

435

MACKENZIE AVE

AJAX

PERMITS OUTSIDE STORAGE
WITH TWO DEVELOPMENT
CONCEPTS

3.124 ACRES

INDUSTRIAL LAND CLOSE TO
HIGHWAY 401 AND AJAX GO



**CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

The subject property is located in the Town of Ajax. The total land area comprises 3.124 acres within an established industrial park, with proximity to Highway 401 and Ajax GO access. Zoning permits a wide range of uses including Automotive & Outside Storage.

LAND SIZE

3.124 ACRES

LOT DIMENSIONS

425.85 FT x 318.83 FT x
425.57 FT x 320.28

SERVICES

MUNICIPAL SEWER & WATER

ZONING

GE -
GENERAL EMPLOYMENT

DESIGNATED

EMPLOYMENT - INDUSTRIAL

ASKING PRICE

\$4,975,000.00

// **435 MACKENZIE AVENUE**
AJAX, ONTARIO

435 MACKENZIE AVENUE, AJAX, ON

3.124 ACRE INDUSTRIAL DEVELOPMENT CONCEPT

SITE SUMMARY

Total Site Area	3.124 Acres (136,088 SF)
Building Area	±64,000 SF
Site Coverage	±35%
Clear Height	28'
Loading	10 TL Doors 2 DI Doors
Trailer Parking	52 Spaces
Car Parking	38 Spaces
Zoning	GE (General Employment)

SITE PLAN



MASSING AND DIMENSIONS (CONCEPTUAL)

Building Width	±320'
Building Depth	±200'
Shipping Court Depth	±130'
Trailer Stalls	52
Car Parking	38



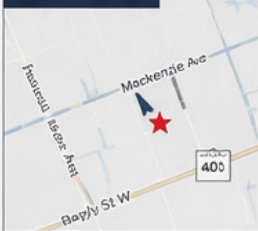
FRONT ELEVATION (FACING MACKENZIE AVENUE)

CONCEPT HIGHLIGHTS

- Modern industrial facility with efficient design
- ±64,000 SF building on 3.124 acres (35% site coverage)
- 28' clear height
- 10 truck level doors, 2 drive-in doors
- 52 trailer parking spaces
- Excellent access to Highway 401 and Greater Toronto Area



KEY MAP



LOCATION ADVANTAGES

- Minutes to Highway 401
- Strong labour pool
- Surrounded by industrial amenities and established businesses
- Excellent access for trucks and shipping

Note: Conceptual rendering and site plan for illustrative purposes only.

435 MacKenzie Avenue

Ajax, Ontario

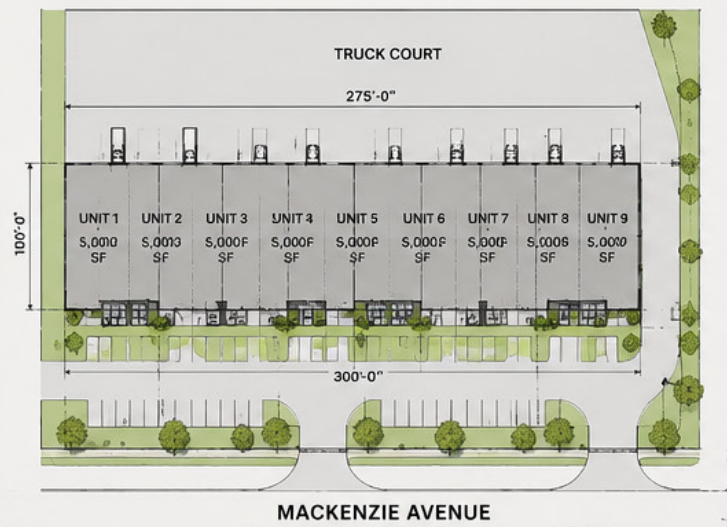
MULTI-TENANT INDUSTRIAL CONCEPT

3.124 ACRES (136,088 SF)

One Multi-Tenant Industrial Building
±45,000 SF Total
8 – 9 Demised Units @ ±5,000 SF Each
Clear Height: 28' – 32'



SITE PLAN (CONCEPT)



BUILDING FEATURES

- 8 – 9 demised units @ ±5,000 SF
- Clear height: 28' – 32'
- 12' x 14' grade-level loading door per unit
- 100 amp / 600V electrical service per unit
- Gas-fired unit heaters
- LED lighting
- Concrete tilt-up construction
- ESFR sprinkler system
- Zoned Prestige Employment (PE)
- Excellent access to Hwy 401, 412 & 407

UNIT BREAKDOWN (CONCEPT)

Number of Units:	8 – 9
Unit Size (Each):	±5,000 SF
Total Building Area:	±45,000 SF
Clear Height:	28' – 32'
Loading:	1 Drive-In Door per Unit
Power:	100A / 600V per Unit

SITE SUMMARY

Site Area:	3.124 Acres (136,088 SF)
Building Area:	±45,000 SF
Coverage:	±33%
Landscaped Area:	±35%
Parking Spaces:	±64 (1.42 / 1,000 SF)
Trailer Parking:	±6
Zoning:	Prestige Employment (PE)

*Conceptual / Subject to Approval

KEY SITE ADVANTAGES

- **Prime Ajax Location**
Minutes to Highways 401, 412 & 407
- **Strong Labour Pool**
Access to skilled workforce
- **Flexible For Tenants**
Ideal for a range of light industrial uses
- **Modern Design**
Attractive curb appeal and functional layout



Conceptual plan for marketing purposes only. Final design, dimensions, and specifications subject to municipal approval and detailed design.

// PROPERTY ZONING



// ZONING BY-LAW

6.4 Employment Zones

No person shall use any land or erect, alter or use any building or structure in any Employment Zone except in accordance with Sections 6.4.1 and 6.4.2 of this By-law.

6.4.1 Permitted Uses

(Amended by By-law 50-2013)

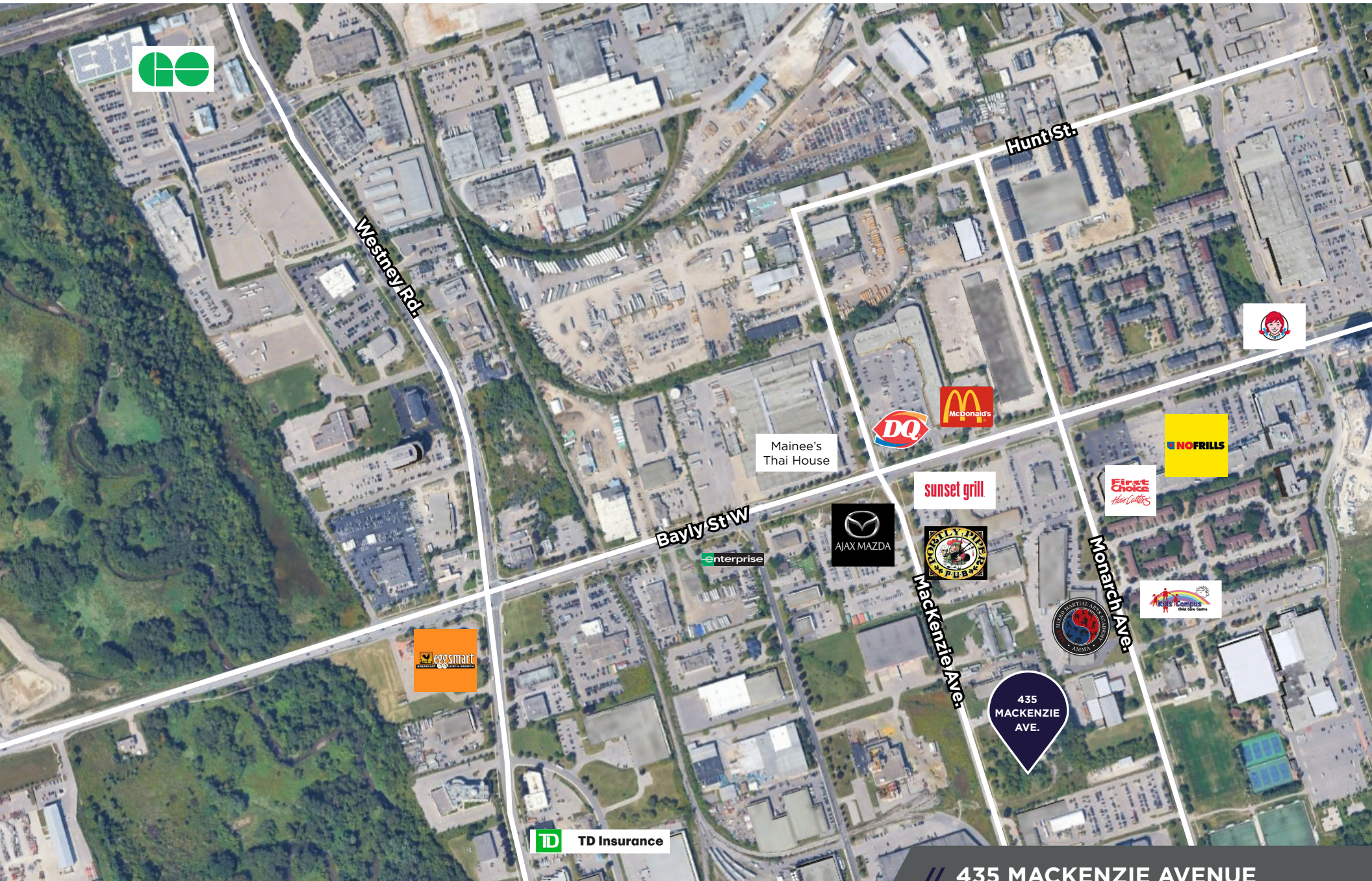
The following table establishes the uses permitted in the Employment Zones.

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Accessory Retail Sales Outlet (1)	*	*	*
Banquet Facilities	*		
Building And Construction Materials Facility		*	*
Commercial Fitness Centre	*		
Commercial School (6)	*		
Community Centre	*		
Contractors Yard		*	*
Day Care Facility	*		
Drive-Thru Facility	*		
Dry Cleaning Establishment	*	*	
Emergency Service Facilities	*	*	*
Financial Institution	*		
Fuel Storage Supply Yard			*
Funeral Home	*		
Hotel	*		
Licensed Accessory Outdoor Patio (4)	*		
Light Manufacturing (2)	*	*	*
Machinery And Equipment Sales And Rental		*	*
Manufacturing		*	*
Medical Clinic	*		
Motel	*		

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Motor Vehicle Repair Facility		*	*
Motor Vehicle Rental Establishment	*	*	
Motor Vehicle Sales Establishment	*	*	
Motor Vehicle Washing Establishment		*	*
Offices	*	*	*
Outdoor Storage (3)		*	*
Personal Service Shop	*		
Place Of Assembly	*		
Place Of Entertainment	*		
Place Of Worship (5)			
Public Storage Facility	*	*	
Recreation Facility	*		
Restaurant	*		
Restaurant, Drive-Thru	*		
Service or repair shop	*	*	*
Sports arena	*		
Transportation Depot			*
Unlicensed Accessory Outdoor Patio	*		
Veterinary clinic	*	*	
Warehouse/ Distribution Centre	*	*	*

- (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.
- (4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1.
- (5) A place of worship shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.

// AMENITIES MAP



435 MACKENZIE AVENUE
AJAX, ONTARIO

435

MACKENZIE AVE
AJAX



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