



**AVISON
YOUNG**

**OFFERING 6 MONTHS
OF NET FREE RENT!****

**** Based on full sublease & deal terms
acceptable to the sublandlord**

34,552 SF TO 124,456 SF Available For Sub-Lease

505 Finley Avenue

AJAX, ON

Eva Destunis*

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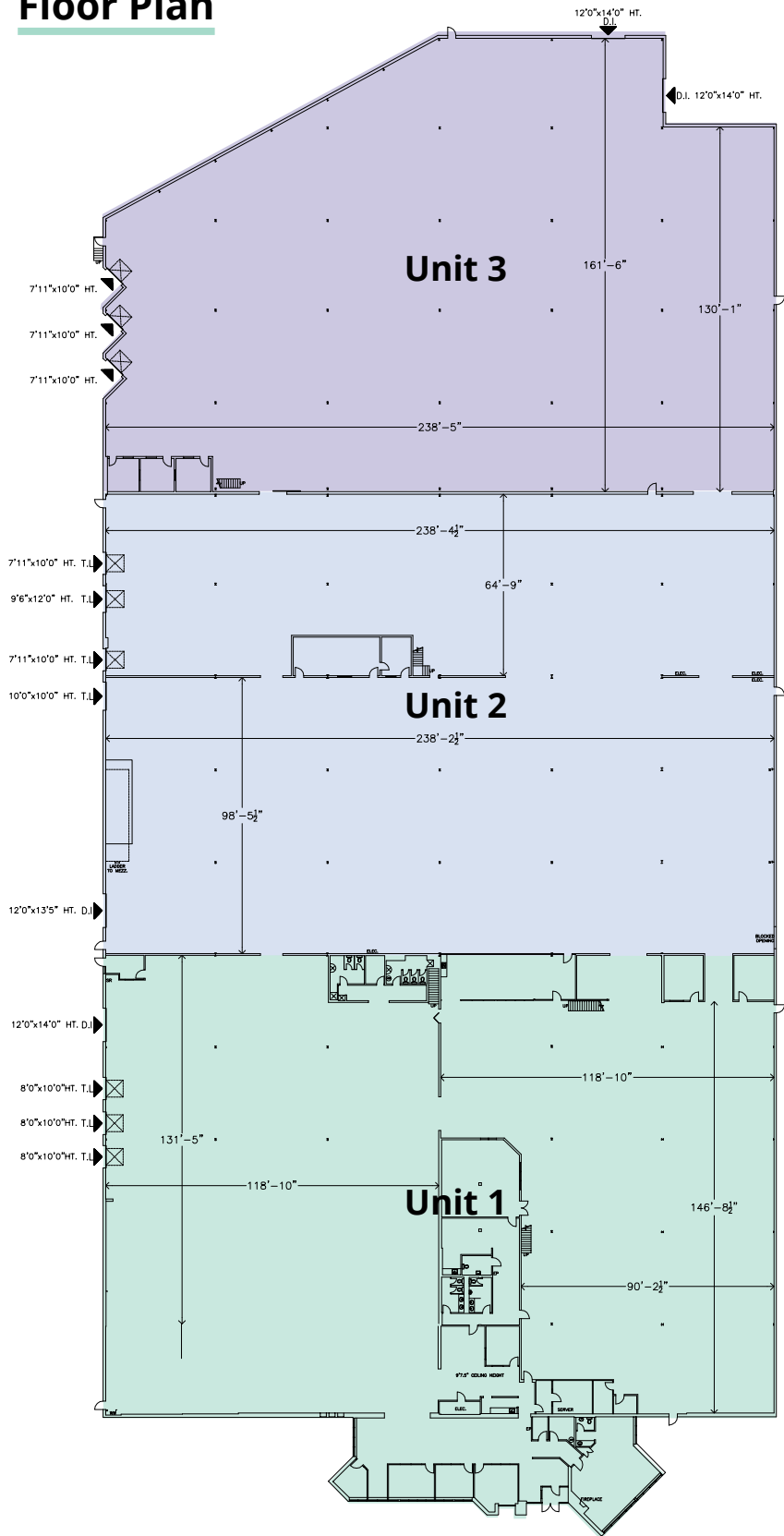
Property Details

TOTAL SIZE (SF)	124,456 SF
OFFICE	10% (6,026 sf mezzanine area)
CLEAR HEIGHT	17'10" & 22'
SHIPPING	10 Truck Level 4 Drive-In
ZONING	General Employment (GE)
ASKING PRICE	\$9.95 psf net (Year 1)
T.M.I.	\$3.69 (2025)
AVAILABILITY	Immediate

Highlights

- Freestanding building opportunity
- Unit sizes from 34,552 sf
- Access from two streets
- Retail sales outlet permitted
- Excess land for storage or added parking
- Excellent shipping radius
- Potential for on site rail access
- Ample power available
- Close proximity to Highway 401
- Many amenities nearby
- Long term sub-lease opportunity

Floor Plan



ENTIRE BUILDING	
SIZE (SF)	124,456 SF
OFFICE	10%
CLEAR HEIGHT	17'10" & 22'
SHIPPING	10 Truck Level 4 Drive-In

UNIT 1	
SIZE (SF)	49,447 SF
OFFICE	10%
CLEAR HEIGHT	17'10"
SHIPPING	3 Truck Level 1 Drive-In

UNIT 2	
SIZE (SF)	40,497 SF
OFFICE	3%
CLEAR HEIGHT	17'10" & 22'
SHIPPING	4 Truck Level 1 Drive-In

UNIT 3	
SIZE (SF)	34,552 SF
OFFICE	2%
CLEAR HEIGHT	17'10"
SHIPPING	3 Truck Level 2 Drive-In

UNITS 1 & 2	
SIZE (SF)	89,944 SF
OFFICE	12%
CLEAR HEIGHT	17'10" & 22'
SHIPPING	7 Truck Level 2 Drive-In

UNITS 2 & 3	
SIZE (SF)	75,049 SF
OFFICE	2%
CLEAR HEIGHT	17' 10" & 22'
SHIPPING	7 Truck Level 3 Drive-In



Zoning

Subject property is zoned **General Employment (GE)**



Permitted Uses

- Accessory retail sales outlet (1)
- Building and construction materials facility
- Contractors yard
- Dry cleaning establishment
- Emergency service facilities
- Light manufacturing (2)
- Machinery and equipment sales and rental
- Manufacturing
- Motor vehicle repair facility
- Motor vehicle rental establishment
- Motor vehicle sales establishment
- Motor vehicle washing establishment
- Offices
- Outside storage (3)
- Public storage facility
- Service or repair shop
- Veterinary clinic
- Warehouse/distribution center

(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

Aerial Photos



Location Map





Get more information

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**AVISON
YOUNG**

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MANAGED
COMPANIES**

Platinum member