

Investment Opportunities

Town of Ajax | October 29, 2021



ajax.ca/business



Discover the Ajax Advantage

- Strategic location
- Diverse and educated workforce
- Economic Development #1 Priority of Council
- High Quality of Life

AJAX ADVANTAGE

Where Innovative Leadership connects industry with talent and technology to compete globally.



Recent Investments



Amazon HQ
789 Salem Road North



**Ajax Pickering
Hospital LTC Accelerated
Build Project**
580 Harwood Avenue South



**H&M Distribution
Facility**
Salem Road and Kerrison Drive

Key Investment Opportunities

- Office and retail space at Pat Bayly Square
- GTA East Industrial Park
- Hunt Street Property in Central Ajax

For Lease



For Lease

- Office and Retail space at Pat Bayly Square, the first of it's kind in Durham Region



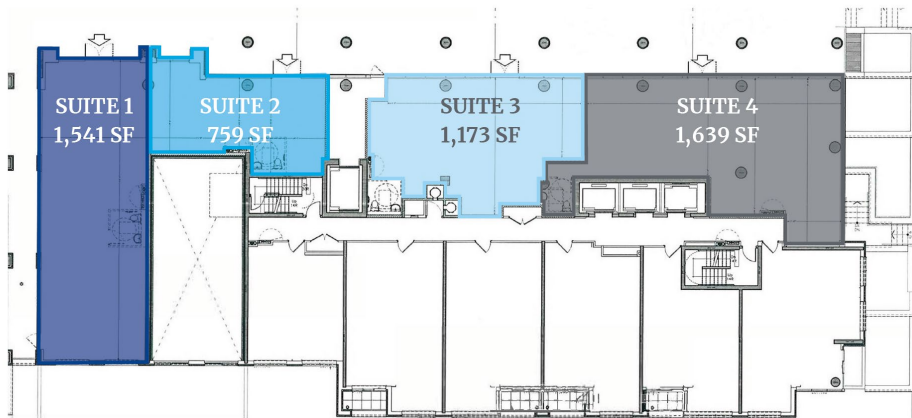
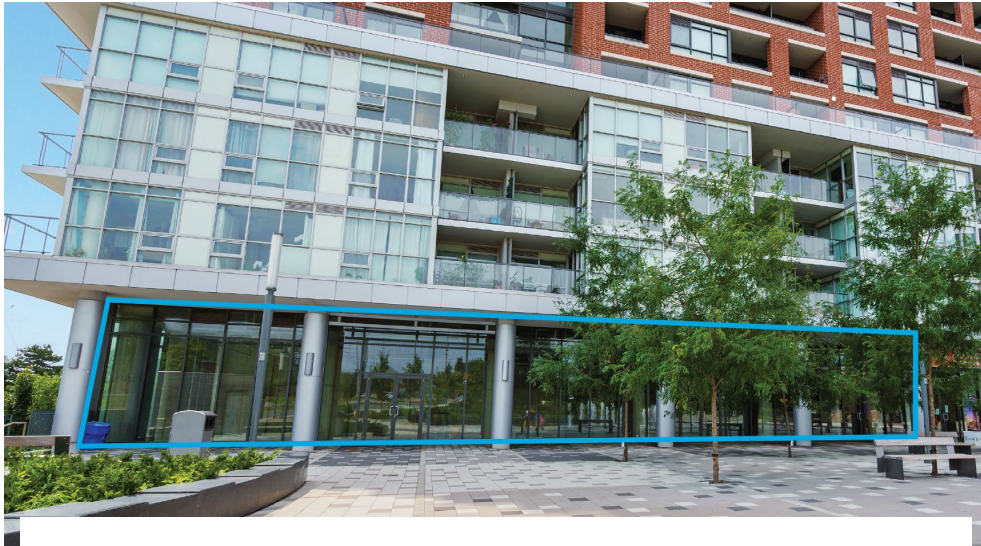
65 Bayly Street West



Address	65 Bayly Street West, Ajax	
Location	The building is centrally located in the heart of the Durham region and conveniently located to numerous amenities	
Zoning	Downtown Central Area/Mixed Use (DCA/MU) and is also subject to Zoning Exception 38	
Typical Floor	12,500 SF	
Parking	Ample underground and visitor parking	
Rentable Area	Suite 201	2,500 SF*
	Suite 202	3,000 SF*
	Third Floor	14,163 SF*
	Total	19,663 SF
Net Rent	\$15.00 PSF	
Additional Rent	\$13.00 PSF (2020)	
Available	Immediately	

*Divisible

420 Harwood Avenue



Address	420 Harwood Avenue, Ajax
Location	420 Harwood is the second building of a projected six tower development. The retail is ground floor, fronts onto Pat Bayly Square, and is located next to the skating rink/fountain
Zoning	Downtown Central Area/Mixed Use (DCA/MU) and is also subject to Zoning Exception 38
Typical Floor	12,500 SF
Parking	Ample underground and visitor parking
Rentable Area	Suite 1 1,541 SF* Suite 2 759 SF* Suite 3 1,173 SF* Suite 4 1,639 SF*
	Total 5,112 SF
Net Rent	\$30.00 PSF
Additional Rent	\$12.50 PSF (2020)
Available	Immediately

*Divisible

GTA East Industrial Park

Join anchor tenants Amazon and H&M in the last remaining building of Ajax's most prestigious business park!

Building C

Clear Height	40'
Building Area	189,811 Sq. Ft.
Bay Size	56' x 44'6"
Marshalling Bay	60'
Office	To suit
Parking	183 stalls
Trailer Parking	12 spaces
Loading	26 Truck level doors 1 Drive-in door
Sprinklers	ESFR



For Sale



285-289 Hunt Street & 232-234 Mackenzie Avenue

Rare opportunity to acquire 22.95 acres of Industrial land in Central Ajax



Lot Size	22.95 acres
Zoning	HE – Heavy Equipment
Typography	Generally flat, compacted with gravel
Servicing	To the lot line
Property Taxes	\$130,253.46 (2019)
Total Building Size	19,952 sq. ft.
Clear Height	16'

**Thank you for your time.
Questions?**



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