



# LAKERIDGE

LOGISTICS CENTRE

HIGHWAY 401

LEASED

UP TO  
740,000 SF  
AVAILABLE

KINGSTON ROAD EAST

250,000-740,000 SF FOR LEASE

537 KINGSTON ROAD EAST | AJAX, ONTARIO

DEVELOPED BY

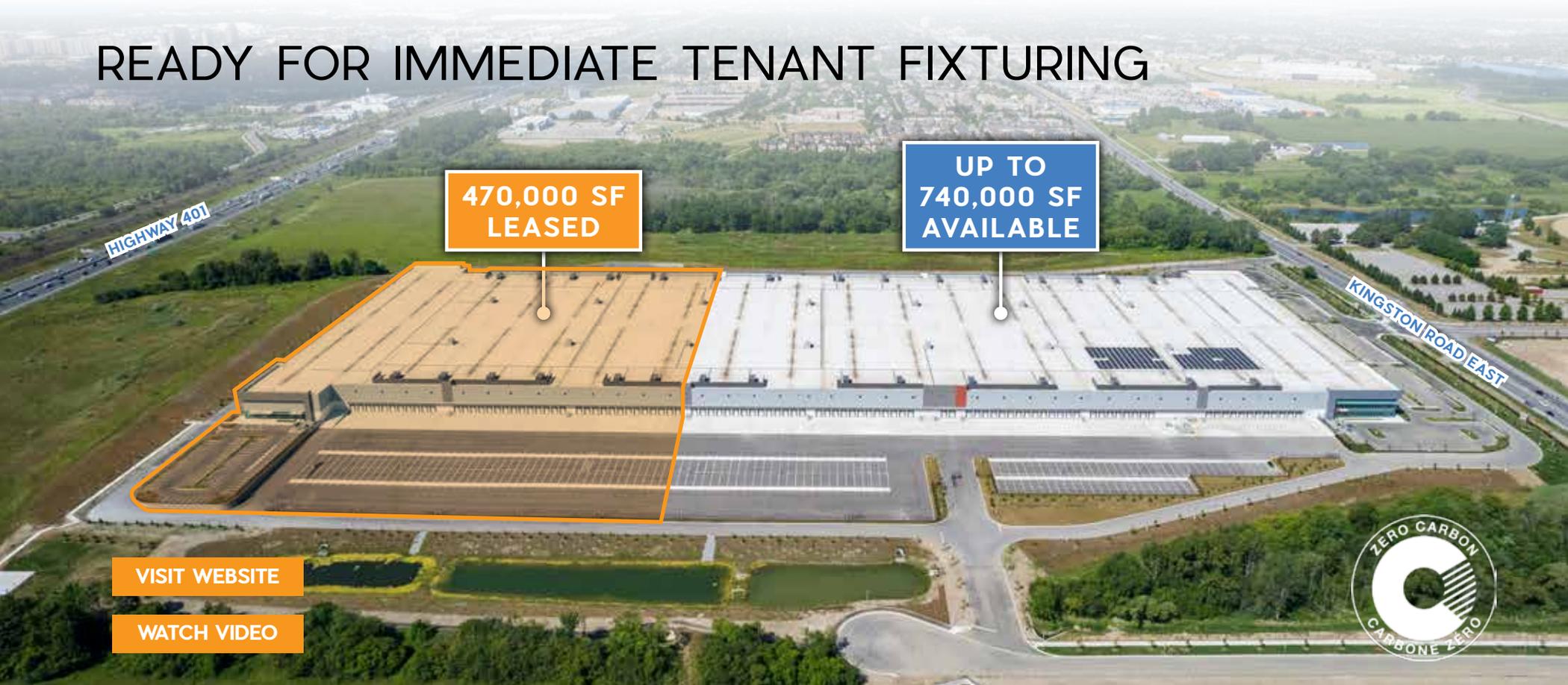


MARKETED BY



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

## READY FOR IMMEDIATE TENANT FIXTURING



470,000 SF  
LEASED

UP TO  
740,000 SF  
AVAILABLE

VISIT WEBSITE

WATCH VIDEO

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



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



# PROPERTY HIGHLIGHTS



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



**250,000 - 740,000 SF**  
of available space



**OCCUPANCY**  
ready for immediate tenant fixturing



**FLEXIBLE DESIGN**  
with ability to demise

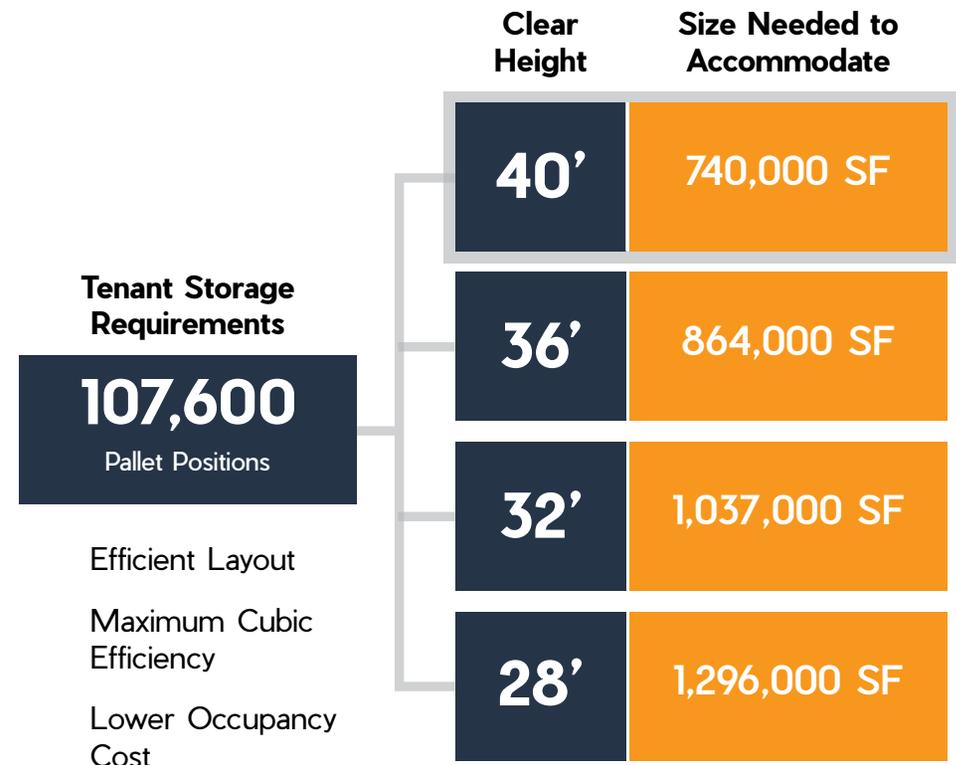


**VISIBLE FROM HIGHWAY 401**  
with accessibility to the largest markets in Canada



**PRIME LOGISTICS SPACE**  
with state-of-the-art construction

## 40' CLEAR HEIGHT SAVINGS TENANT STORAGE REQUIREMENTS



# SITE PLAN & SPECS

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



**TRANSIT STOPS**  
Kingston West/East  
Bound @ Alexanders  
Crossing



**SHIPPING**  
131 Truck Level Doors  
2 Drive-in Doors



**CLEAR HEIGHT**  
40'



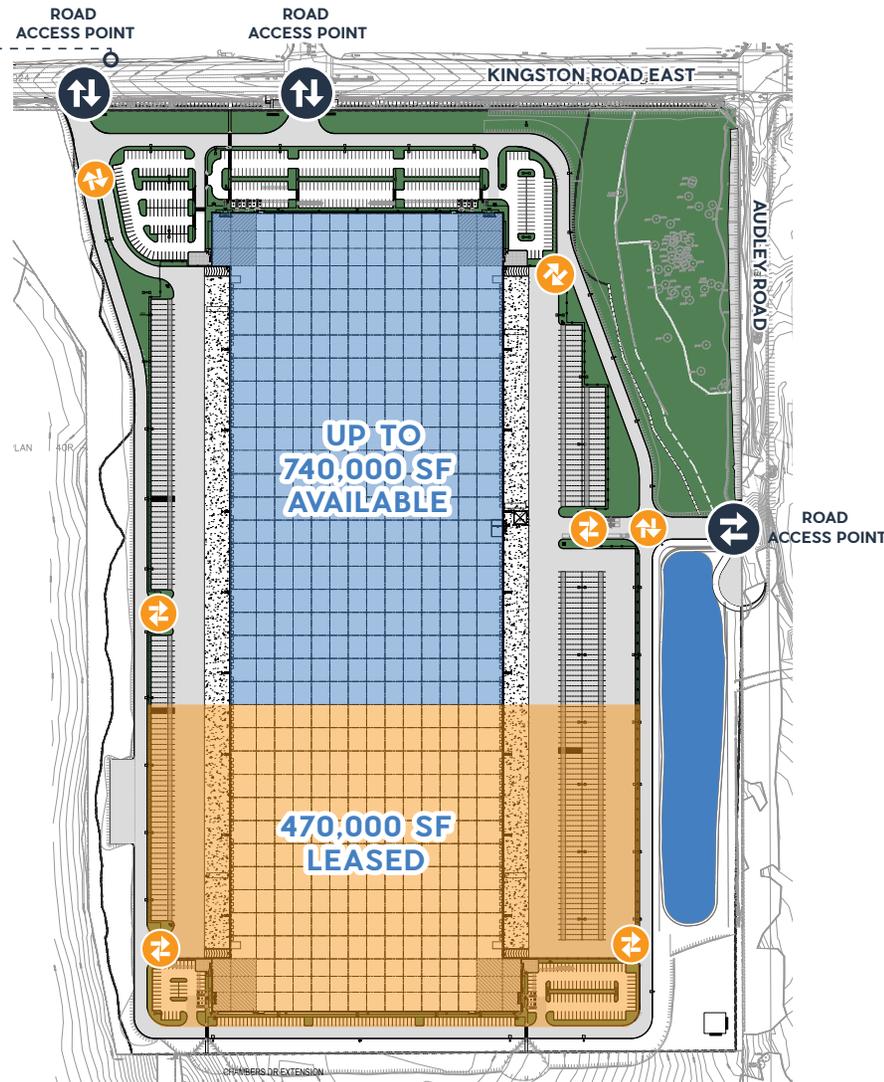
**PARKING**  
Auto: 413 Stalls  
Trailer: 178 Stalls  
EV: 38 Stalls



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



**SUSTAINABILITY**  
Zero Carbon  
Design Certified



**LIGHTING**  
LED



**HVAC**  
Fully heated & air  
conditioned



**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'



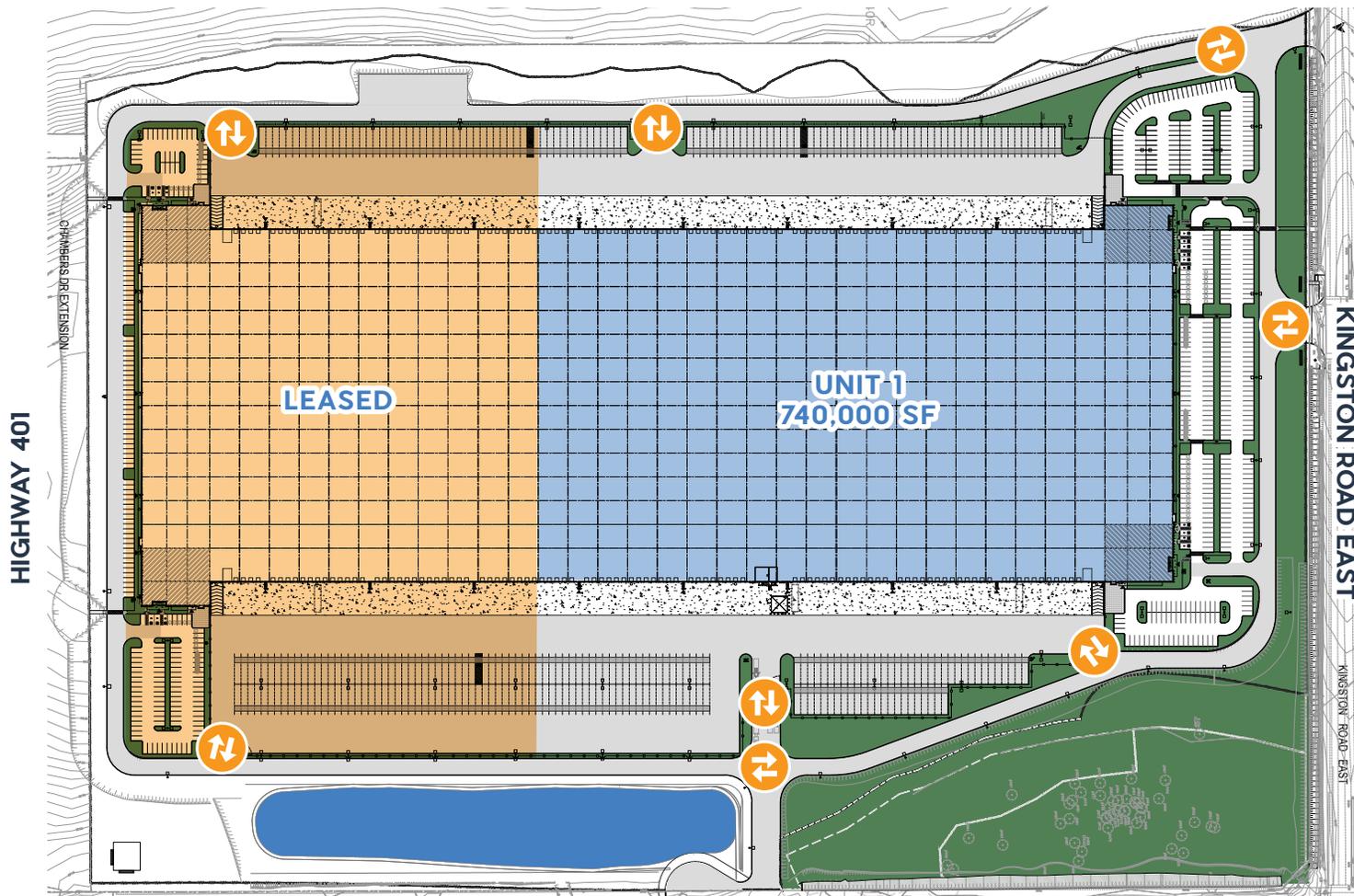
**SPRINKLERS**  
ESFR

# DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

## DEMISING CONCEPT 1



### AVAILABLE SIZES

Unit 1	740,000 SF
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### OFFICE AREA

Build to Suit

### SHIPPING

Unit 1	131 TL / 2 DI
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### TRAILER PARKING

Unit 1	178 Stalls
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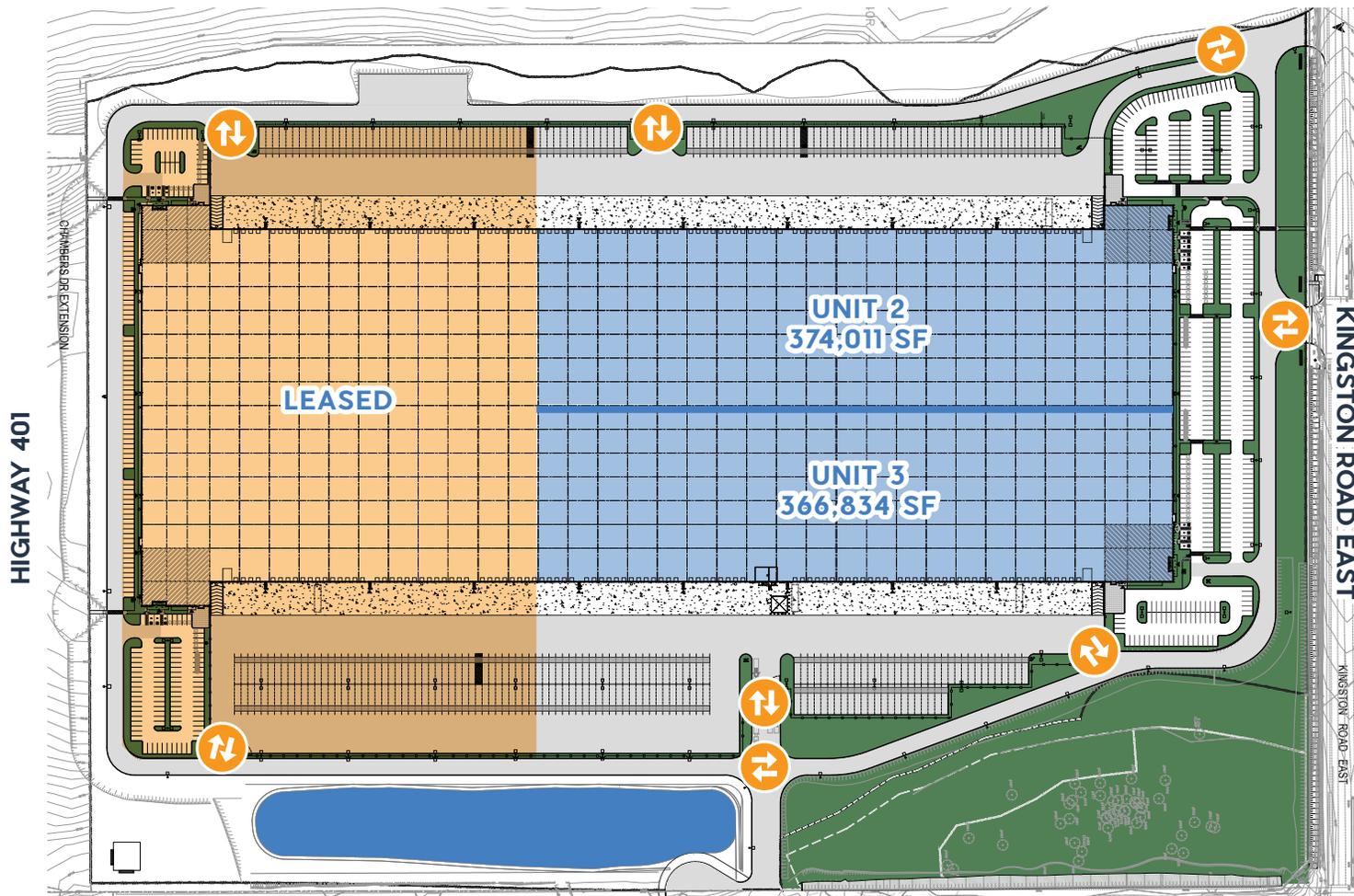
Note: Demising options are flexible. Speak with listing agent for details.

# 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	68 Stalls
Unit 3	110 Stalls

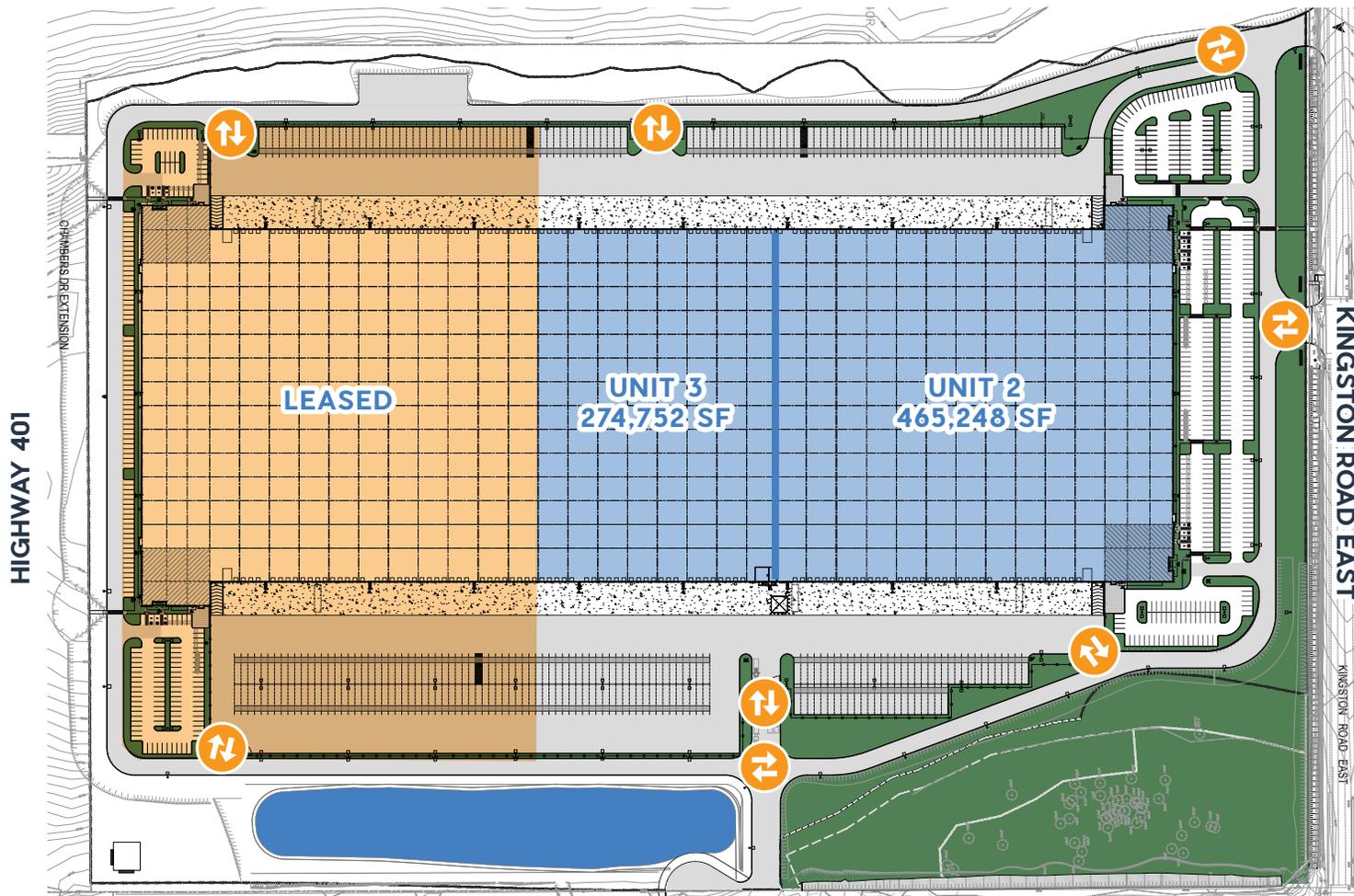
Note: Demising options are flexible. Speak with listing agent for details.

# 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	100 Stalls
Unit 3	78 Stalls

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

# ZERO CARBON DESIGN CERTIFIED

THE FIRST OF ITS KIND IN CANADA



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

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.



High-performance envelope and ultra-efficient mechanical systems



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



Solar-ready roof ready for expanded usage



Superior indoor air quality and filtration



Fully integrated building automation system (BAS)



Electrified heating systems



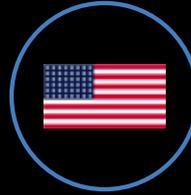
Increased incoming electrical capacity to support existing and future electrification needs



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

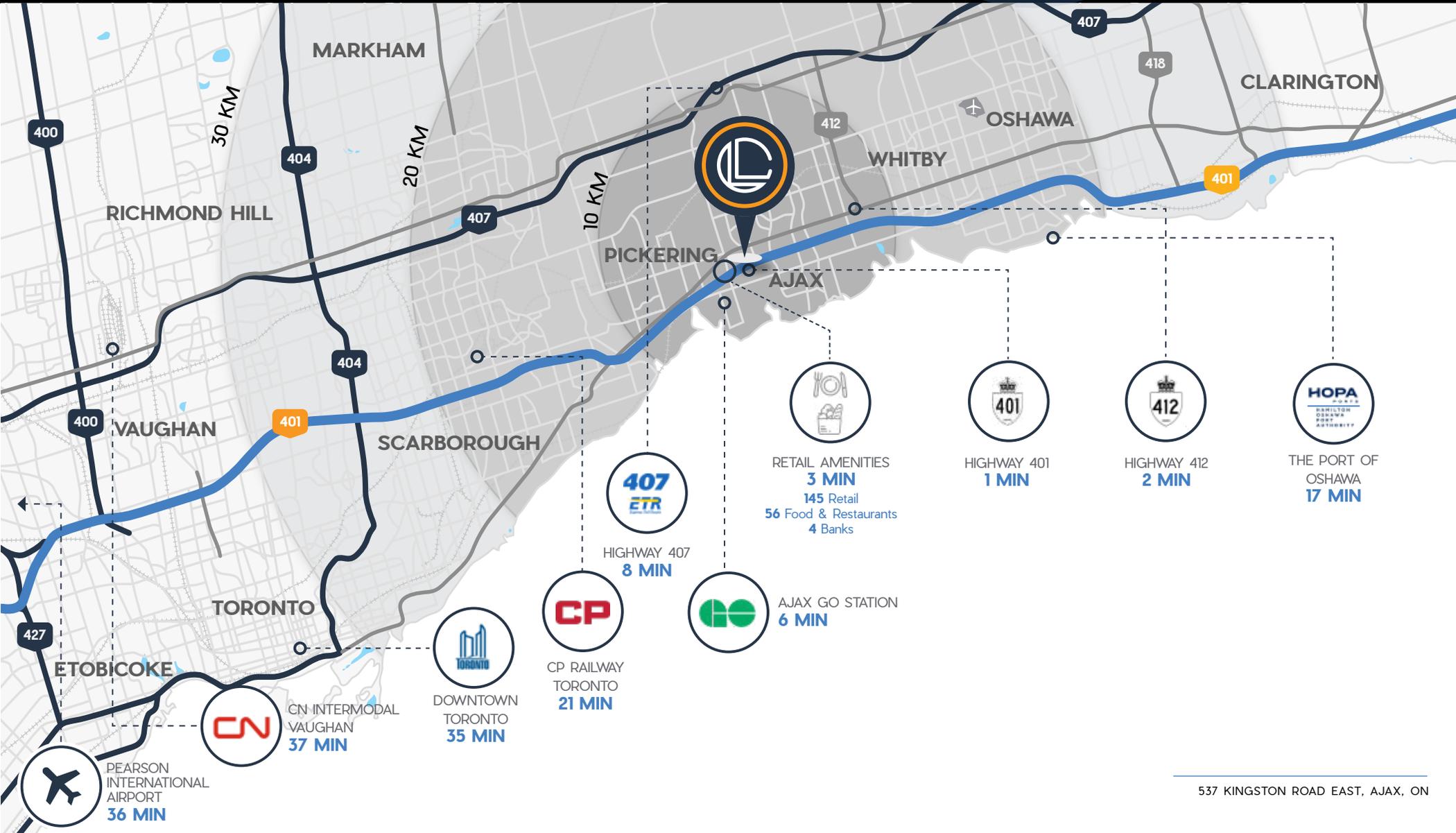
# LOCATION OVERVIEW

← ---  
 BUFFALO US  
 CROSSING  
**3 HR 10 MIN**



--- →  
 THOUSAND ISLANDS  
 US BRIDGE CROSSING  
**2 HR 35 MIN**

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



# CORPORATE NEIGHBOURS

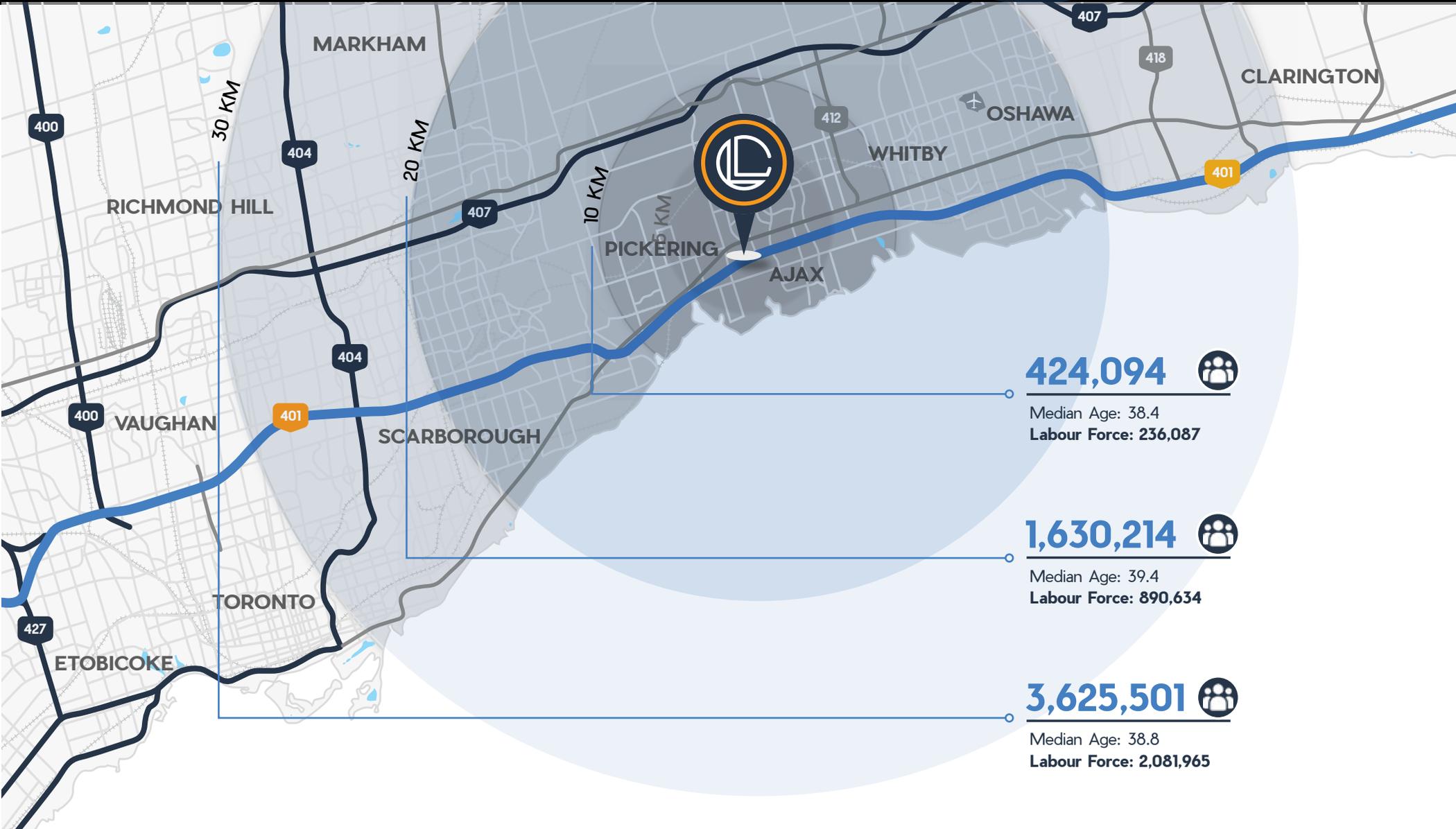


ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



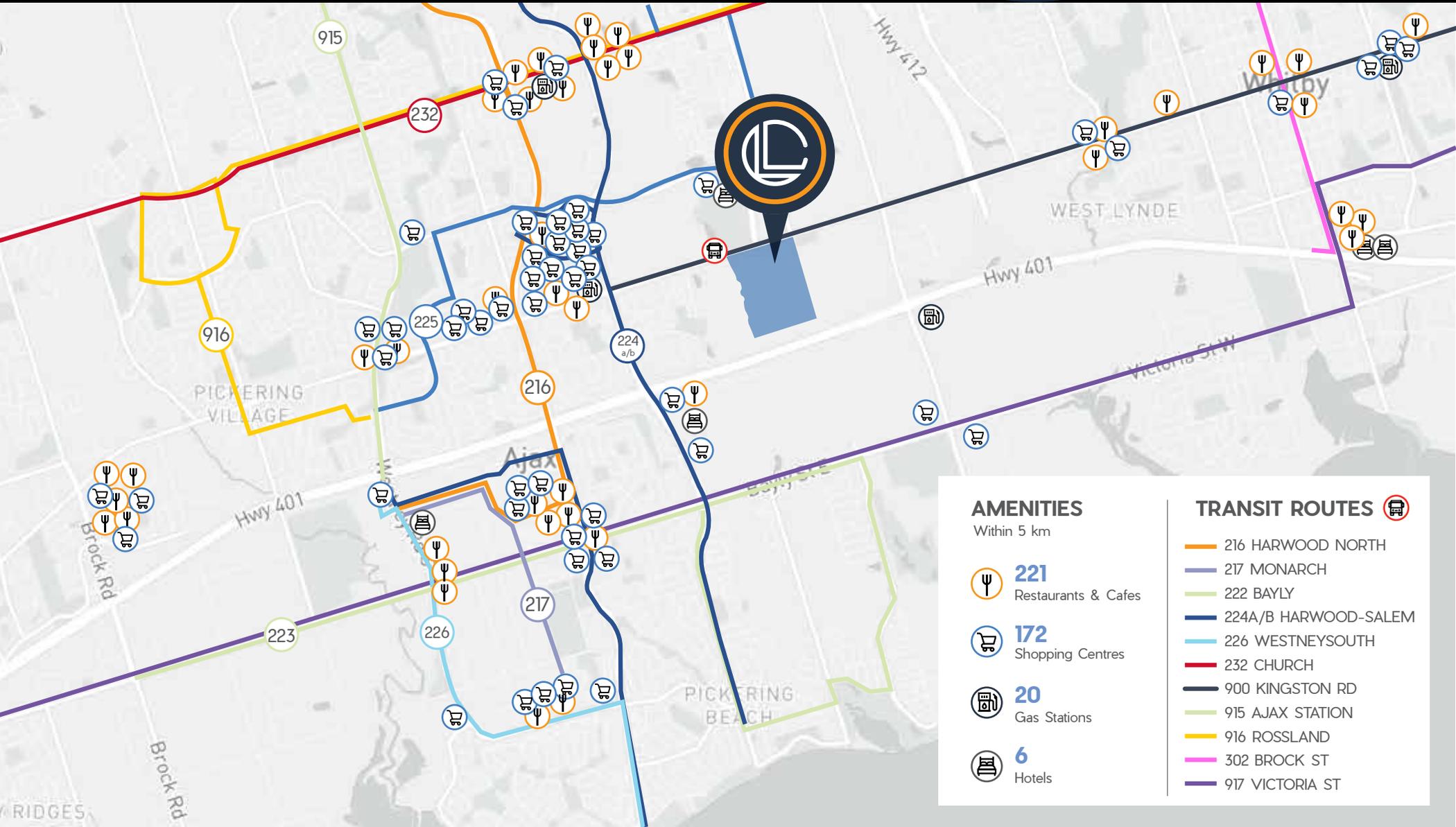
# PRIME DEMOGRAPHICS

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



# LOCATION OVERVIEW

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



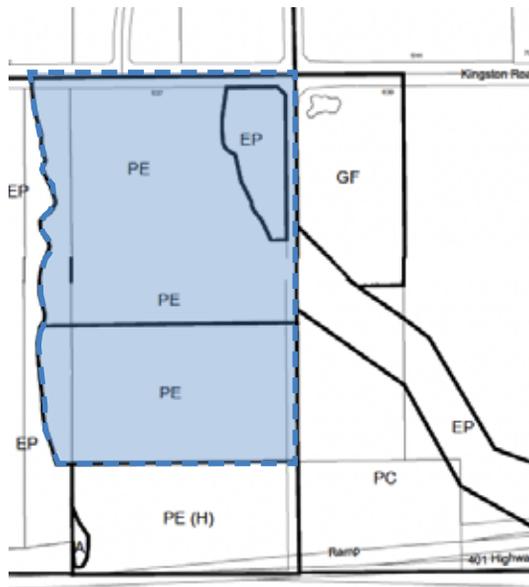
# ZONING & PERMITTED USES



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

## 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 i) 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](http://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](http://avisonyoung.com)



# LAKERIDGE

## LOGISTICS CENTRE

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\*Sales Representative