



**AVISON  
YOUNG**

**34,552 SF TO 124,456 SF Available For Sub-Lease**

# 505 Finley Avenue

**AJAX, ON**

**Eva Destunis\***

Principal | Senior Vice President  
905 968 8006  
eva.destunis@avisonyoung.com

**Brent McKean\***

Vice President  
905 968 8014  
brent.mckean@avisonyoung.com

**Ryan Hood\*, SIOR**

Principal | Senior Vice President  
905 968 8007  
ryan.hood@avisonyoung.com

\*Sales Representative



## Property Details

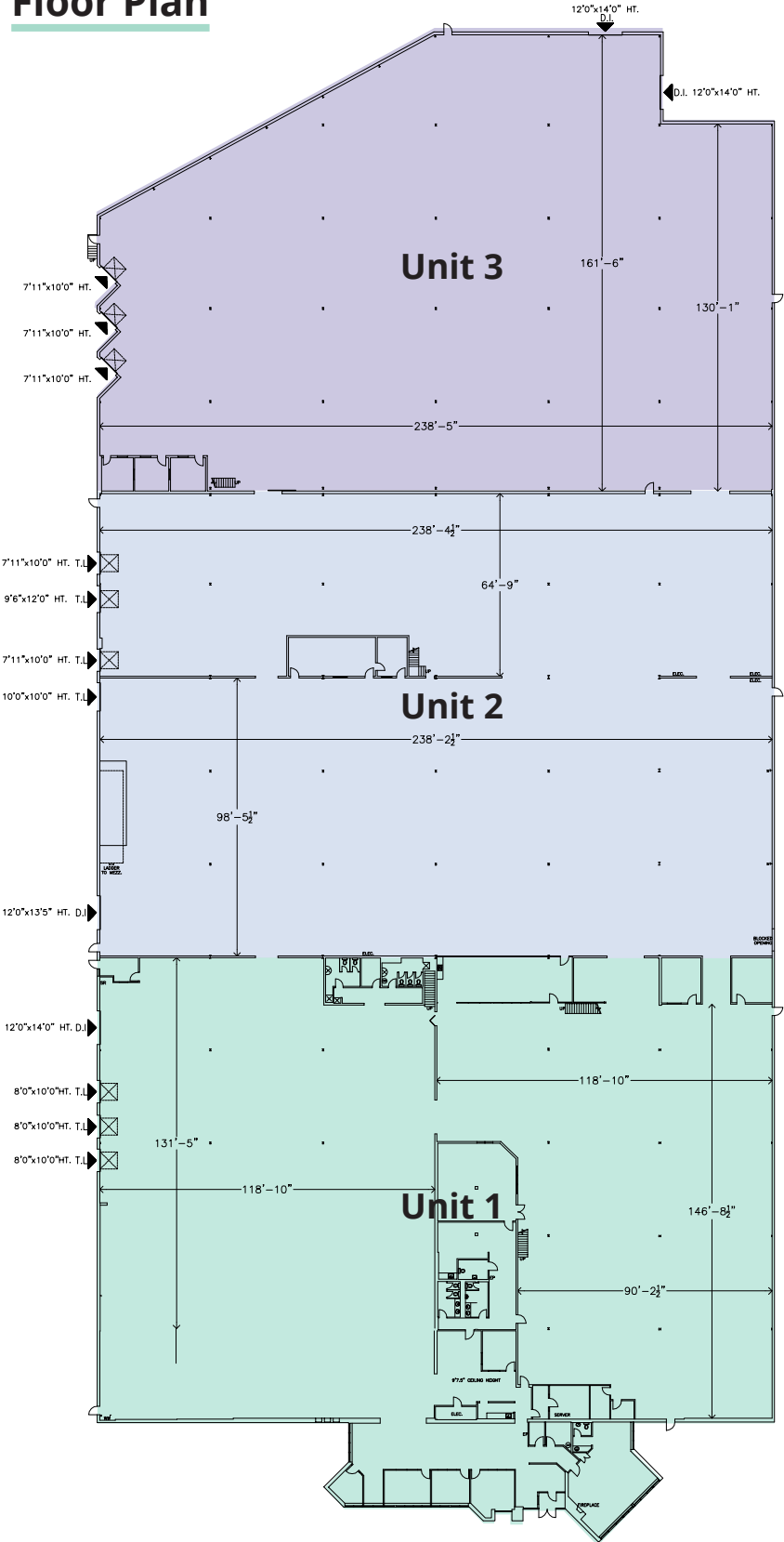
<b>TOTAL SIZE (SF)</b>	124,456 SF
<b>OFFICE</b>	10% (6,026 sf mezzanine area)
<b>CLEAR HEIGHT</b>	17'10" & 22'
<b>SHIPPING</b>	10 Truck Level 4 Drive-In
<b>ZONING</b>	General Employment (GE)
<b>ASKING PRICE</b>	\$11.10 psf net (Year 1)
<b>T.M.I.</b>	\$3.69 (2024)
<b>AVAILABILITY</b>	June 1, 2025

## Highlights

- Freestanding building opportunity
- Unit sizes from 34,552 sf
- Access from two streets
- Retail sales outlet permitted
- Excess land for storage or added parking
- Excellent shipping radius
- Potential for on site rail access
- Ample power available
- Close proximity to Highway 401
- Many amenities nearby
- Long term sub-lease opportunity



Floor Plan



ENTIRE BUILDING	
SIZE (SF)	124,456 SF
OFFICE	10%
CLEAR HEIGHT	17'10" & 22'
SHIPPING	10 Truck Level 4 Drive-In
UNIT 1	
SIZE (SF)	49,447 SF
OFFICE	10%
CLEAR HEIGHT	17'10"
SHIPPING	3 Truck Level 1 Drive-In
UNIT 2	
SIZE (SF)	40,497 SF
OFFICE	3%
CLEAR HEIGHT	17'10" & 22'
SHIPPING	4 Truck Level 1 Drive-In
UNIT 3	
SIZE (SF)	34,552 SF
OFFICE	2%
CLEAR HEIGHT	17'10"
SHIPPING	3 Truck Level 2 Drive-In
UNITS 1 & 2	
SIZE (SF)	89,944 SF
OFFICE	12%
CLEAR HEIGHT	17'10" & 22'
SHIPPING	7 Truck Level 2 Drive-In
UNITS 2 & 3	
SIZE (SF)	75,049 SF
OFFICE	2%
CLEAR HEIGHT	17' 10" & 22'
SHIPPING	7 Truck Level 3 Drive-In

## Zoning

Subject property is zoned **General Employment (GE)**



## Permitted Uses

- Accessory retail sales outlet (1)
- Building and construction materials facility
- Contractors yard
- Dry cleaning establishment
- Emergency service facilities
- Light manufacturing (2)
- Machinery and equipment sales and rental
- Manufacturing
- Motor vehicle repair facility
- Motor vehicle rental establishment
- Motor vehicle sales establishment
- Motor vehicle washing establishment
- Offices
- Outside storage (3)
- Public storage facility
- Service or repair shop
- 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

(3) Outdoor storage shall not exceed 50% of the site area and shall not be visible from the street



**505 Finley Avenue  
Ajax**

**Industrial For Sub-Lease**

**Aerial Photos**

**North East**



**East**



**South**



**West**



**South West**



**South East**





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Ajax

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## Industrial For Sub-Lease







## Get more information

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#### **Avison Young**

#### **Commercial Real Estate Services, LP, Brokerage**

55 Commerce Valley Drive West, Suite 501, Markham, ON L3T 7V9

Office +1 905 474 1155 Fax +1 905 886 5744

**avisonyoung.ca**

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