

FOR LEASE

555 BECK AJAX, ON CRESCENT

~50,000 Sq. Ft. New State-of-the-Art
Industrial Unit • Q1 2024

Concept Rendering

Site Plan Approved!



Property Details

Size	49,793 sq. ft.
Office Build Out	5%
Clear Height	32 ft.
Shipping	11 truck-level doors
Column Spacing	30 x 30 ft. bays
Power	600 Volts / 600 Amps
Parking Stalls	77 stalls
Additional Rent	\$2.21 per Sq. Ft. (2022)
Zoning	Prestige Employment
Delivery Date	Q1 2024
Asking Rate	Please speak with Listing Agents

PROUDLY SEEKING

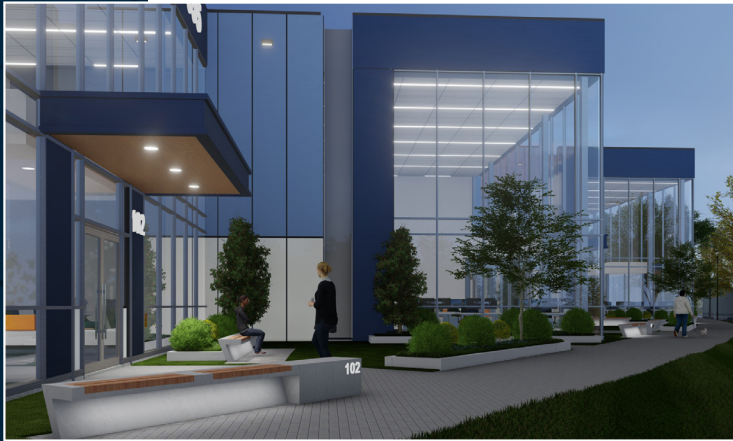


UPGRADES TO:

- ROOF
- EV CHARGING STATIONS
- PANELS
- PLUMBING FIXTURES



Renderings



Site Plan



PROPOSED BUILDING
4,626.00 sq. m.
49,7939 sq. ft.
H = 10.55 m

BECK CRESCENT



Subject to receipt of a zoning variance if one is required for any of the elements set out in the Site Plan above.

Demographics

10 KM

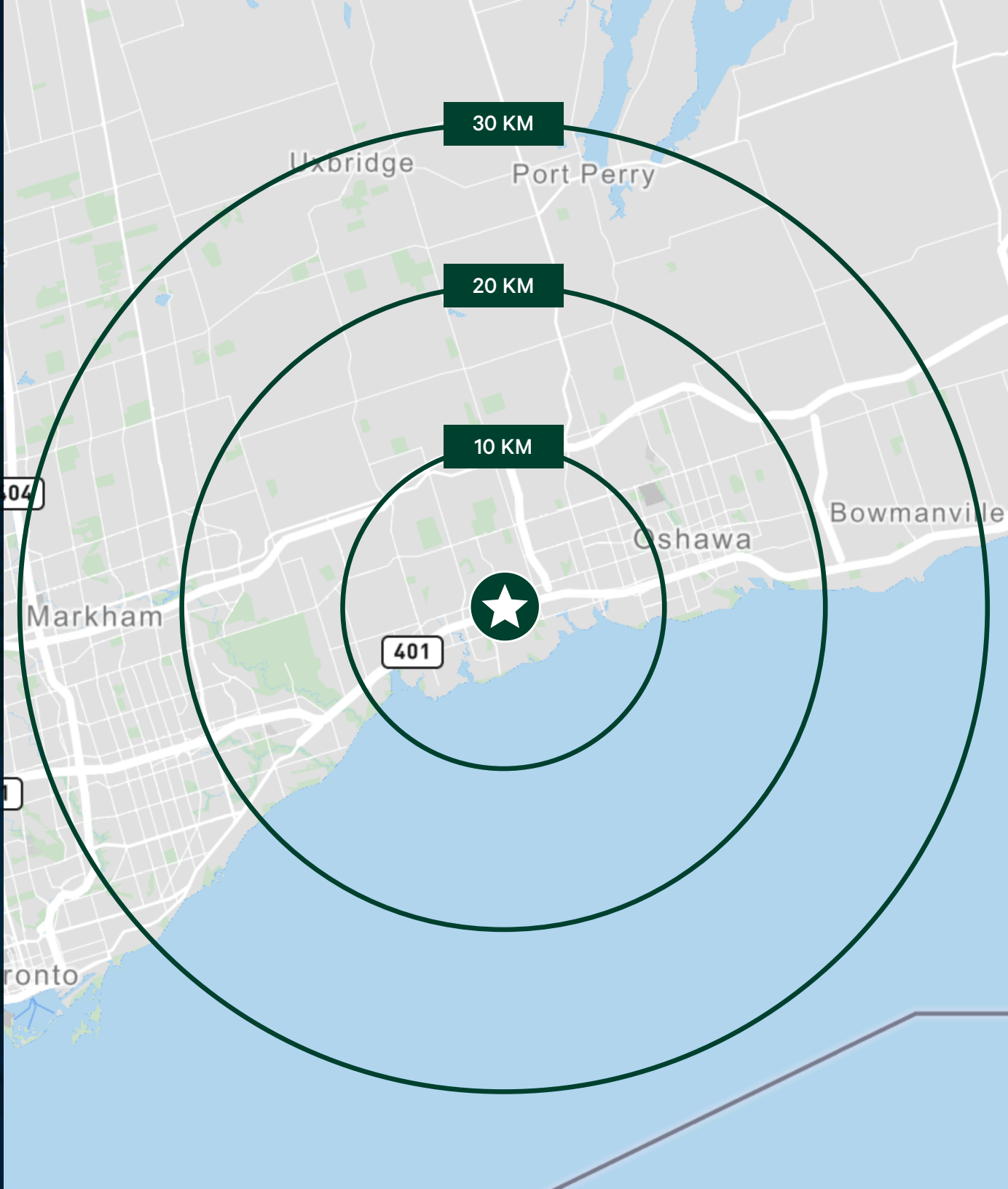
TOTAL POPULATION	332,328
MEDIAN AGE	38.8
LABOUR POOL	62.8%

20 KM

TOTAL POPULATION	873,772
MEDIAN AGE	39.3
LABOUR POOL	60.2%

30 KM

TOTAL POPULATION	1,921,774
MEDIAN AGE	40.3
LABOUR POOL	58.1%



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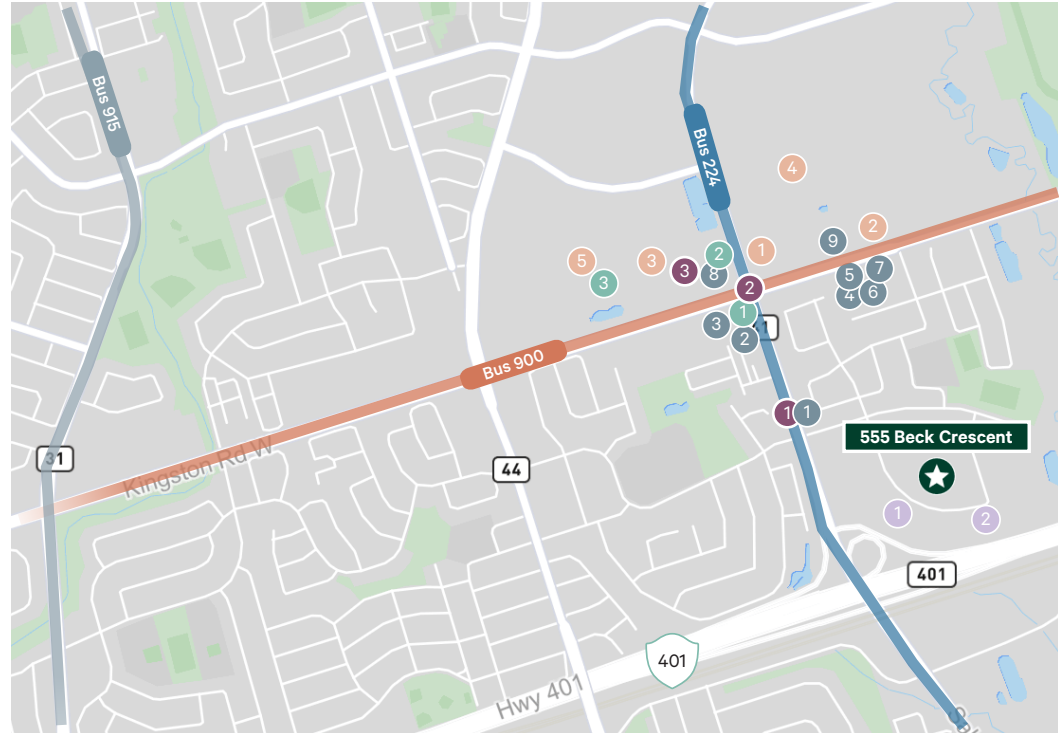
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Area Amenities and Drive Times

Restaurants

- 1 Freshii
- 2 Boston Pizza
- 3 Applebee's Grill + Bar
- 4 K's Grill-Breakfast & Lunch
- 5 Karahi Boys
- 6 Maimana Nann & Kabab
- 7 Chuck's Road-house Bar & Grill
- 8 The Keg Steakhouse + Bar
- 9 Jollibee

Shops

- 1 Canadian Tire
- 2 Dollarama
- 3 Costco
- 4 The Home Depot
- 5 Michaels

Gas Station

- 1 Shell
- 2 Petro-Canada
- 3 Costco Gas Station

Banks

- 1 RBC
- 2 BMO
- 3 CIBC

Hotels

- 1 Hiton Garden Inn
- 2 Homewood Suites by Hilton

Drive Times

HWY 401	2 MIN	900 M
HWY 412	6 MIN	5 KM
HWY 2	4 MIN	1 KM
Yonge & Dundas Square	40 MIN	46 KM
Pearson International Airport	36 MIN	56 KM