



620 Passmore Avenue, Unit 1 | Scarborough

Modern Industrial Facility in Central Scarborough with **28' Clear Height** & **Excellent Access For Sublease**

Drew Rider

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Property Overview

Well-below market rental rate opportunity to lease a modern industrial unit in the highly desirable Central Scarborough Business Park. Built in 2021, this facility features high-quality precast construction, contemporary design, and efficient functionality for a wide range of clean industrial users.

Total Area	9,256 SF
Office Area	2,085 SF
Clear Height	28'
Shipping	2 Truck Level
Zoning	E - Industrial
Asking Lease Rate	\$12.16 PSF Net
Additional Rent	\$4.70 PSF
Lease Expiry	June 30, 2031



Amenities Map

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Dining & Coffee

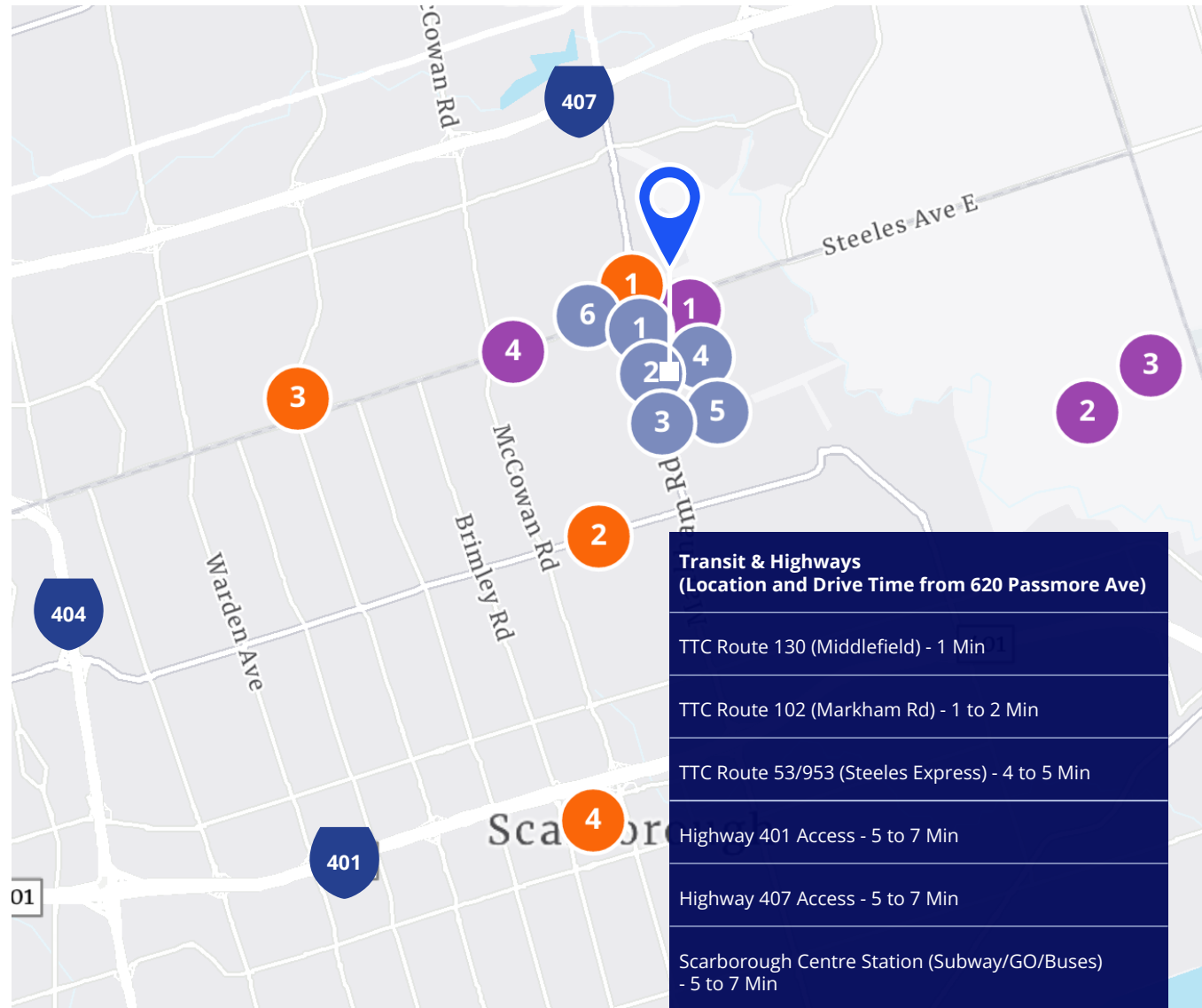
- 1 Rick's Good Eats
- 2 Pita Land Shawarma
- 3 Mr. Puffs
- 4 Raja Chettinad Fine Indian Kitchen
- 5 Ceylon Spicy Hub
- 6 Tim Hortons

Retail & Shopping

- 1 Markham Steeles Crossing (Walmart, RONA+, banks)
- 2 GTA Square Mall
- 3 Pacific Mall
- 4 Scarborough Town Centre (STC)

Parks & Fitness

- 1 GoodLife Fitness (Scarborough Select)
- 2 Rouge National Urban Park
- 3 Beare Hill Park
- 4 Milliken District Park



The Colliers logo features the word "Colliers" in a white serif font on a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.A wide-angle photograph of a large industrial building with a grey facade and several loading docks. A long black semi-trailer is parked at one of the docks in the foreground. Other semi-trailers and trucks are parked in a paved lot extending into the background under a cloudy sky.

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