

FOR SALE



4.32 Acre Industrial Development Land

55 Green Ct, Ajax, ON

Christian Mazzanti

Senior Sales Representative
+1 416 910 7343
christian.mazzanti@colliers.com

David Bergeron

Vice President, Sales Representative
+1 416 543 6081
david.bergeron@colliers.com



Accelerating success.

4.32 Acre Industrial Development Land

55 GREEN CT, AJAX, ON

A rare and highly strategic land investment opportunity located within a thriving employment hub. This prime development site is situated just five minutes from Highway 401, offering outstanding connectivity and logistical advantages for a wide range of industrial and commercial uses.

The property is currently zoned to permit General Employment development with allowances for accessory outdoor storage, providing flexibility for investors and end users alike. This versatile zoning supports a broad spectrum of potential uses.

FOR SALE

\$6,400,000

ANNUAL TAXES

\$33,681.04 (2025)

- Planned 9-unit multi-tenant industrial development consisting of 55,529 SF with draft site plan complete
<https://ajaxmaps.ajax.ca/bootrest/planningapps/property.html?pid=184842>
- Ability to build industrial condominiums or single tenant building under current plan



4.32 Acre Parcel | ±3.2 Acres Net Developable



Zoning: GE

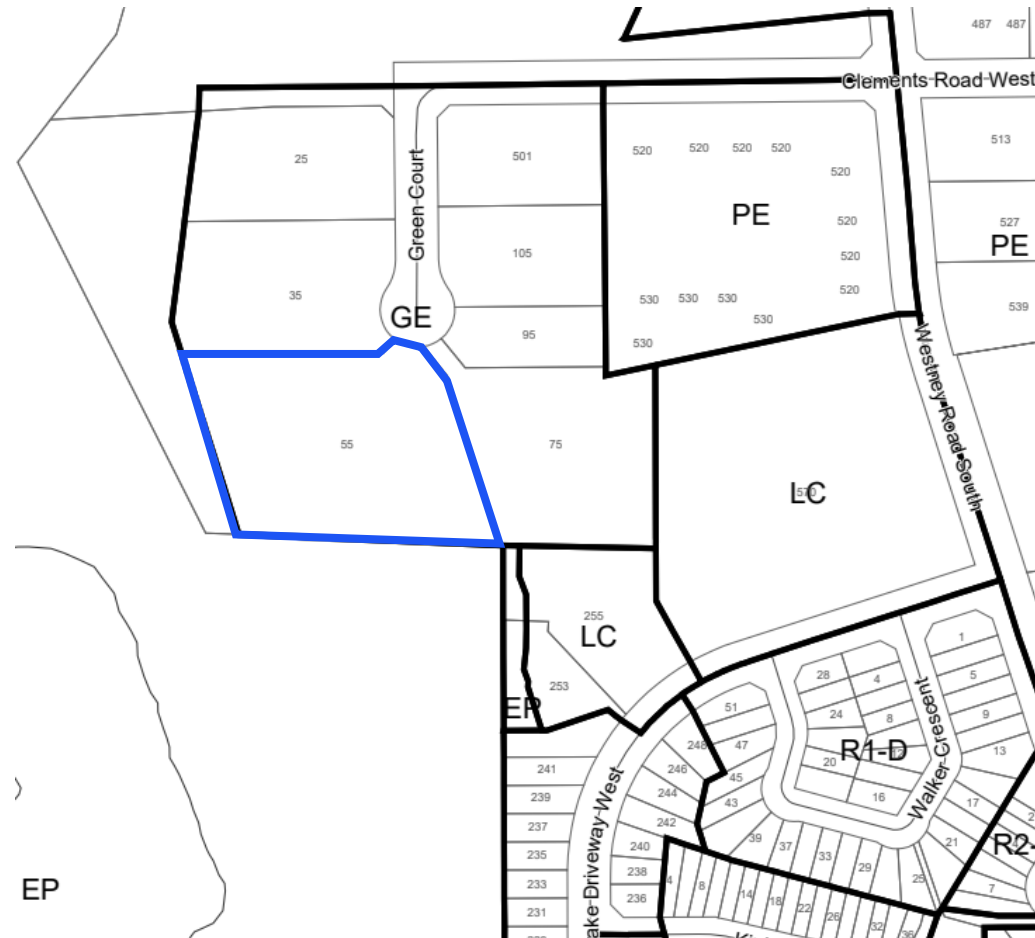


Minutes from Hwy 401



Zoning & Permitted Uses

55 GREEN CT, AJAX, ON



	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	•	•	
Motor 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	•	•	•

Drive Time Map

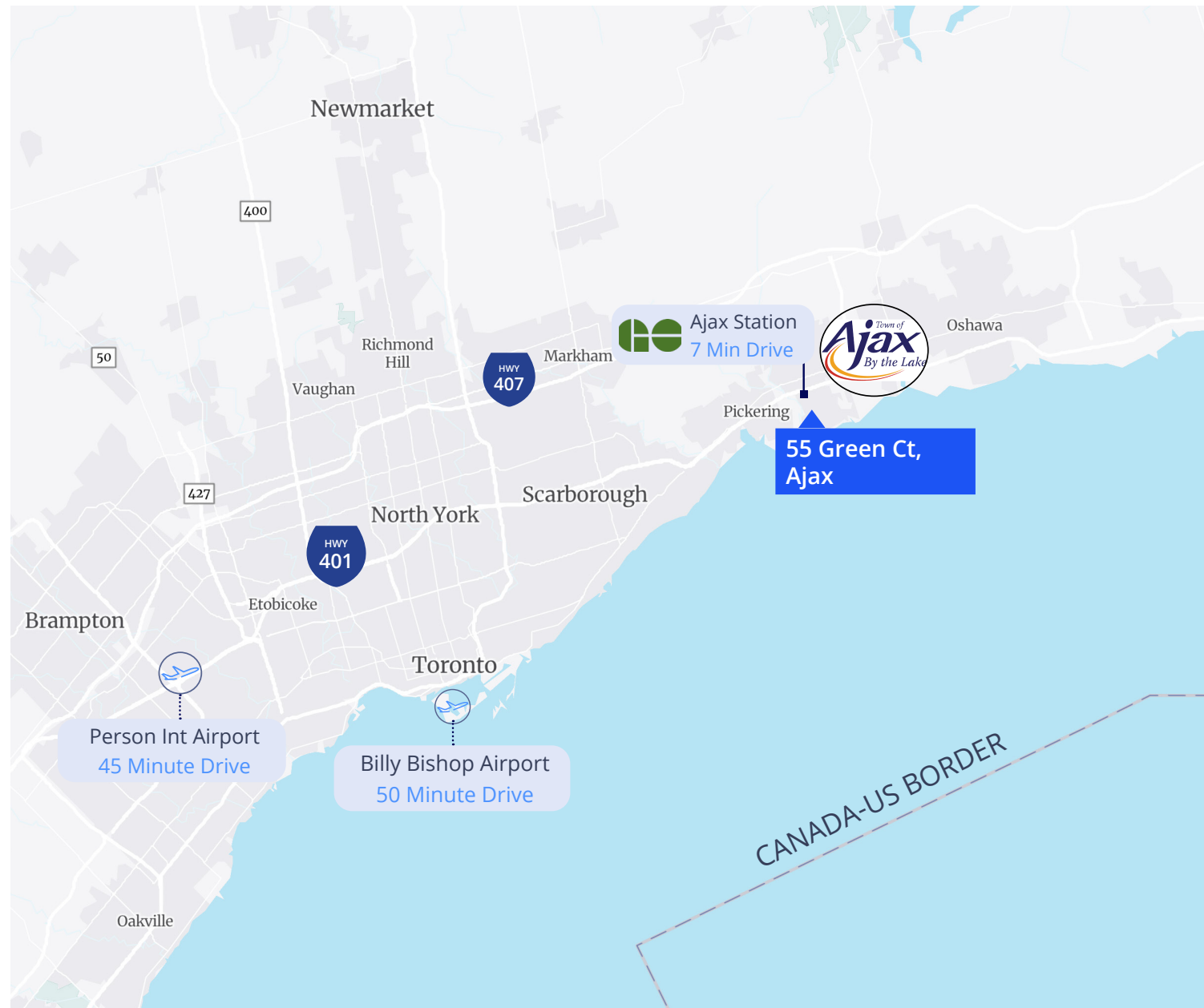


Driving Distances & Times

Ajax GO Transit	2.5 Km 7 Min
Oshawa	19.8 Km 21 Min
Whitby	14.8 Km 18 Min
Pickering	8.1 Km 11 Min
Toronto	47.9 Km 56 Min
Mississauga	67.6 Km 58 Min
Newmarket	67.5 Km 50 Min
Kingston	221 Km 2 Hrs
Montreal	501 Km 5 Hrs



U.S. Customs & Border Protection
Alexandria Bay Port of Entry
265 Km | 2 Hr 30 Minute Drive



*Drive times are based on off-peak hours excluding Tolls

Area Map

- 1 King's Castle Bar & Grill
- 2 Chicken n Dough Express
- 3 Golden Crown
- 4 Tortilla ST (IND'O' MEX Fusion)
- 5 Westney Restaurant & Bar
- 6 Scrambles
- 7 Elevate Lounge
- 8 Beryl's Pepper Pot
- 9 Tim Hortons
- 10 Discovery Bay Centre
- 11 Kennedy House Youth Centre
- 12 Volkswagen Group Canada
- 13 Aspect Retail Logistics
- 14 HK Fine Motor
- 15 Shandex
- 16 Maple Collar
- 17 United Building Restoration
- 18 Scrap Car Removal Ajax
- 19 Sunrise Universal Metal
- 20 Stratum Analytical



Corporate Neighbors & Accessibility





For more information, contact:

Christian Mazzanti

Senior Sales Representative
+1 416 910 7343
christian.mazzanti@colliers.com

David Bergeron

Vice President, Sales Representative
+1 416 543 6081
david.bergeron@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.*Sales Representative.