

NOW PRICED!

Excess Land

660 MONARCH AVENUE

AJAX, ON | FOR SALE | FOR LEASE

UP TO 122,842 SQ. FT. ON 7.28 AC. AVAILABLE FOR LEASE OR SALE

ADDITIONAL +3 AC. OF GENERAL EMPLOYMENT OUTSIDE STORAGE LAND AVAILABLE



CBRE

PROPERTY DETAILS

Building Size

114,178 - 122,842 sq. ft.

Warehouse Area

100,705 sq. ft.

Clear Height

20-28 ft.

Excess Land

+/- 3 Acres of Excess Land
also Available For Sale Separately
- Please Speak with Listing Agents

Power

600 volts / 1,600 amps

Occupancy

Immediate

TMI (2025)

\$3.54 PSF

Taxes (2023)

\$153,851.90

Lot Size

7.28 ac.
(Lot size TBC subject to severance)

Office Area

Up to 18% (Office sq. ft. to be
determined based upon Tenant's need)

Shipping

14 truck-level doors
1 drive-in door

Zoning

PE & GE

Parking

205 employee parking spots
and 38 trailer spots

Asking Rate

Please Speak with Listing Agents

Asking Price: \$25,950,000

FEATURES



Close Proximity
to Highway 401



Low Coverage
Ratio



Trailer
Parking



Excellent
Shipping



PROPERTY OVERVIEW



UNIT 1

Size
54,881 sq. ft.

Office
2,923 sq. ft.

Clear Height
20 ft.

Shipping
5 truck-level doors

UNIT 2

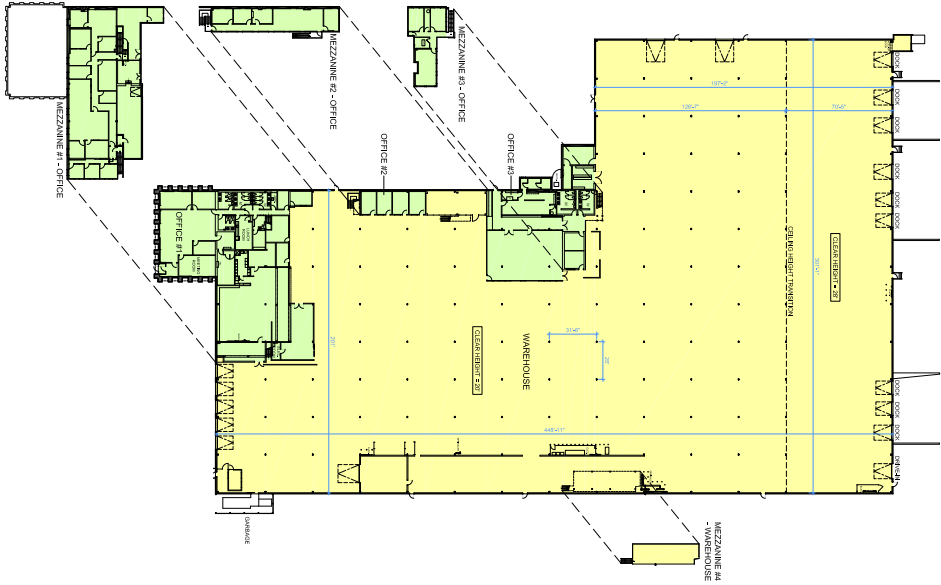
Size
59,297 sq. ft.

Office
3%

Clear Height
20 - 28 ft.

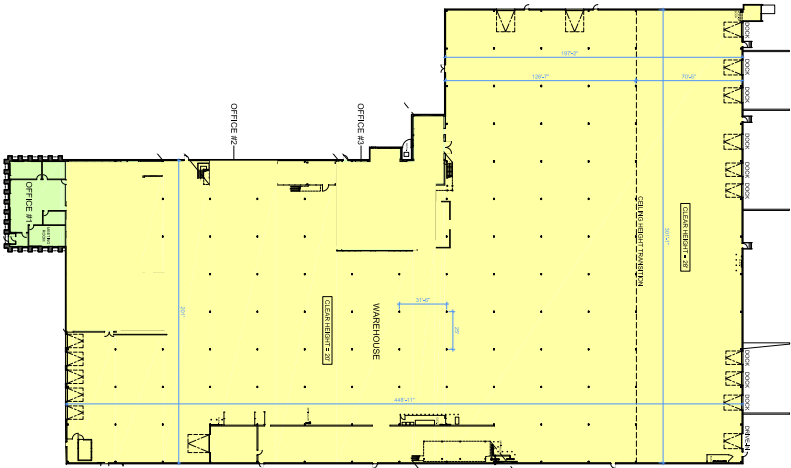
Shipping
9 truck-level doors; 1 drive-in door

FULL BUILDING OPTIONS



OPTION 1 AS-IS

Total SF: 122,842 sq. ft.
Warehouse: 100,705 sq.ft.
Ground Floor Office: 14,058 sq.ft.
Office Mezzanine: 8,664 sq. ft.

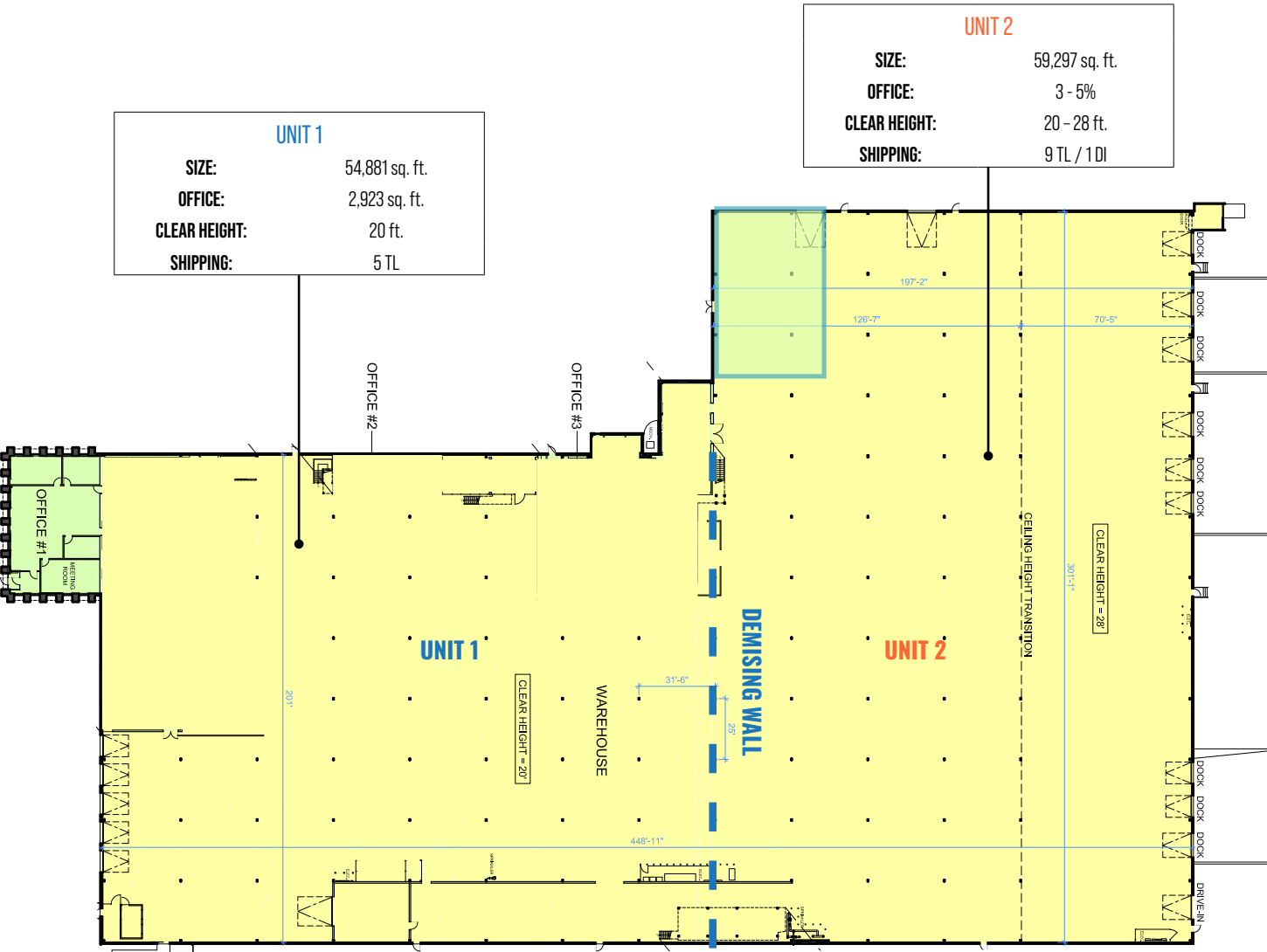


OPTION 2 GROUND FLOOR ONLY

Total SF: 114,178 sq. ft.
Warehouse: 111,255 sq.ft.
Ground Floor Office: 2,923 sq.ft.

DEMISING OPTIONS

Office Build Out
Location



EXCESS LAND SCENARIOS

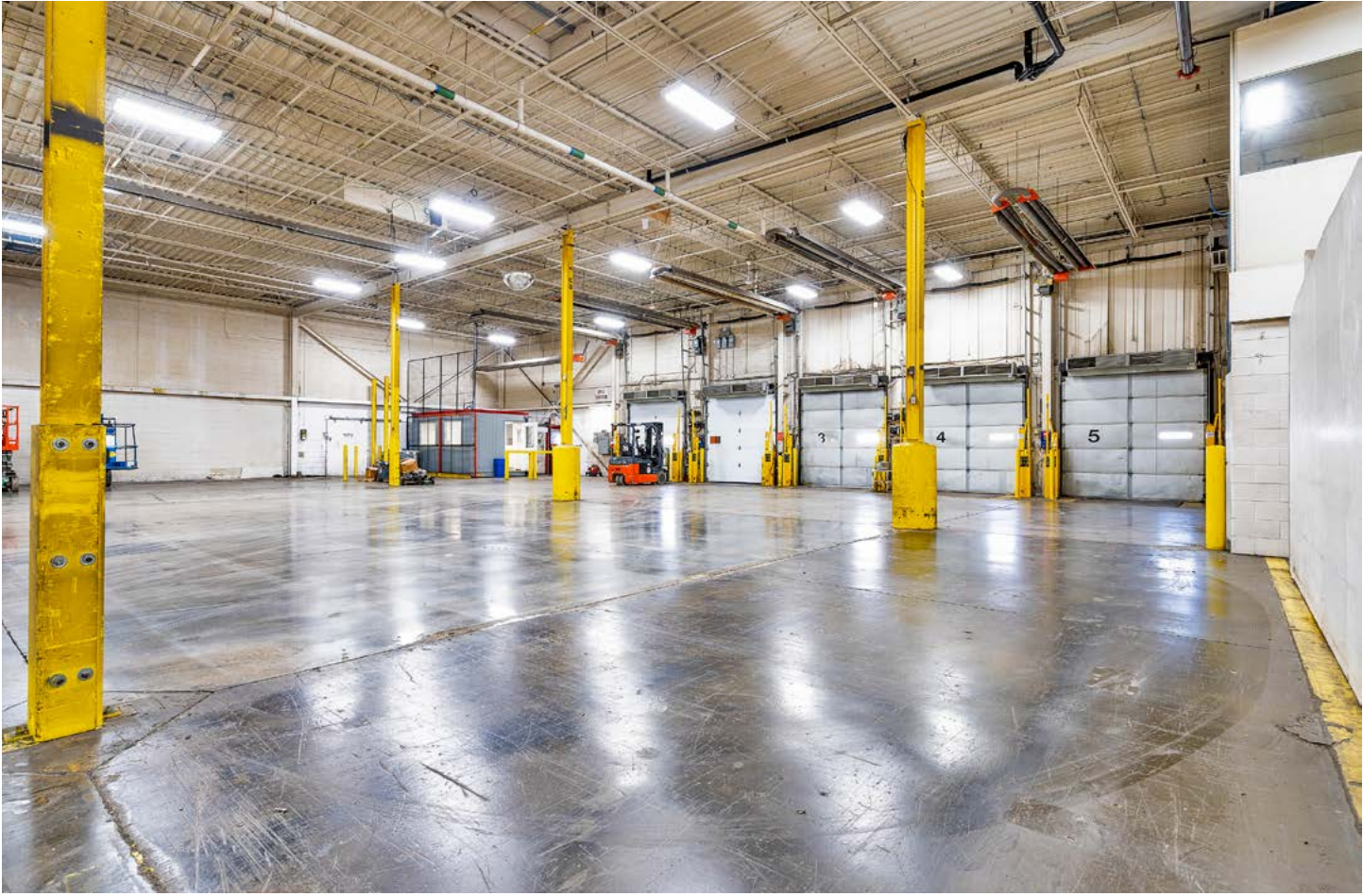
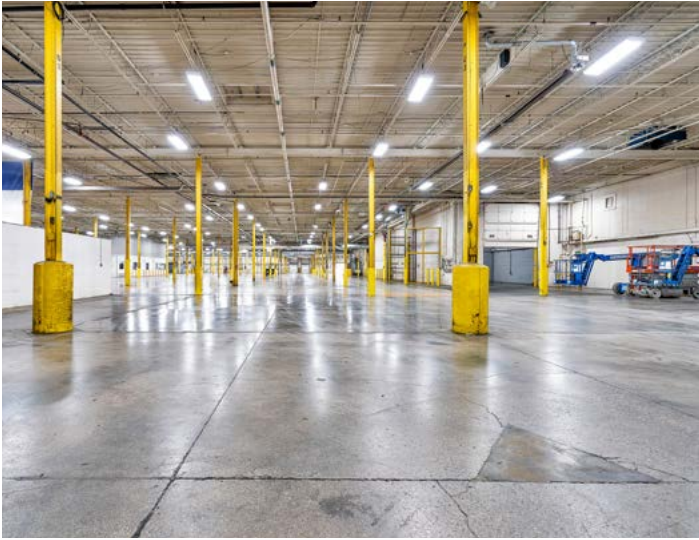
SCENARIO 1 ADDITIONAL TRAILER PARKING



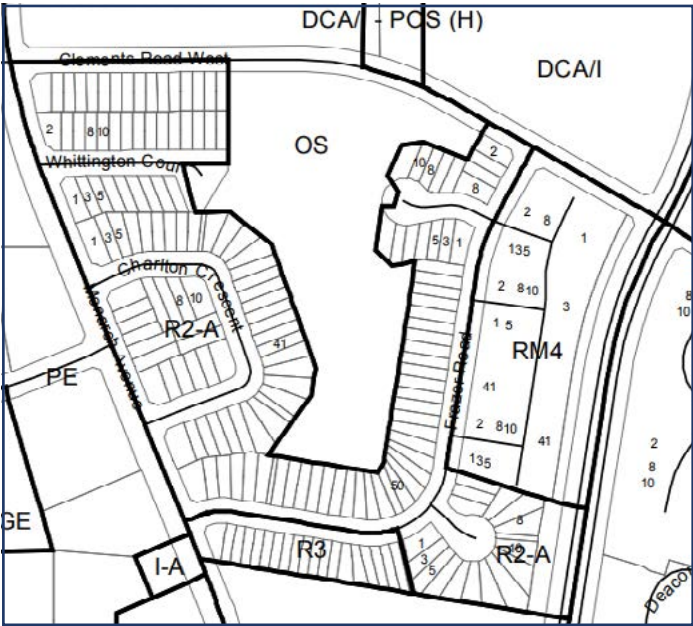
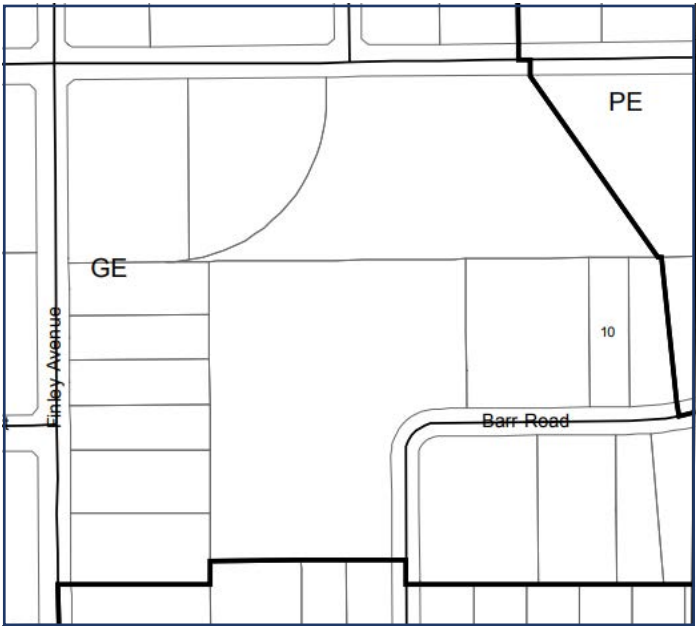
SCENARIO 2 ADDITIONAL INDUSTRIAL BUILDING



INTERIOR & EXTERIOR



ZONING INFORMATION



PERMITTED USES

6.4 EMPLOYMENT ZONES

No person shall use any land or erect, after or use any building or structure in any employemnt 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	•		
Motor Vehicle Repair Facility		•	•
Motor Vehicle Rental Establishment	•	•	
Mother 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	•	•	•

- May not exceed 20% of the GFA of the *premises* in which it is located.
- Manufacturing* is permitted only in wholly enclosed *buildings*.
- Outdoor storage* shall not exceed 50% of the site area and shall not be visible from the street.
- A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1
- 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.
- 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.

6.4.2 Zone Standards

The following table establishes the zone standards in the Employment Zones.

	Zone Standards		
	PE Prestige Employment	GE General Employment	HE Heavy Employment
Minimum Lot Area	4200.0 m ²		
Min. Setback From Front Lot Line	9.0 m	9.0 m	9.0 m
Min. Setback From Exterior Side Lot Line	3.0 m	3.0 m	9.0 m
Min. Setback From Interior Side Lot Line (*1)(*2)	4.5 m	3.6 m	3.6 m
Min. Setback From Rear Lot Line (*2)	3.0 m	3.0 m	3.0 m

- Plus 0.3 metre extra for each additional 1.0 metre of *building height* in excess of 12.0 metre.

SURROUNDING AREA

Nearby Amenities

Restaurants

- 1 The Blue Rooster
- 2 The South Lake Grill
- 3 Pizza Pino
- 4 Retro Burger
- 5 Portly Piper Pub
- 6 Sunset Grill
- 7 Mucho Burrito
- 8 Hardy John's Bar & Grill

Fitness

- 1 CrossFit Living the Dream
- 2 Riddin Fitness
- 3 Perfect Form
- 4 Me First
- 5 GoodLife Fitness

Gas

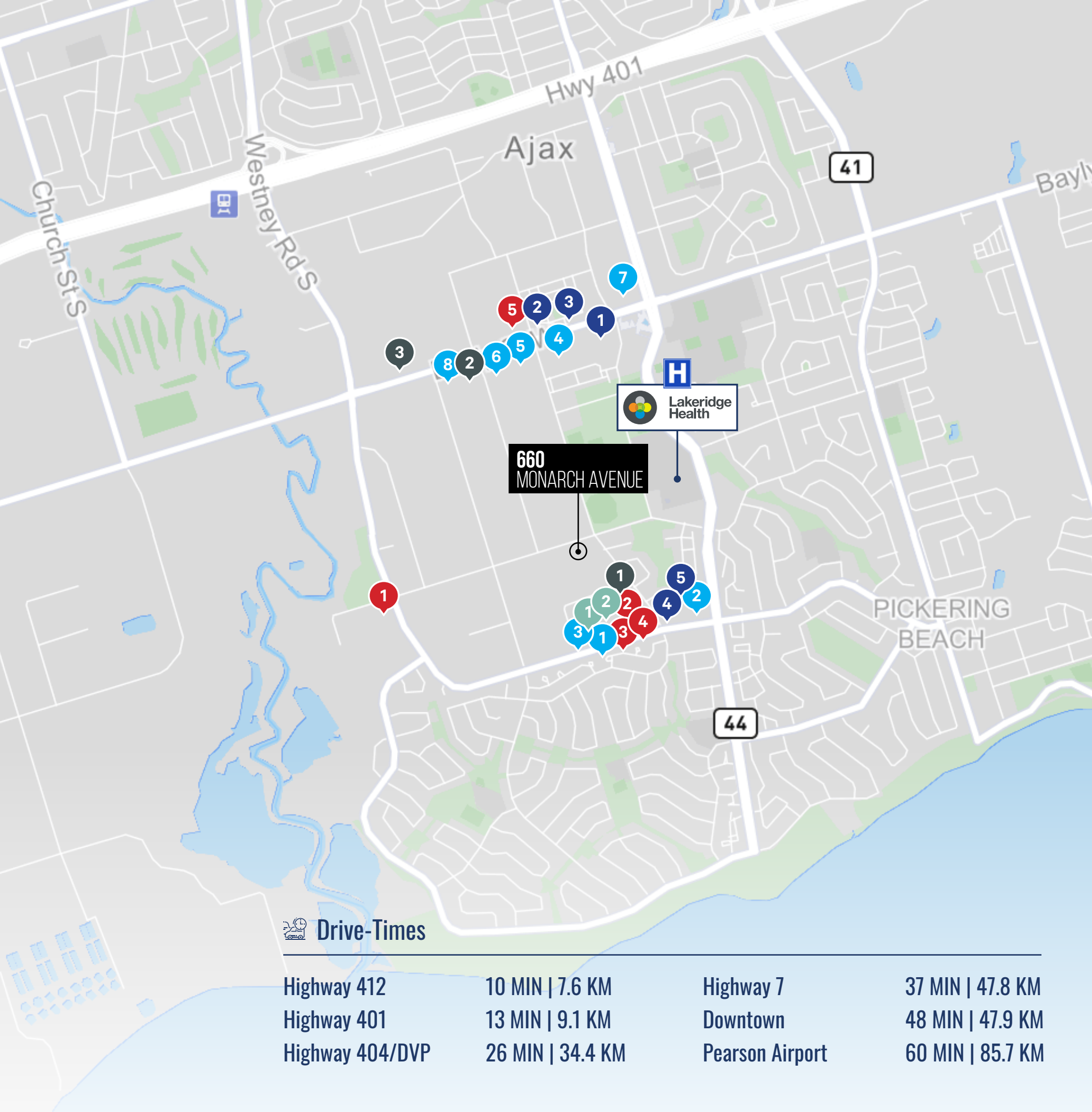
- 1 Shell
- 2 Havoline
- 3 Esso

Shopping

- 1 Baywood Centre
- 2 Mackenzie Plaza
- 3 Monarch Plaza
- 4 Sobeys
- 5 Rexall

Banks

- 1 BMO
- 2 Manulife
- 3 TD Canada Trust
- 4 RBC



Drive-Times

Highway 412	10 MIN 7.6 KM	Highway 7	37 MIN 47.8 KM
Highway 401	13 MIN 9.1 KM	Downtown	48 MIN 47.9 KM
Highway 404/DVP	26 MIN 34.4 KM	Pearson Airport	60 MIN 85.7 KM



ABOUT THE LANDLORD

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Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.

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