

# 689 Salem Road

Ajax, Ontario



**90,640 sf.**  
Industrial for Sub-Lease



# Building Specs



**SIZE**  
90,640 SF



**CLEAR HEIGHT**  
40 FT.



**SHIPPING**  
16 TRUCK LEVEL  
& 1 DRIVE-IN DOOR



**OFFICE PERCENTAGE**  
8%



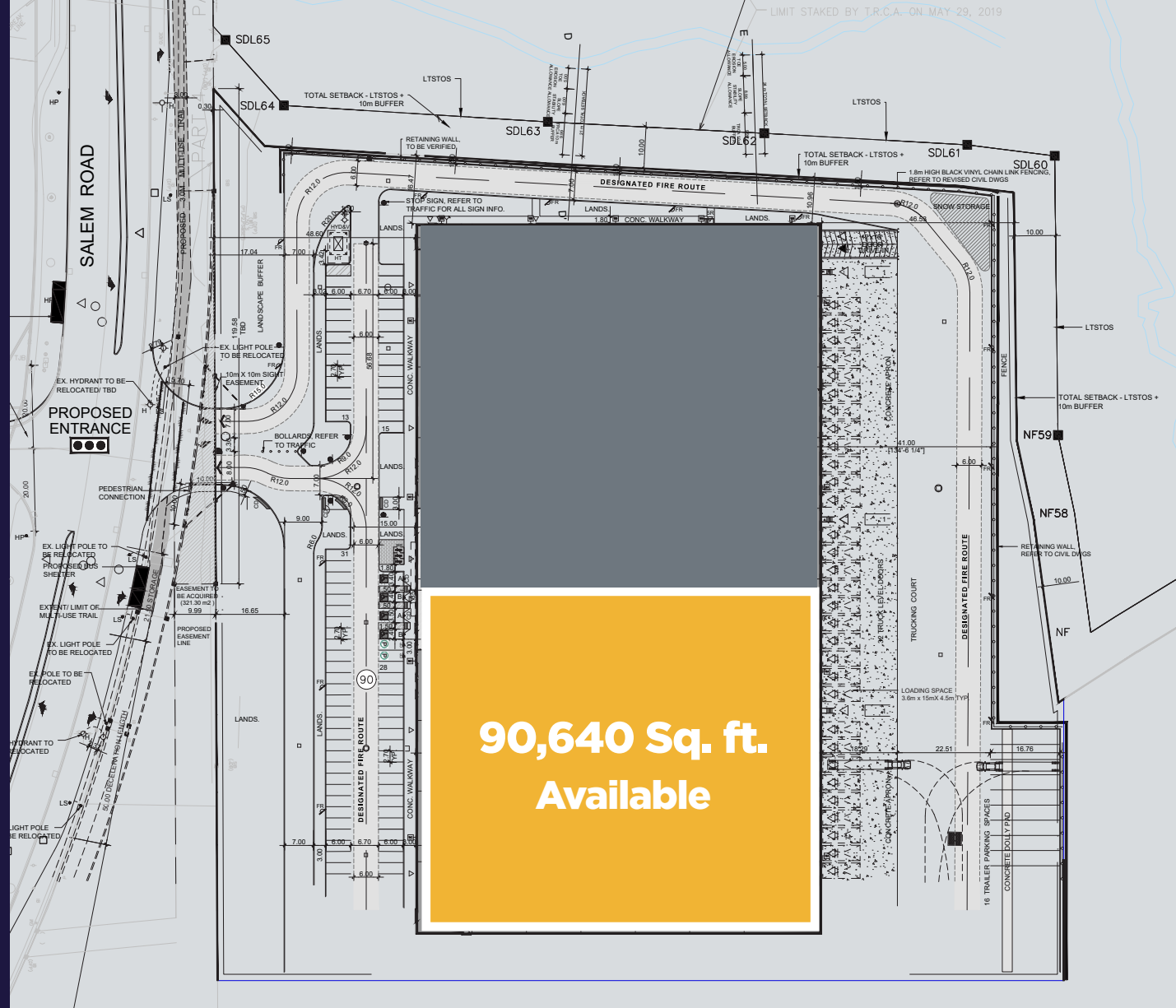
**NET RENT**  
SPEAK TO LISTING AGENTS



**TMI**  
\$4.29 PSF (2025)



**TERM EXPIRY**  
JUNE 2029



- Turn-key, large bay industrial unit in prime Ajax location
- Two-year-old building with modern specs and features
- Recently built office, all furniture, technology and media available
- Excellent access to Highway 401 down Salem Road
- Oversized drive in door in place
- 16 trailer parking positions available
- Speak to listing agents for guidance on rental rates



# Location Map

Greenwood  
Conservation  
Area



DRIVE TIMES		
Highway 401	2 mins	1.7km
Highway 412	3 mins	2.0km
Highway 407	8 mins	7.3km
Highway 404	20 mins	31.7km
Downtown Toronto	30 mins	48.5km
CP Intermodal	23 mins	26.5km
CN Intermodal	34 mins	64.1km
Pearson Airport	41 mins	69.0km



# Area Amenities

689 Salem Road is surrounded by various retail, service and food amenities. The corner of Kingston Road and Salem Road offers large format retail, including Home Depot, Canadian Tire and Walmart. To the North and immediate West, there is a wide range of food service options from Tim Horton's, Pizza Hut and various other quick service retail options.

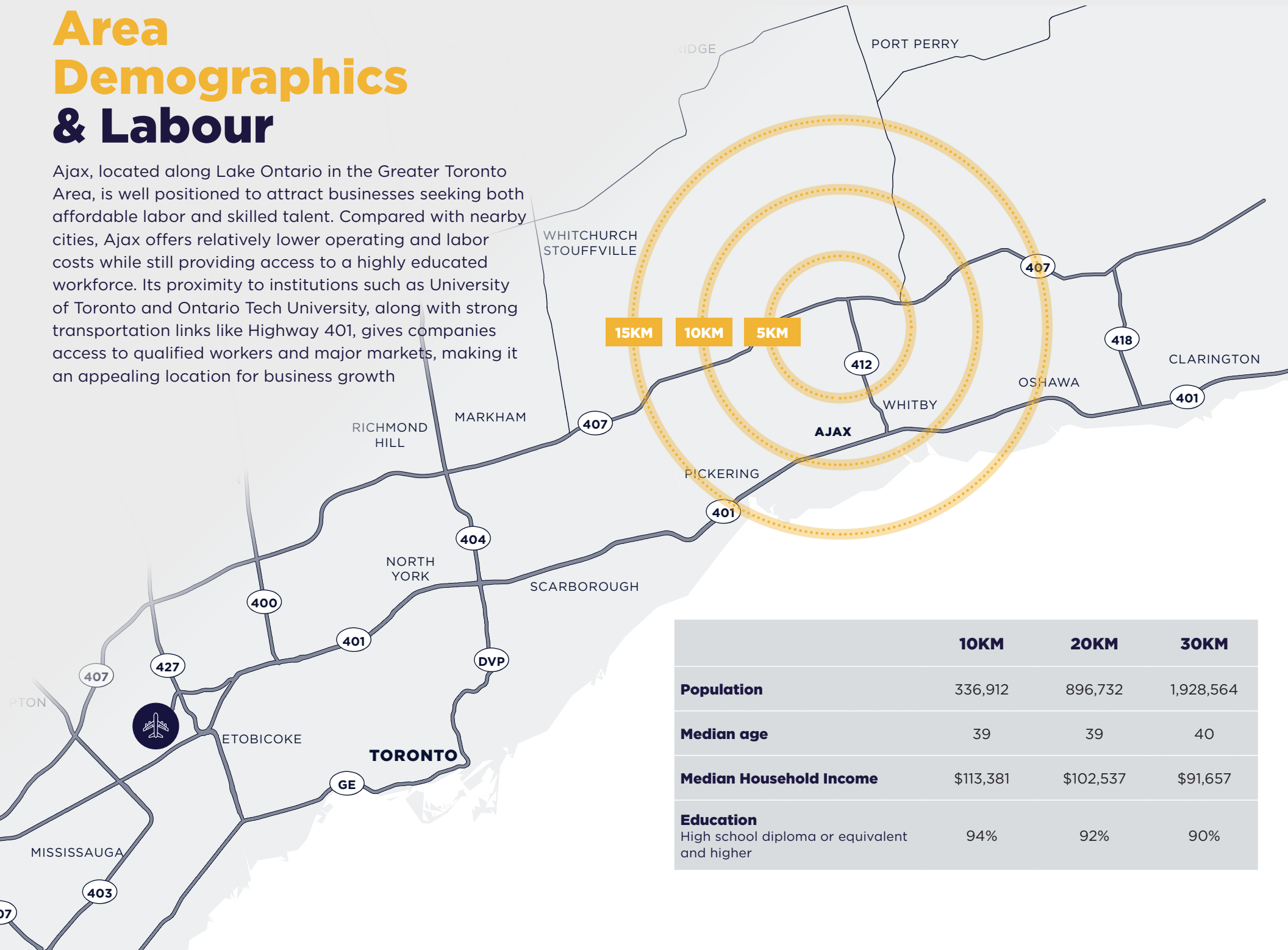
# Corporate Neighbours

689 Salem Road is part of the GTA East Industrial Park. Corporate neighbors include Amazon, H&M, and Gordon Food Service.



# Area Demographics & Labour

Ajax, located along Lake Ontario in the Greater Toronto Area, is well positioned to attract businesses seeking both affordable labor and skilled talent. Compared with nearby cities, Ajax offers relatively lower operating and labor costs while still providing access to a highly educated workforce. Its proximity to institutions such as University of Toronto and Ontario Tech University, along with strong transportation links like Highway 401, gives companies access to qualified workers and major markets, making it an appealing location for business growth



	10KM	20KM	30KM
<b>Population</b>	336,912	896,732	1,928,564
<b>Median age</b>	39	39	40
<b>Median Household Income</b>	\$113,381	\$102,537	\$91,657
<b>Education</b> High school diploma or equivalent and higher	94%	92%	90%



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