

# SK

## INDUSTRIAL PARK

Salem & Kerrison Industrial Park consists of six state-of-the-art industrial buildings on over 23.85 acres of land, ranging from 2,325 up to 323,494 square feet



GREEN LEAF  
DEVELOPMENTS  
GROWING TOGETHER



CUSHMAN &  
WAKEFIELD



# WELCOME TO **SK** INDUSTRIAL PARK

## OVERVIEW

SK Industrial Park consists of six state-of-the-art industrial buildings on over 23.85 acres of land. Current layouts include size options from 2,325 square feet (sf) up to over 323,494 sf of modern, warehouse/distribution space. Located just off Highway 401 in prime Ajax, SK Industrial Park is well situated to service the Durham Region, the GTA and all of Eastern Canada. Built with specifications in mind for the most discerning distribution companies, this development will come equipped with 36-to-40-foot clear heights, depending on the building size. In addition, the buildings are designed with one truck level shipping door every 7,000 sf, and bay sizes that will maximize layout and pallet positions.

Located minutes from Highways 401, 412 and 407, the site offers excellent trucking access to the GTA as well as ease of access to the rest of Eastern Canada. Positioned 35 minutes from downtown Toronto, Ajax offers better drive times to the core than Milton or Caledon. Additionally, Durham Region offers a wide range of skilled and unskilled labour to support a variety of businesses, from distribution to manufacturing.

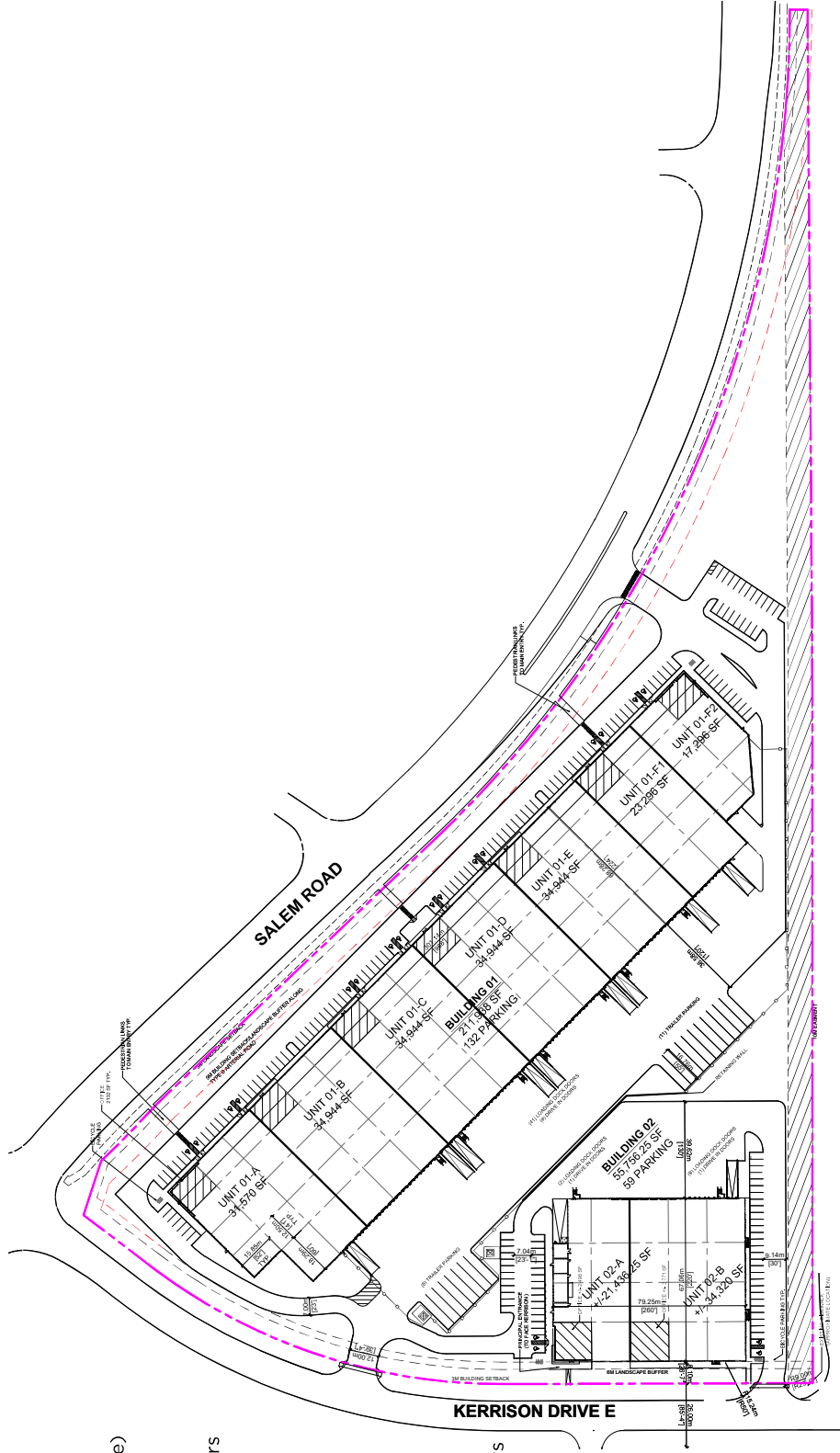
## SPECIFICATIONS

<b>Lot A</b>	17.5 Acres
<b>Building 1:</b>	211,938 sf (divisible)
<b>Building 2:</b>	55,756 sf (divisible)
<b>Lot B</b>	6.3 Acres
<b>Building 3:</b>	27,900 sf (divisible)
<b>Building 4:</b>	27,900 sf (divisible)



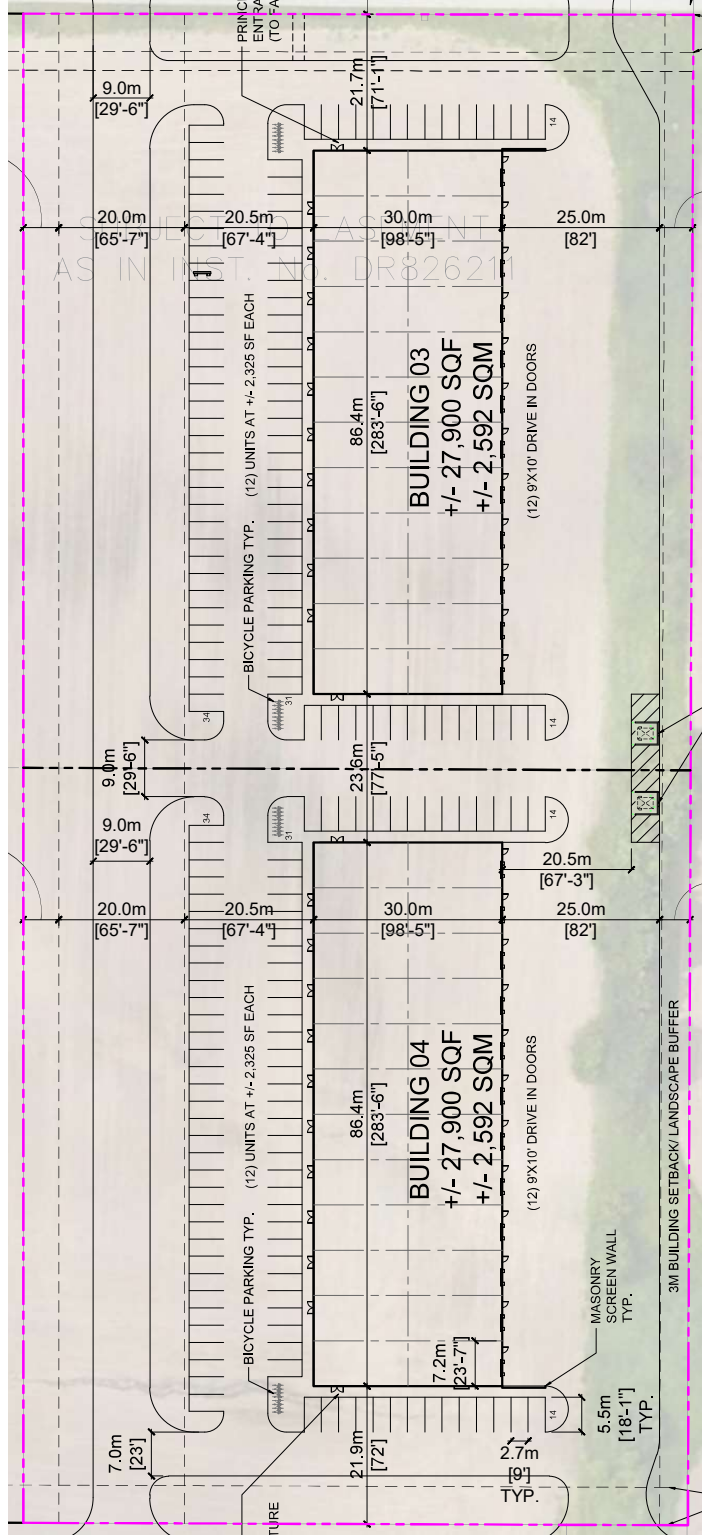
# Site Plans

<b>LOT A</b>	17.5 ACRES
<b>BUILDING 1</b>	
<b>Size</b>	211,938 sf (divisible)
<b>Office Percentage</b>	3%
<b>Clear Height</b>	40 ft
<b>Shipping Doors</b>	41 truck level doors 9 drive in doors
<b>Parking Stalls</b>	132 stalls
<b>Trailer Parking</b>	19 stalls
<b>BUILDING 2</b>	
<b>Size</b>	55,756 sf
<b>Office Percentage</b>	3%
<b>Clear Height</b>	40 ft
<b>Shipping Doors</b>	11 truck level doors 2 drive in doors
<b>Parking Stalls</b>	59 stalls
<b>Trailer Parking</b>	10 stalls



# Site Plans

- LOT B** 6.3 ACRES
- BUILDING 3**
- Size** 27,900 sf (divisible)
  - Office Percentage** 3%
  - Clear Height** 40 ft
  - Shipping Doors** 12 drive in doors
  - Parking Stalls** 132 stalls
  - Trailer Parking** 19 stalls
- BUILDING 4**
- Size** 27,900 sf
  - Office Percentage** 3%
  - Clear Height** 40 ft
  - Shipping Doors** 12 drive in doors
  - Parking Stalls** 59 stalls
  - Trailer Parking** 10 stalls



# THE TOWN OF AJAX

Durham is one of the **fastest growing industrial markets** in the GTA



## MARKET SNAPSHOT

- **2,686,599 sf** completed in 2021, **1,458,263 sf** currently under construction and **4,953,169 sf** proposed
- Durham rental rates still lag behind the rest of the GTA by **35%** on average, but these rates are climbing as activity in the area increases



## LABOUR

- Access to over 570,000 in population within 20 km of the site
- Wide range of both skilled and unskilled labour in the area



## LIFESTYLE & COMMUNITY

- In the heart of Durham region, Ajax is a progressive, diverse and vibrant waterfront community, providing an ideal work/life balance
- Ajax is a family friendly community, boasting above average school rankings
- Home to all lifestyle amenities imaginable, Ajax is an intimate and sought-after community

# Area Overview

Ajax is home to one of the fastest growing and most diverse populations in the GTA. The future of Ajax is bright, as its downtown undergoes a full redevelopment, focusing on principles of an active, livable, innovative, vibrant and eco-focused community. Ajax's future is centred around a walking and cyclist friendly, transit-oriented environment with linked sidewalks. These will provide a place to live, work, shop and eat. There is an emphasis on building new and creative ideas in all aspects of planning, design and development, as well as encouraging development quality that minimizes environmental impact. SK Industrial Park is located within minutes of countless amenities, including restaurants, shops, sports and entertainment options. Various high profile corporations have just recently made Ajax their home. These include Amazon (over 1 million sf), H&M (715,000 sf) and Gordon Food Service (330,000 sf).

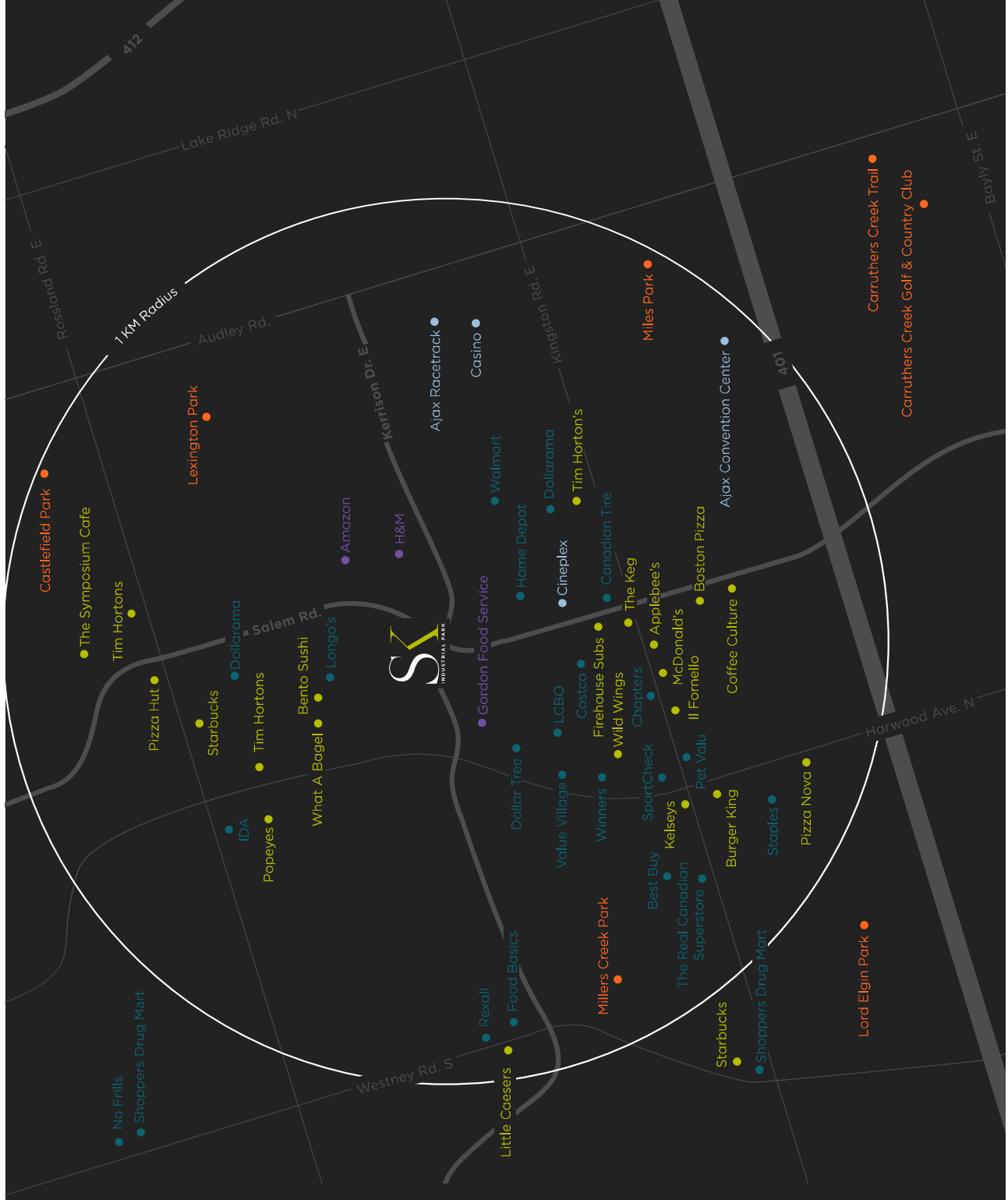
RETAIL

FOOD

PARKS

ENTERTAINMENT

INDUSTRIAL CORPORATE TENANTS



# Connectivity

Advantageously located at Salem Road and Kerrison Drive in Ajax, SK Industrial Park is extremely well connected. With its close proximity to highways 401, 412 and 407, you can get where you need to go throughout the GTA easily by car. Simply drive two minutes south on Salem Road and you will be on highway 401. SK Industrial Park is also well connected to public transit, situated near the Lakeshore East GO train line, as well as multiple Durham Region bus routes.



## DRIVE TIMES

Highway 401	4 mins 2.2 km
Highway 412	12 mins 11.8 km
Highway 407	14 mins 19.6 km
Highway 404	21 mins 32.8 km
Downtown Toronto	36 mins 47.6 km
CN Intermodal	41 mins 69.5 km
CP Intermodal	45 mins 69.6 km
Pearson Airport	46 min 69.1 km
Ottawa	226 mins 405.6 km
Montreal	286 mins 499.8 km



# Talent & Demographics



## Population

**10 km** 239,244  
**20 km** 799,566  
**30 km** 1,748,714



## Median Age

**10 km** 40  
**20 km** 41  
**30 km** 41



## Median Household Income

**10 km** \$99,287  
**20 km** \$90,724  
**30 km** \$81,051



## Education (Highschool or higher)

**10 km** 92.7%  
**20 km** 90.3%  
**30 km** 81.1%



## Population by Drive Time

**417,212** 0-15 Minutes  
**1,996,184** 0-30 Minutes  
**4,582,300** 0-45 Minutes







For more information, please contact:

**MIKE BROWN\***

Senior Vice President  
416.756.5416  
mike.brown@cushwake.com

**MARC DANKO\***

Senior Vice President  
905.501.6467  
marc.danko@cushwake.com

**BRANDON GARRETT\***

Senior Vice President  
905.501.6440  
brandon.garrett@cushwake.com

1500 Don Mills Rd, Suite 401  
Toronto, ON  
M3B 3K4  
Canada

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. \*SALES REPRESENTATIVE