

TWO FREESTANDING MANUFACTURING BUILDINGS
RAIL SPUR | SECURED YARD | OUTSIDE STORAGE

595 Coronation Drive & 15 Chemical Court

Toronto
Ontario



FOR SALE

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**Sales Representative*



Property Overview



Possession Date
30-60 days



Asking Price for Both Buildings
\$29,498,000

15 Chemical Court



Asking Price
\$8,549,000

595 Coronation Drive



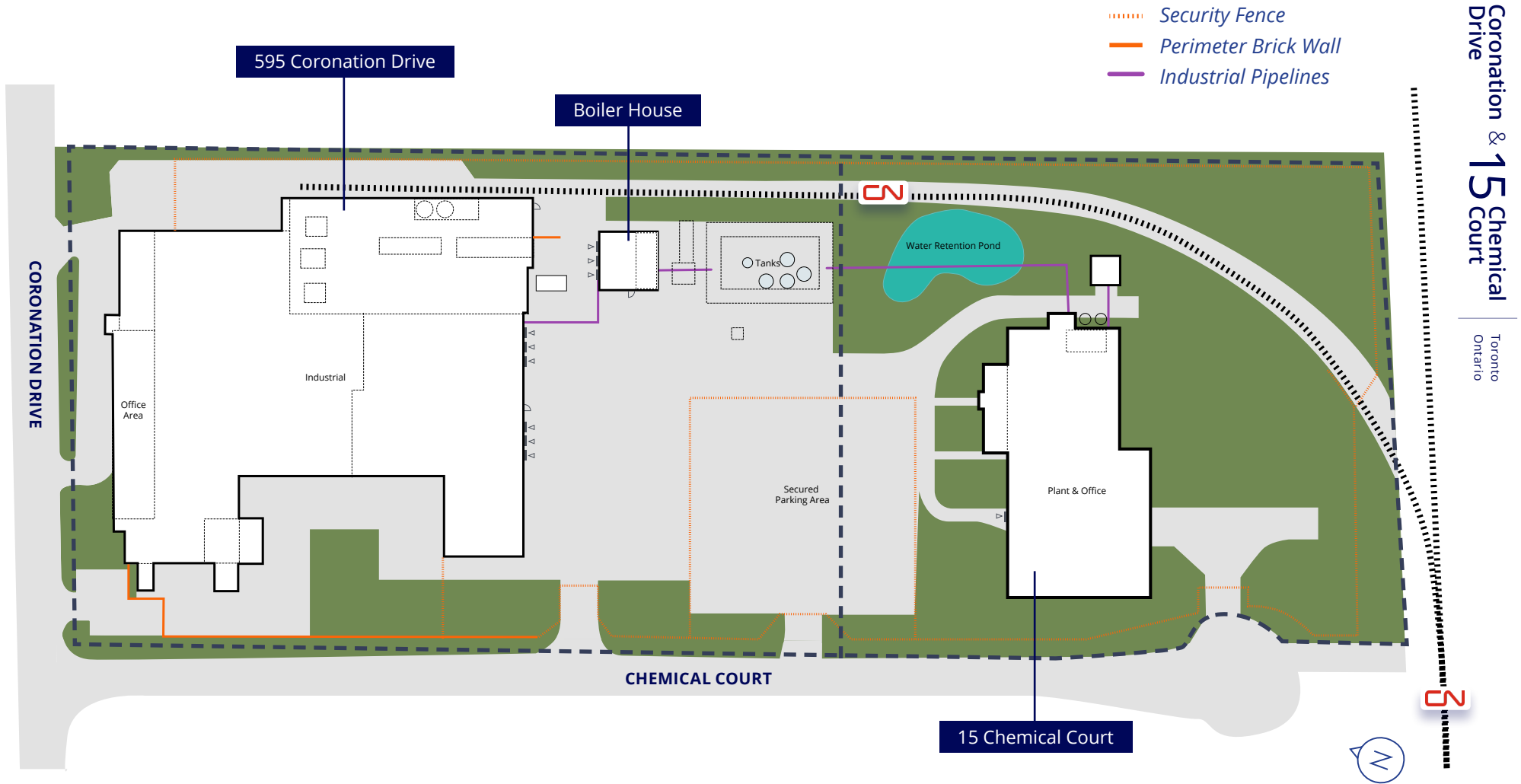
Asking Price
\$20,949,000

	595 Coronation Drive	15 Chemical Court
Building Size	104,162 SF	27,174 SF
Office Area	12,682 SF	1,697 SF
Warehouse Area	91,480* SF	25,477* SF
Site Area	~6.73 Acres	~4.50 Acres
Clear Height	15`8" - 20`7"	24'
Shipping	7 TL + 4 DI	2 TL + 1 DI
Power	1500 KVA (Main Substation North) 1500 KVA (Main Substation South)	2000 KVA (South Substation)
Year Built	1958-1986	1985
Rail Access	Rail Spur	Rail Spur
Property Taxes	\$122,147.85 (2025)	\$83,752.72 (2025)

*warehouse areas include building services area and 595 Coronation warehouse areas also includes annex building.



Site Plan

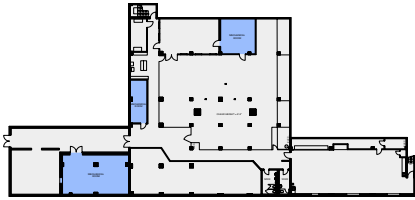


Two freestanding buildings (manufacturing and warehouse) on 11.23 acres in the heart of Scarborough's established employment corridor. Building features rail spur, secured yard and parking, outside storage, heavy power, and good

shipping. The rail spur comes off the CN Rail line to the side of the building at 595 Coronation. Rail spur and rail services are received on Sundays and Tuesdays.

Floor Plan

595 Coronation Drive



Square Footage Breakdown:

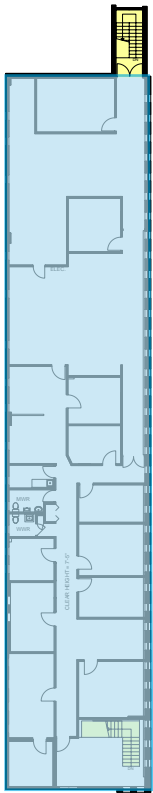
office= 7,249 sq ft (1st floor)
 office= 5,433 sq ft (2nd floor)
 Total office sf = 12,682 sq ft.
 warehouse= 88,205 sq ft
 building service area= 629 sq ft (electrical room, mechanical room)
 annex building (boiler room) = 2,646 SF

TOTAL SF = 104,162 SF

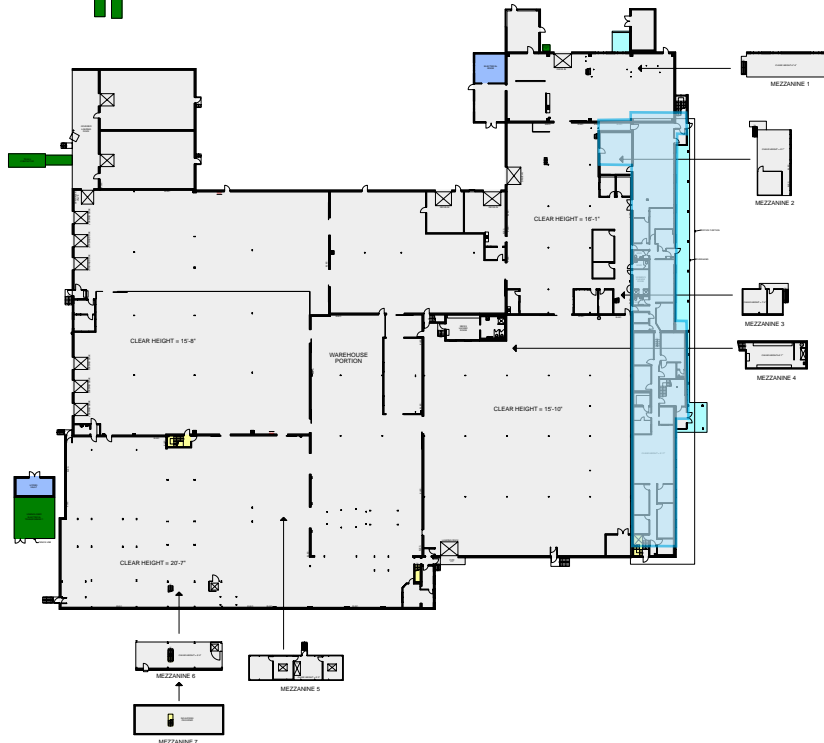
Note: Current plans shown—subject to change with ongoing updates. Mezzanine not included in total square footage, save and except for the mechanical mezzanine. Trash compactors, unenclosed electrical transformers and oil tanks not included in measurements.

BASEMENT

- Rentable Exclusions 1
- Rentable Exclusions 2
- Non-Allocated Tenant Areas
- Tenant Usable Areas
- Floor Service Areas
- Building Amenity Areas
- Building Service Areas
- Inter-Allocated Amenity Areas
- Inter-Allocated Service Areas
- Ancillary Areas



SECOND FLOOR



GROUND FLOOR



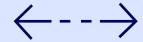
Rail spur to the building



Fully fenced & gated building



Secure car parking



Frontage on Coronation Dr



Outside Storage



Good shipping

Floor Plan

15 Chemical Court

Square Footage Breakdown:











office=1,697 sq ft

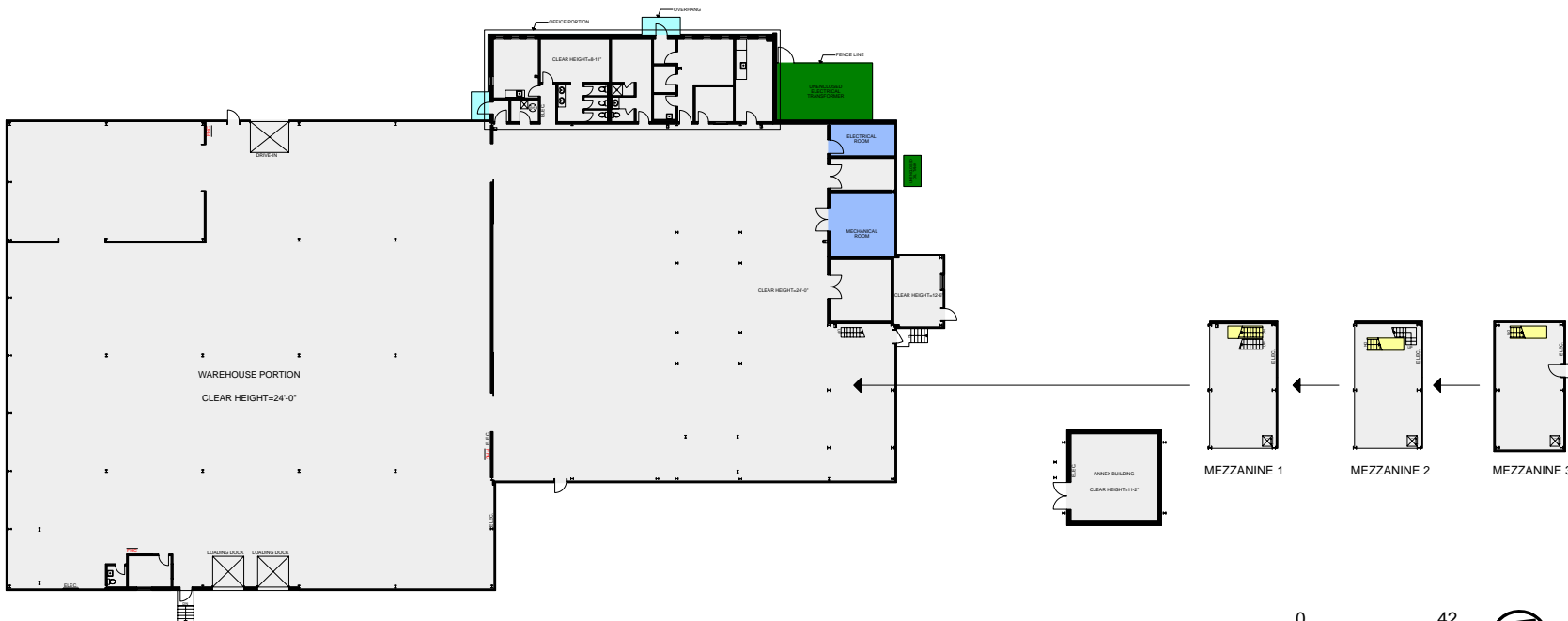
warehouse=24,979 sq ft

building service area=498 sq ft (electrical room, mechanical room)

TOTAL SF = 27,174 SF

Note: Current plans shown—subject to change with ongoing updates. Mezzanine not included in total square footage, save and except for the mechanical mezzanine. Unenclosed electrical transformer and oil tank not included in measurements.

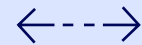
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-  Rentable Exclusions 2
-  Non-Allocated Tenant Areas
-  Tenant Usable Areas
-  Floor Service Areas
-  Building Amenity Areas
-  Building Service Areas
-  Inter-Allocated Amenity Areas
-  Inter-Allocated Service Areas
-  Ancillary Areas



Fully fenced & gated building



Secure car parking



Frontage on Chemical Court



Outside Storage

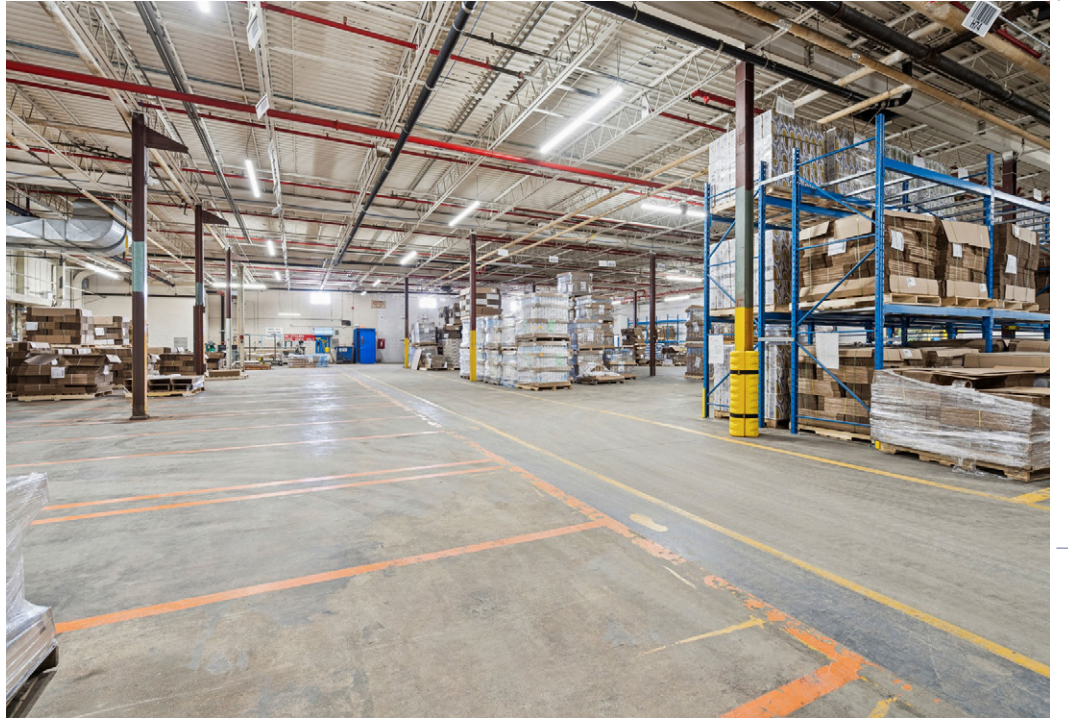


Good shipping



595 Coronation Drive





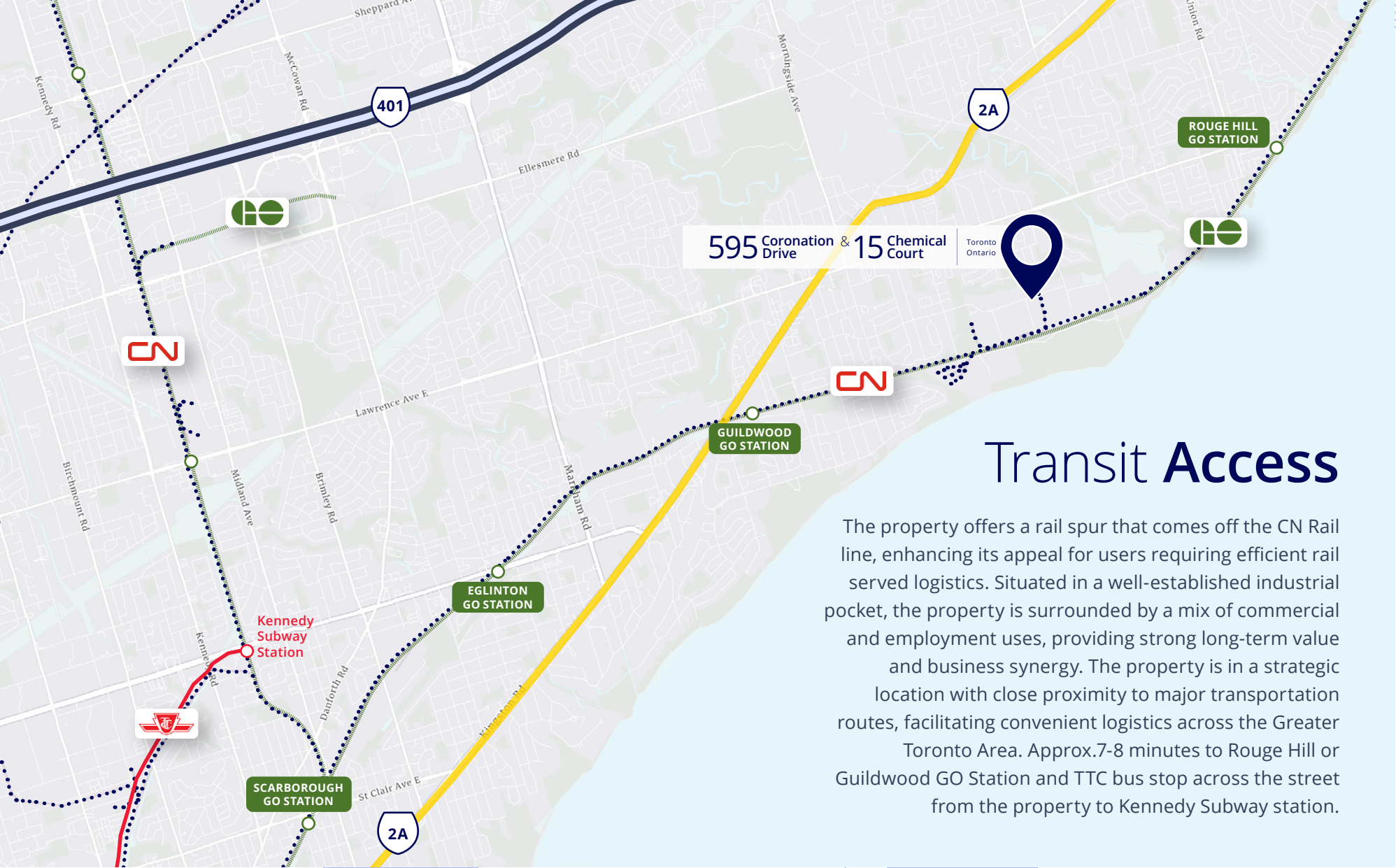
595 Coronation & 15 Chemical Drive

Toronto Ontario



15 Chemical Court





Transit Access

The property offers a rail spur that comes off the CN Rail line, enhancing its appeal for users requiring efficient rail served logistics. Situated in a well-established industrial pocket, the property is surrounded by a mix of commercial and employment uses, providing strong long-term value and business synergy. The property is in a strategic location with close proximity to major transportation routes, facilitating convenient logistics across the Greater Toronto Area. Approx. 7-8 minutes to Rouge Hill or Guildwood GO Station and TTC bus stop across the street from the property to Kennedy Subway station.

Map Legend

- Major Highway
- Major Arterial Road
- GO Lines
- TTC Subway Line 2
- CN Rail Lines

Drive Times

- Kingston Road** | 6 minutes
- Guildwood GO Station** | 7 minutes
- Rouge Hill GO Station** | 7 minutes
- Highway 401** | 10 minutes

Corporate Neighbours



CORONATION DRIVE

CHEMICAL COURT



Zoning

595 Coronation Drive - E.07 & EH 0.7 (x11) 15 Chemical Court - EH 0.7 (x11)

E.07 (Employment Industrial Zone)

(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
- Contractor's 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 PL130592]

[Click to know further zoning with conditions](#)

EH 0.7 (x11) (Employment Heavy Industrial Zone)

(1) Use - EH Zone

In the EH zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
 1. Ammunition, Firearms or Fireworks Factory;
 2. Crude Petroleum Oil or Coal Refinery;
 3. Explosives Factory;
 4. Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station [By-law: OMB PL130592]

(11) Exception EH 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 60.30.20.10(1) the following uses are not permitted:
 - Asphalt Plant;
 - Hazardous substance manufacturing, processing or warehousing;
 - Abattoir, Slaughterhouse or Rendering of Animals Factory; and
 - Waste Transfer Station.

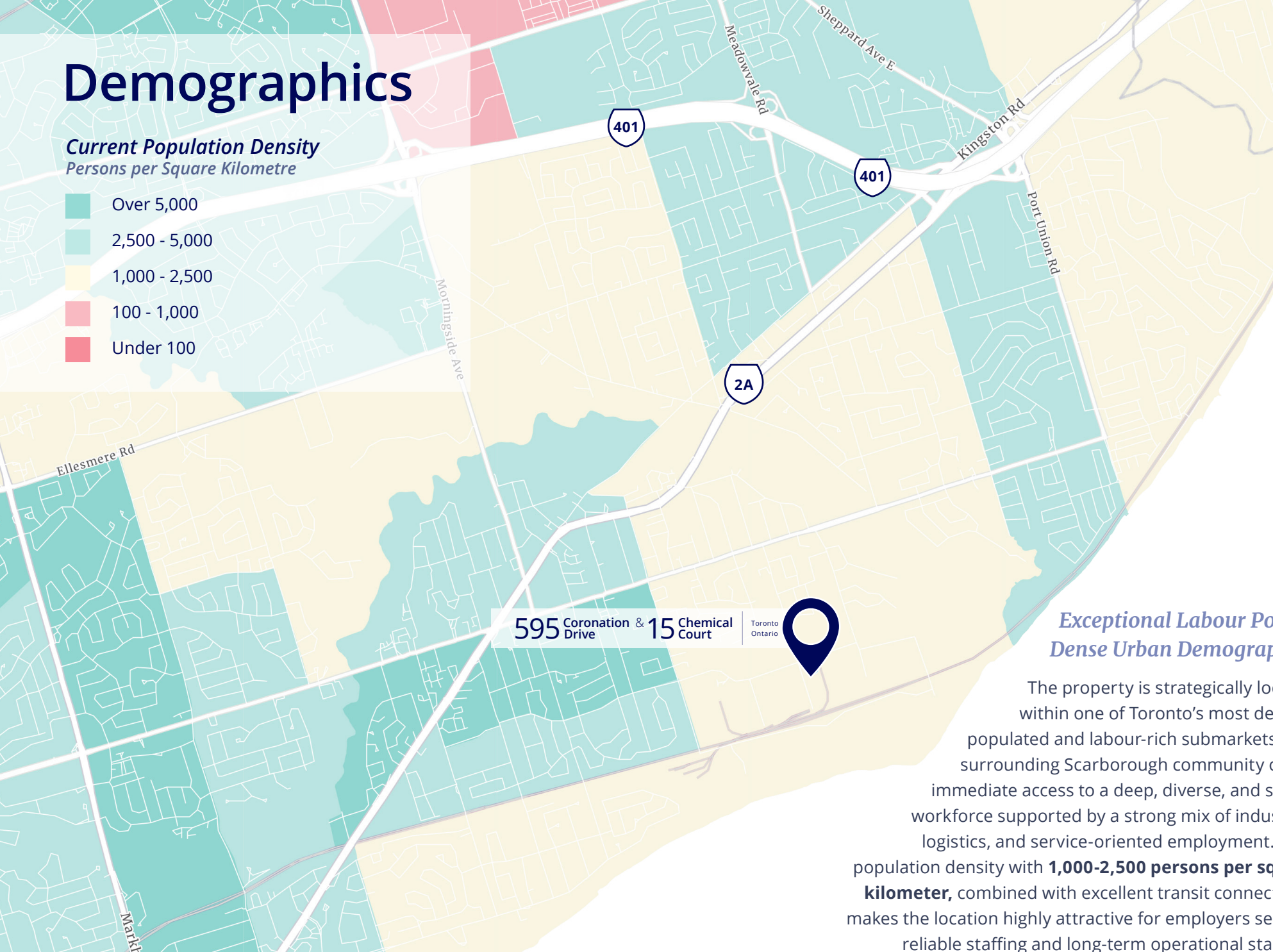
Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 607-2015]

[Click to know further zoning with conditions](#)

Demographics

Current Population Density
Persons per Square Kilometre

- Over 5,000
- 2,500 - 5,000
- 1,000 - 2,500
- 100 - 1,000
- Under 100



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Toronto Ontario

Exceptional Labour Pool & Dense Urban Demographics

The property is strategically located within one of Toronto's most densely populated and labour-rich submarkets. The surrounding Scarborough community offers immediate access to a deep, diverse, and skilled workforce supported by a strong mix of industrial, logistics, and service-oriented employment. High population density with **1,000-2,500 persons per square kilometer**, combined with excellent transit connectivity, makes the location highly attractive for employers seeking reliable staffing and long-term operational stability.

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