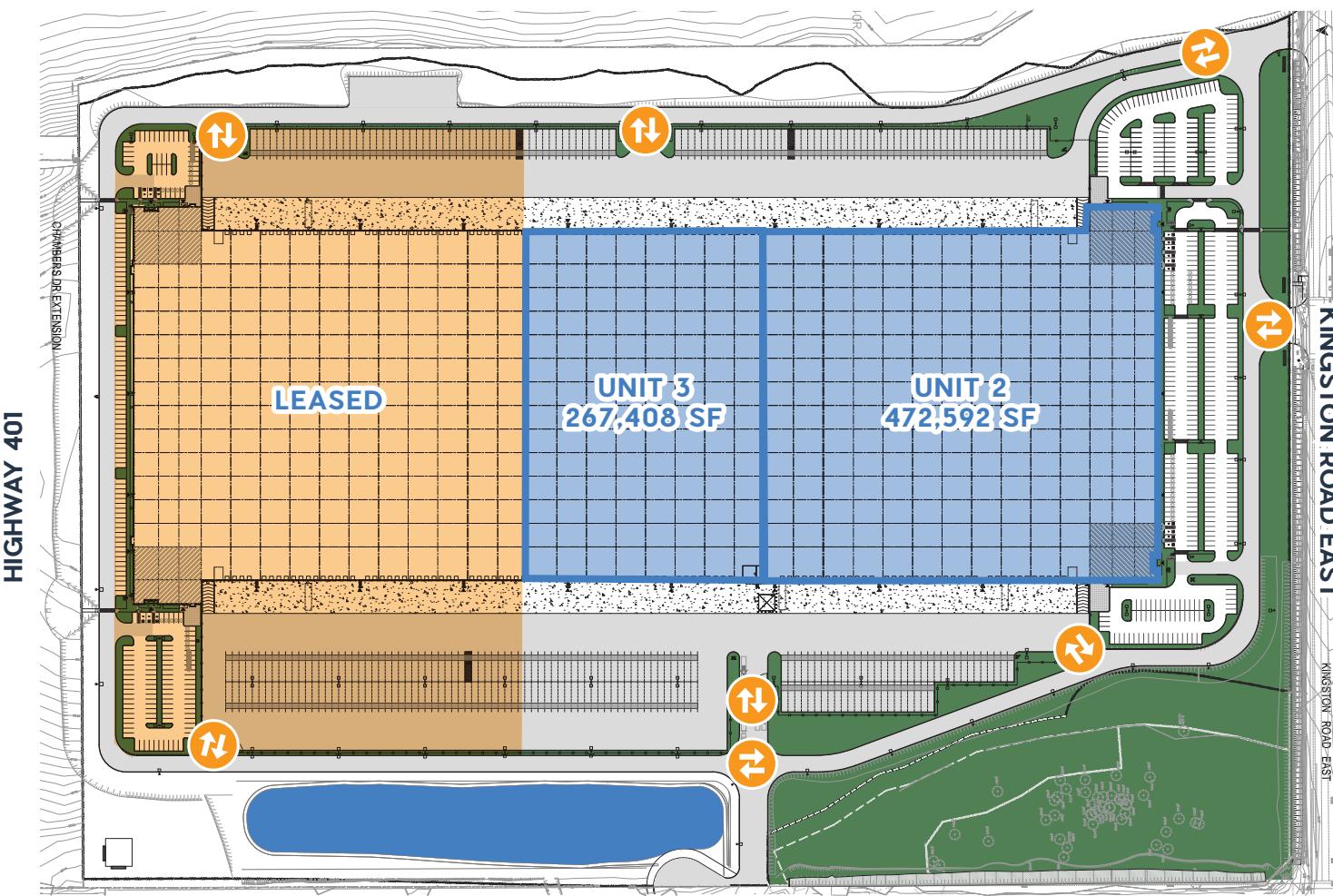
537 KINGSTON ROAD EAST, ALEXANDRIA, ON

DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

DEMISING CONCEPT 3



AVAILABLE SIZES

Unit 2	472,592 SF
Unit 3	267,408 SF

OFFICE AREA

Build to Suit

SHIPPING

Unit 2	75 TL / 2 DI
Unit 3	56 TL / 0 DI

TRAILER PARKING

Unit 2	74 Stalls
Unit 3	131 Stalls

Note: Demising options are flexible. Speak with listing agent for details.

537 KINGSTON ROAD EAST, ALEXANDRIA, ON

ZERO CARBON DESIGN CERTIFIED

THE FIRST OF ITS KIND IN CANADA

Lakeridge Logistics Centre's pioneering approach to construction and operational practices represents a significant advancement toward a more sustainable and environmentally responsible future. As the largest industrial property in Canada to attain Zero Carbon Design Certification, it exemplifies a profound commitment to reducing carbon emissions and fostering environmentally conscious practices. Through the integration of renewable energy sources, electrified heating systems, and enhanced energy efficiency measures, the Centre is purposefully designed to achieve long-term zero carbon performance from the first day of occupancy.



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



High-performance envelope
and ultra-efficient mechanical
systems



Alternative transportation
options, including public transit,
bicycles, and electric vehicles



Superior indoor
air quality and
filtration



Solar-ready
roof ready for
expanded usage



Fully integrated
building automation
system (BAS)



Electrified
heating systems

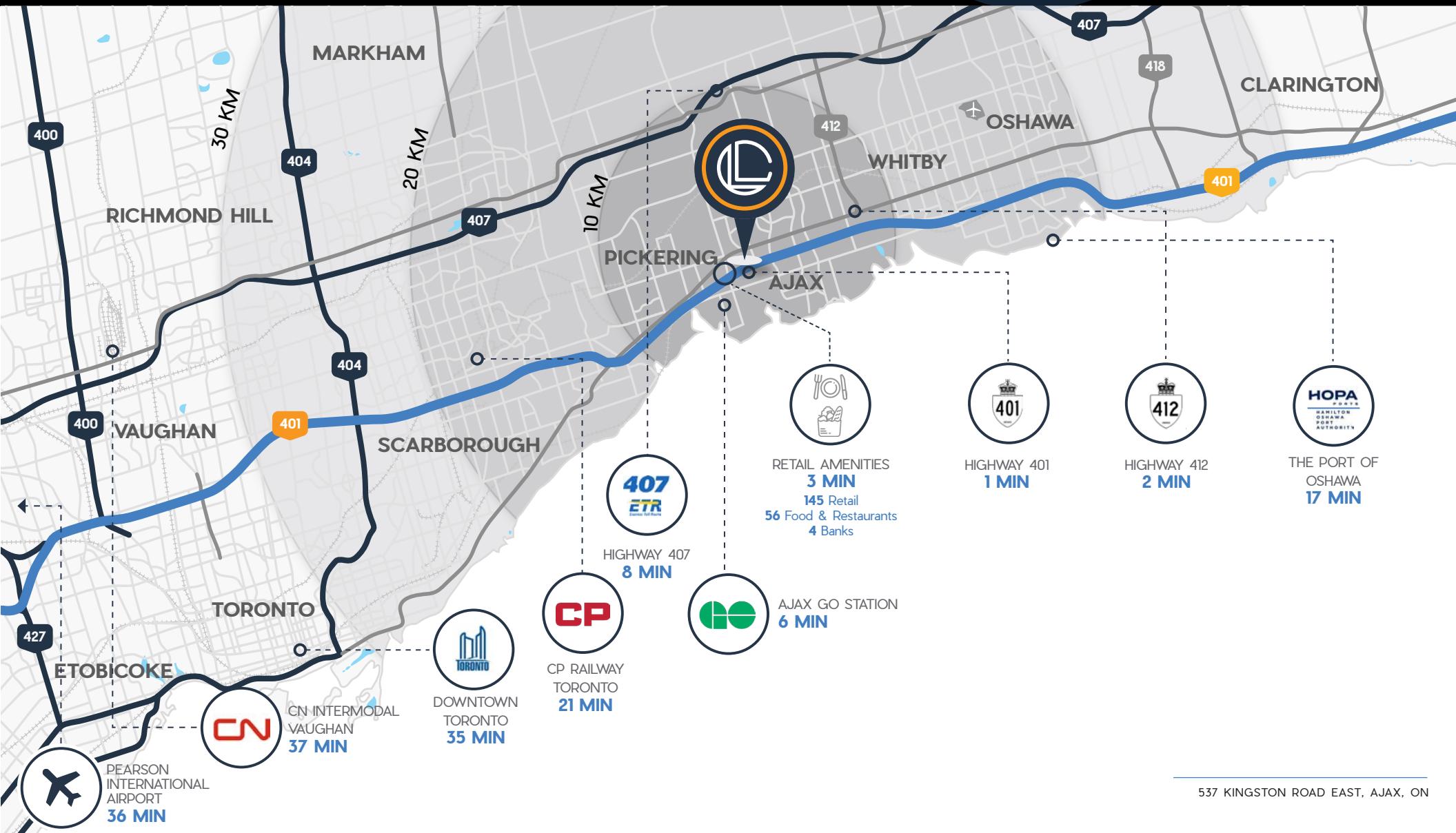


Increased incoming electrical
capacity to support existing
and future electrification needs



Solar power generated onsite,
designed to meet a portion of
the building's energy load

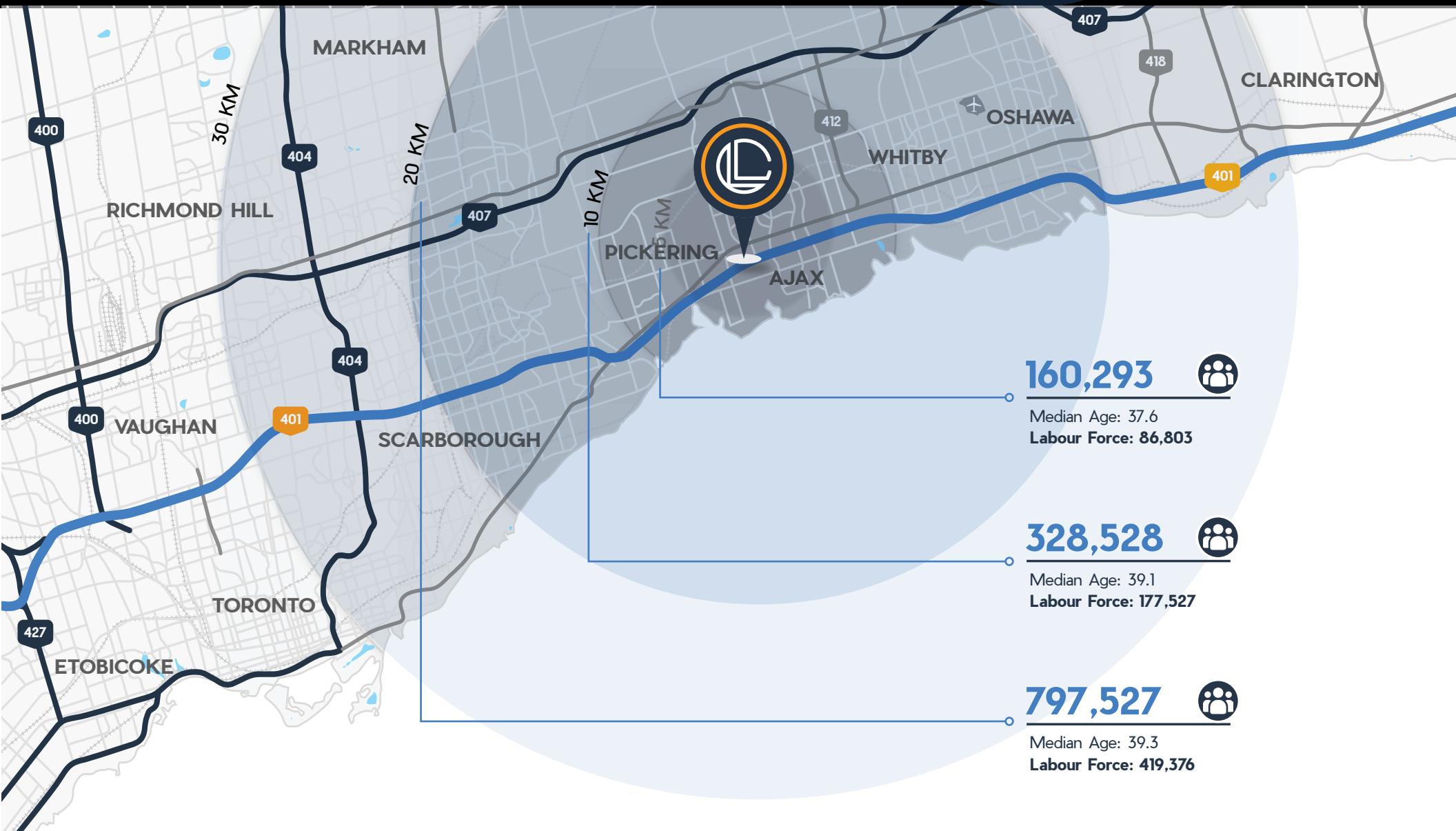
LOCATION OVERVIEW



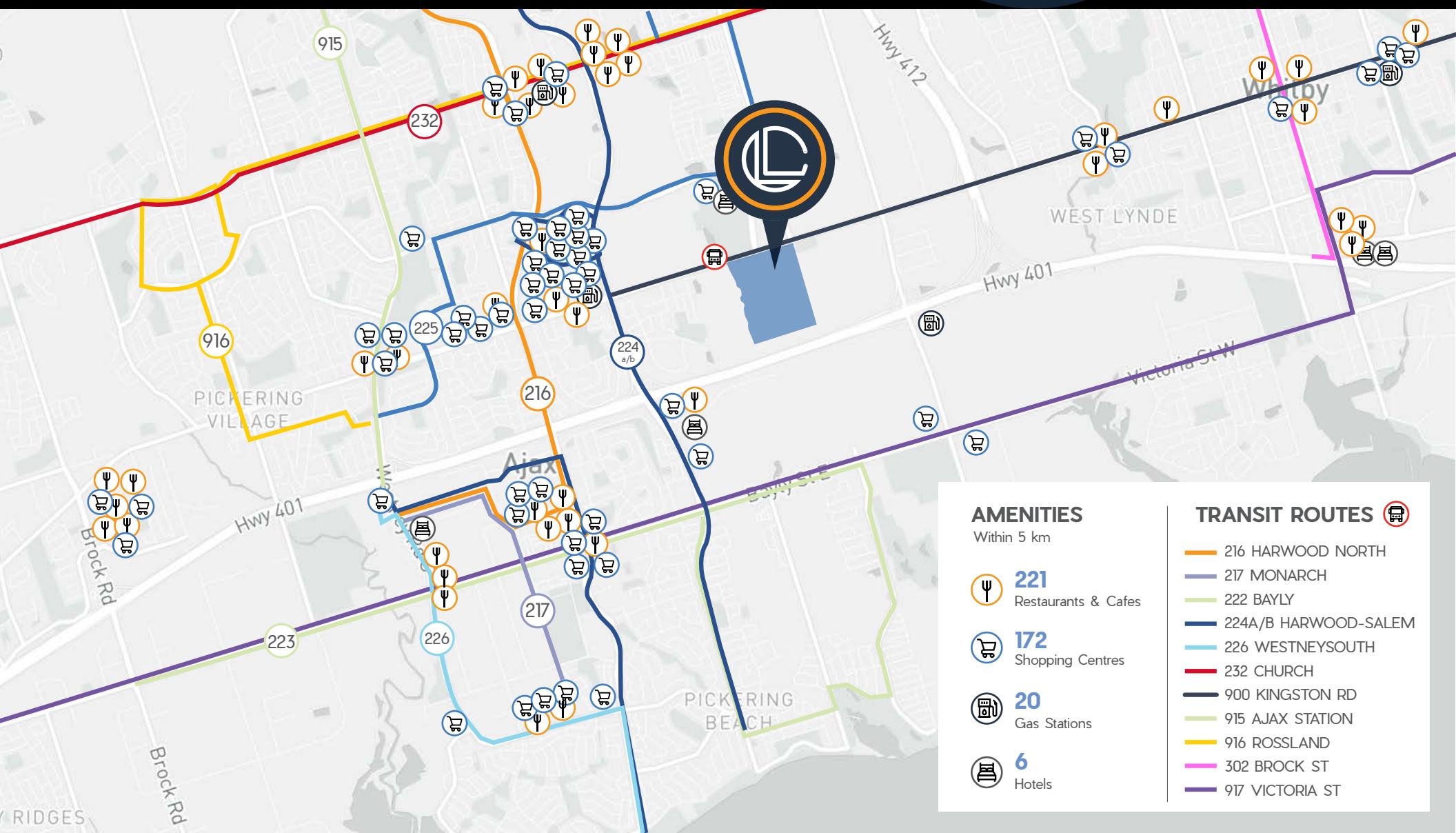
CORPORATE NEIGHBOURS



PRIME DEMOGRAPHICS



LOCATION OVERVIEW

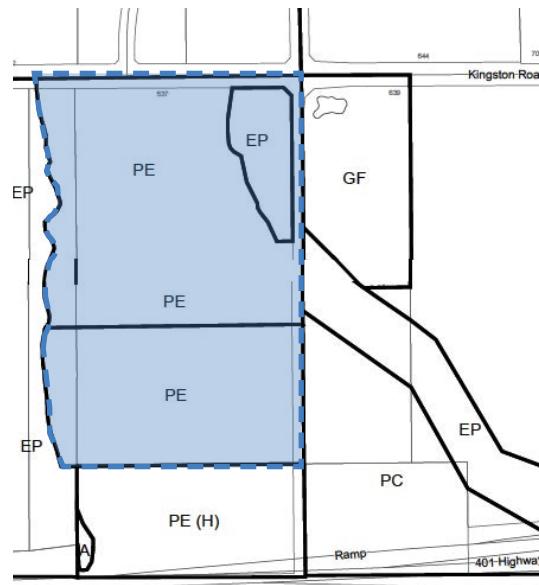


ZONING & PERMITTED USES



ZONING MAP

Prestige Employment (PE), Exception #178



LEGEND

- (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
- (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 or secondary school registered with the Ministry of Education.

PERMITTED USES

Prestige Employment: PE(H)

- Accessory Retail Sales Outlet (1)
- Banquet Facilities
- Commercial Fitness Centre
- Commercial School (6)
- Community Centre
- 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
- Place Of Assembly
- 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 Centre

Exception 178

The following yard and lot line interpretation shall apply: the yard and lot line abutting Kingston Road shall be deemed to be a front yard and front lot line; the yard and lot line abutting the future Chambers Drive right-of-way shall be deemed to be a front yard and front lot line; the yard and lot line abutting the future Audley Road right-of-way and eastern development limits (Environmental Protection (EP) Zone) shall be deemed to be the exterior side yard and exterior side lot line; and the yard and lot line abutting the western development limits (EP Zone) shall be deemed.

Development Standards:

The following development standards shall only apply in the event that a warehouse/distribution centre is developed on the lands:

a) Notwithstanding Section 5.4 iv) and v) of Zoning By-law 95-2003, as amended, the following shall apply:

i) A maximum of one (1) row of parking, regardless of tenure (visitor or employee) parking), shall be permitted in the front yard abutting the future Chambers Drive extension.

ii) A maximum of five (5) rows of parking, regardless of tenure, shall be permitted in the front yard abutting Kingston Road, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.

Exception 178

iii) A maximum of three (3) rows of parking, regardless of tenure, shall be permitted in the exterior side yard abutting the future Audley Road extension, provided such spaces are screened from public view through architectural screening, landscaping, or a combination of these treatments.

b) Notwithstanding Section 5.13.3 of the Zoning By-law 95-2003, as amended, loading spaces shall be permitted in the interior and exterior side yards only. Any loading spaces located in the exterior side yard shall be screened from public view through architectural screening, landscaping, or a combination of these treatments.

c) Notwithstanding Section 6.4.3.1 i) of Zoning By-law 95-2003, as amended, truck and trailer storage shall be permitted in the interior and exterior side yards only. Truck and trailer storage shall be screened from public view through architectural screening, landscaping, or a combination of these treatments. No other outdoor storage shall be permitted.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

MEET THE TEAM



OWNER / DEVELOPER

Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca



LEASING & MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 13 consecutive years.

avisonyoung.com



LAKERIDGE LOGISTICS CENTRE

FOR MORE INFORMATION PLEASE CONTACT:

Ben Sykes*, SIOR

Principal
416.903.5340
ben.sykes@avisonyoung.com

*Sales Representative

Eva Destunis*

Principal
905.968.8006
eva.destunis@avisonyoung.com

Ryan Hood*, SIOR

Principal
905.968.8007
ryan.hood@avisonyoung.com

Avison Young
Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937
avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap