

For Lease

223-225 Midwest Road

Scarborough ON

10,600 sf on 0.51 acre

Freestanding Industrial Building



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Freestanding Industrial
Building
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Property Details

ADDRESS:	223 - 225 Midwest Rd, Scarborough
LOCATION:	Midwest Rd / Lawrence Ave E
BUILDING AREA:	10,600 sf on 0.51 acre
CLEAR HEIGHT:	14 ft
SHIPPING:	1 truck level & 2 drive-in
ZONING:	E 0.7 (x192)
ASKING RENT:	\$18.95 psf net
TMI (2023):	\$4.50 psf

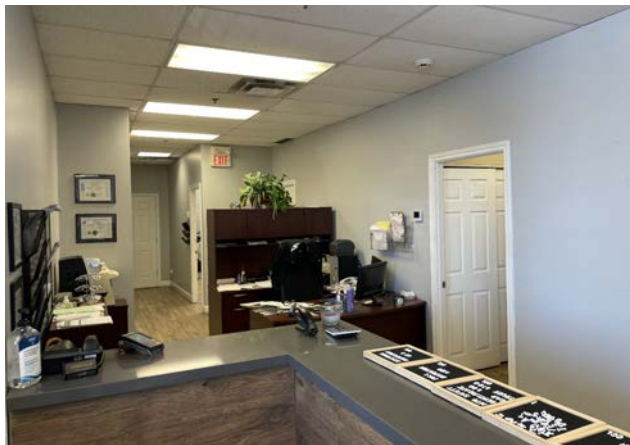


Property Highlights

-  Well maintained property with exceptionally clean warehouse
-  90' frontage on Midwest Road
-  Well appointed office
-  Zoning allows variety of uses
-  Ample parking/large lot
-  Easy access to Highway 401 & public transit



Photos



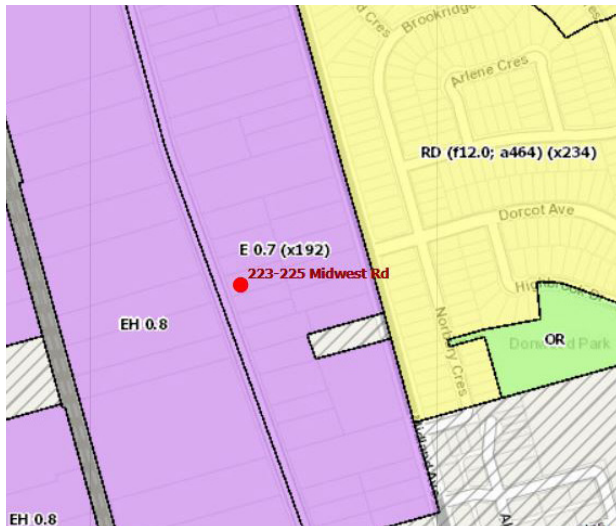
Zoning: E 0.7 (X192)

Permitted Use

(1) Use – E Zone

In the E zone, the following uses are permitted:

Ambulance Depot
Animal Shelter
Artist Studio
Automated Banking Machine
Bindery
Building Supply Yards
Carpenter's Shop
Cold Storage
Contractors Establishment
Custom Workshop
Dry Cleaning or Laundry Plant
Financial Institution



Fire Hall
Industrial Sales and Service Use
Kennel
Laboratory
All Manufacturing Uses except:
1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
2) Ammunition, Firearms or Fireworks Factory
3) Asphalt Plant;
4) Cement Plant, or Concrete Batching Plant;
5) Crude Petroleum Oil or Coal Refinery
6) Explosives Factory
7) Industrial Gas Manufacturing
8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals
9) Pesticide or Fertilizer Manufacturing;
10) Petrochemical Manufacturing
11) Primary Processing of Gypsum
12) Primary Processing of Limestone
13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
14) Pulp Mill, Using Pulpwood or Other Vegetable Fibres;
15) Resin, Natural or Synthetic Rubber Manufacturing;
16) Tannery
Office
Park
Performing Arts Studio
Pet Services
Police Station
Printing Establishment
Production Studio
Public Works Yard
Service Shop
Software Development and Processing
Warehouse
Wholesaling Use [By-law: OMB PL 130592]

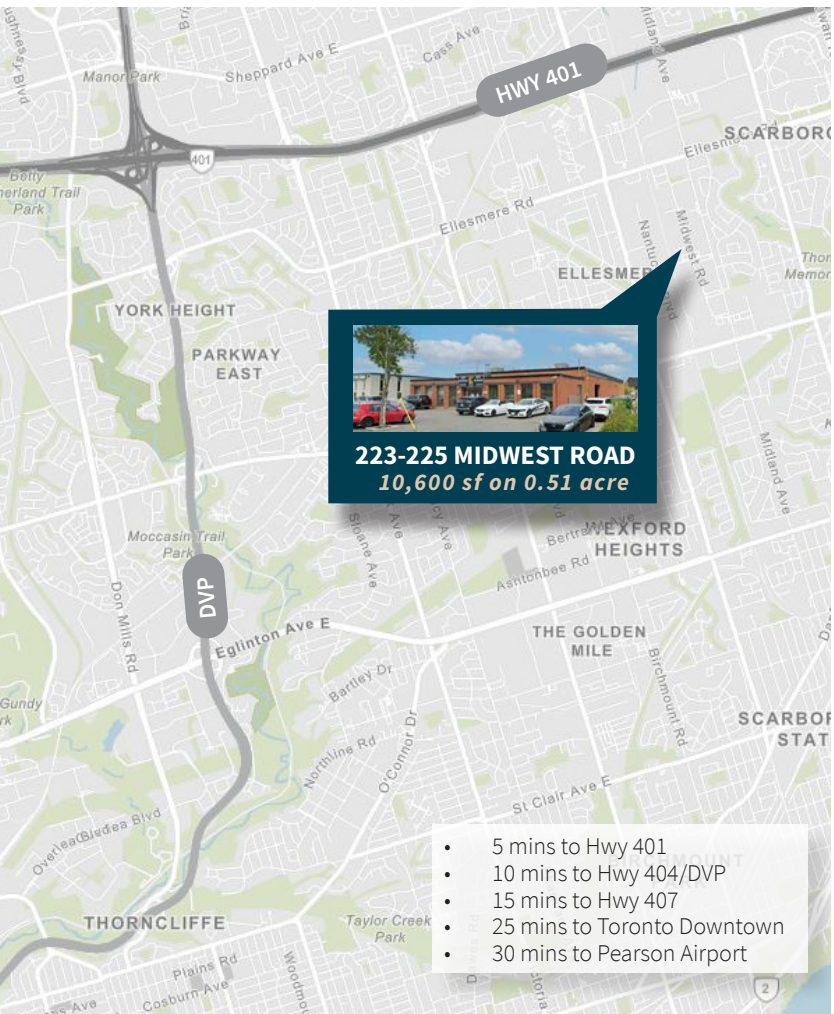
Permitted Use – with Conditions

(1) Use with Conditions – E Zone

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 (32)
Cogeneration Energy (26)
Crematorium (33)
Drive Through Facility (5,21)
Eating Establishment (1,19,30)
Metal Factory Involving Forging and Stamping (25)
Outdoor Patio (9)
Open Storage (1)
Public Utility (27,29)
Recovery Facility (8)
Recreation Use (7)
Renewable Energy (26)
Retail Service (3)
Retail Store (4,30)
Shipping Terminal (11)
Take-out Eating Establishment (1,30)
Transportation Use (28)
Vehicle Depot (6)
Vehicle Fuel Station (16,30)
Vehicle Repair Shop (23)
Vehicle Service Shop (17,31)
Vehicle Washing Establishment (18) [By-law: 1198-2019]

Location



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