

85

SCARSDALE ROAD  
UNIT #106

TORONTO, ON



18,030 SF  
FOR LEASE



CUSHMAN &  
WAKEFIELD

# // FOR LEASE

## PROPERTY DETAILS

**INTERSECTION** Leslie and York Mills Road

**UNIT SIZE** 18,030 SF

**CEILING HEIGHT** 22' 3" clear

**SHIPPING** 3 truck level doors

**POWER** 600V/200A

**ZONING** E1.0

**NET RENT** \$15.75 PSF

**TMI** \$5.00 PSF

**OCCUPANCY** IMMEDIATE

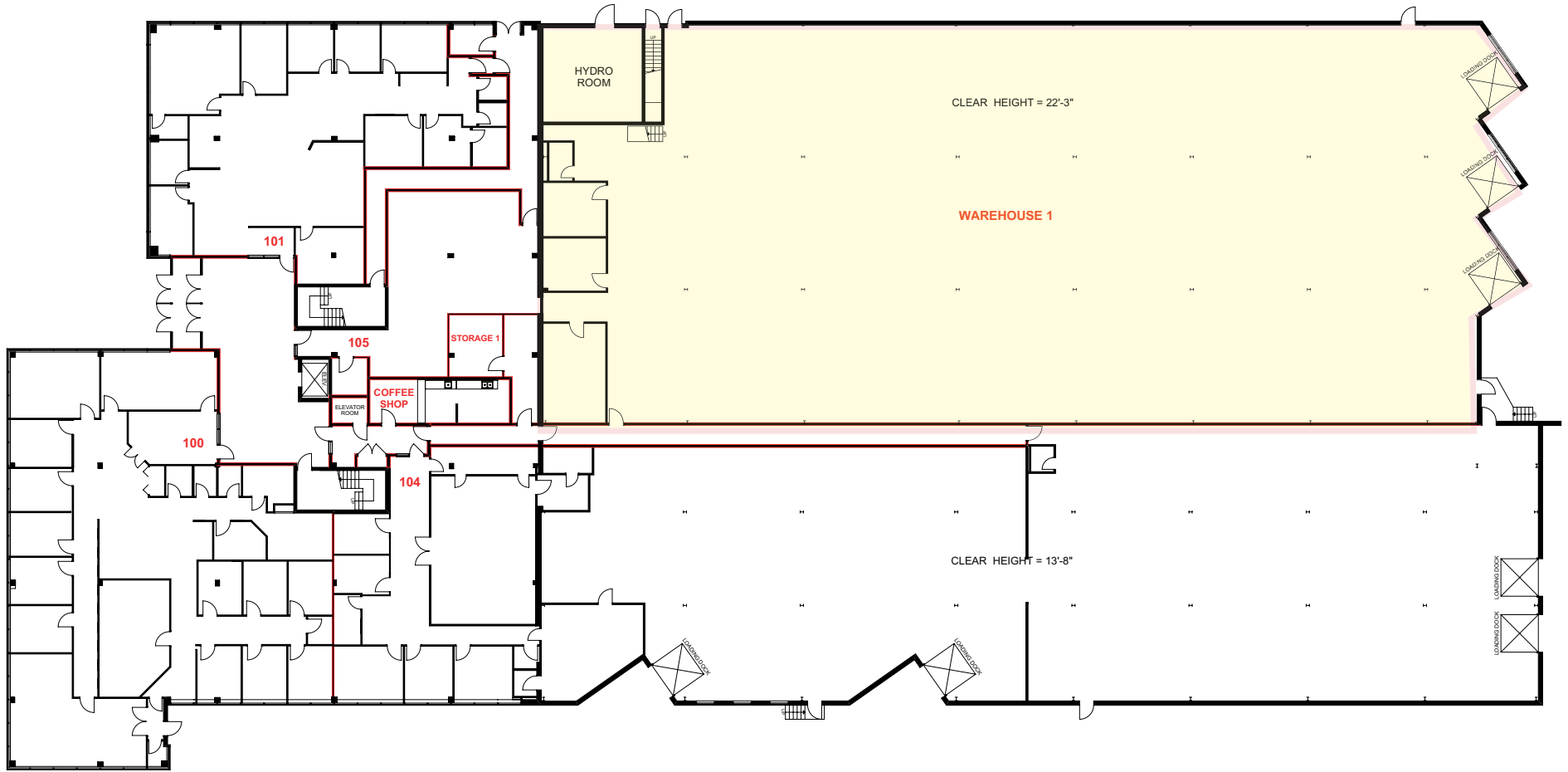
## PROPERTY HIGHLIGHTS

Rare opportunity to lease 18,030 SF of fully air-conditioned industrial space in the highly sought-after area of North York. This well-maintained unit features an impressive 22' 3" clear ceiling height in the warehouse area, 3 truck-level shipping doors, and 600 volts / 200 amps of power. Zoning permits a wide range of uses including warehousing, manufacturing, laboratory, custom workshop, and industrial sales and service. Exceptional location just minutes to Highways 401 and 404, with public transit and abundant amenities nearby. A clean, functional unit in one of Toronto's tightest industrial submarkets.

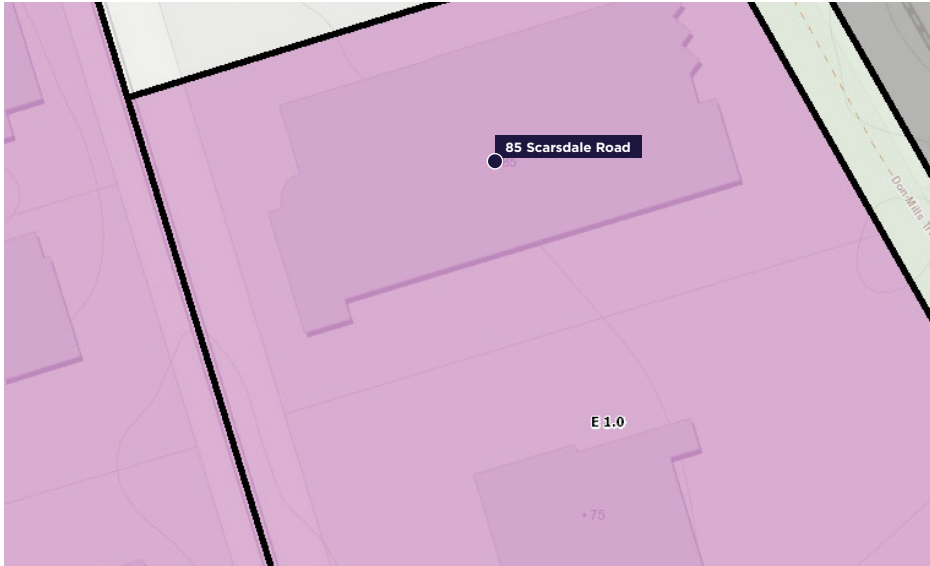


// **85 SCARSDALE ROAD, #106**  
TORONTO, ON

# // FLOOR PLAN



# // ZONING



## Use with conditions:

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- |  |                               |
|--|-------------------------------|
| Body Rub Service                             | Renewable Energy              |
| Cogeneration Energy                          | Retail Service                |
| Crematorium                                  | Retail Store                  |
| Drive Through Facility                       | Shipping Terminal             |
| Eating Establishment                         | Take-out Eating Establishment |
| Marihuana production facility                | Transportation Use            |
| Metal Factory involving Forging and Stamping | Vehicle Depot                 |
| Open Storage                                 | Vehicle Fuel Station          |
| Public Utility                               | Vehicle Repair Shop           |
| Recovery Facility                            | Vehicle Service Shop          |
| Recreation Use                               | Vehicle Washing Establishment |

## Zoning - E1.0 (Employment zone)

### Permitted Uses:

- |   |  |   |   |
|---|--|---|---|
| <ul style="list-style-type: none"> <li>• Ambulance Depot</li> <li>• Animal Shelter</li> <li>• Artist Studio</li> <li>• Automated Banking Machine</li> <li>• Bindery</li> <li>• Building Supply Yards</li> <li>• Carpenter's Shop</li> <li>• Cold Storage</li> <li>• Contractor's Establishment</li> <li>• Custom Workshop</li> <li>• Dry Cleaning or Laundry Plant</li> <li>• Financial Institution</li> <li>• Fire Hall</li> <li>• Industrial Sales and Service Use</li> </ul> | <ul style="list-style-type: none"> <li>• Kennel</li> <li>• Laboratory</li> </ul> <p>All Manufacturing Uses except:</p> <ol style="list-style-type: none"> <li>1) Abattoir, Slaughterhouse or Rendering of Animals Factory;</li> <li>2) Ammunition, Firearms or Fireworks Factory;</li> <li>3) Asphalt Plant;</li> <li>4) Cement Plant, or Concrete Batching Plant;</li> <li>5) Crude Petroleum Oil or Coal Refinery;</li> <li>6) Explosives Factory;</li> <li>7) Industrial Gas Manufacturing;</li> <li>8) Large Scale Smelting or Foundry Operations for the Primary Processing of</li> </ol> | <ul style="list-style-type: none"> <li>Metals;</li> <li>9) Pesticide or Fertilizer Manufacturing</li> <li>10) Petrochemical Manufacturing;</li> <li>11) Primary Processing of Gypsum;</li> <li>12) Primary Processing of Limestone;</li> <li>13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;</li> <li>14) Pulp Mill, using pulpwood or other vegetable fibres;</li> <li>15) Resin, Natural or Synthetic Rubber Manufacturing;</li> <li>16) Tannery Office</li> <li>Park</li> <li>Performing Arts Studio</li> </ul> | <ul style="list-style-type: none"> <li>Pet Services</li> <li>Police Station</li> <li>Printing Establishment</li> <li>Public Works Yard</li> <li>Service Shop</li> <li>Software Development and Processing</li> <li>Warehouse</li> <li>Wholesaling Use [ By-law: OMB PL130592 ]</li> </ul> |
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## FOR MORE INFORMATION, PLEASE CONTACT:

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\*Sales Representative

