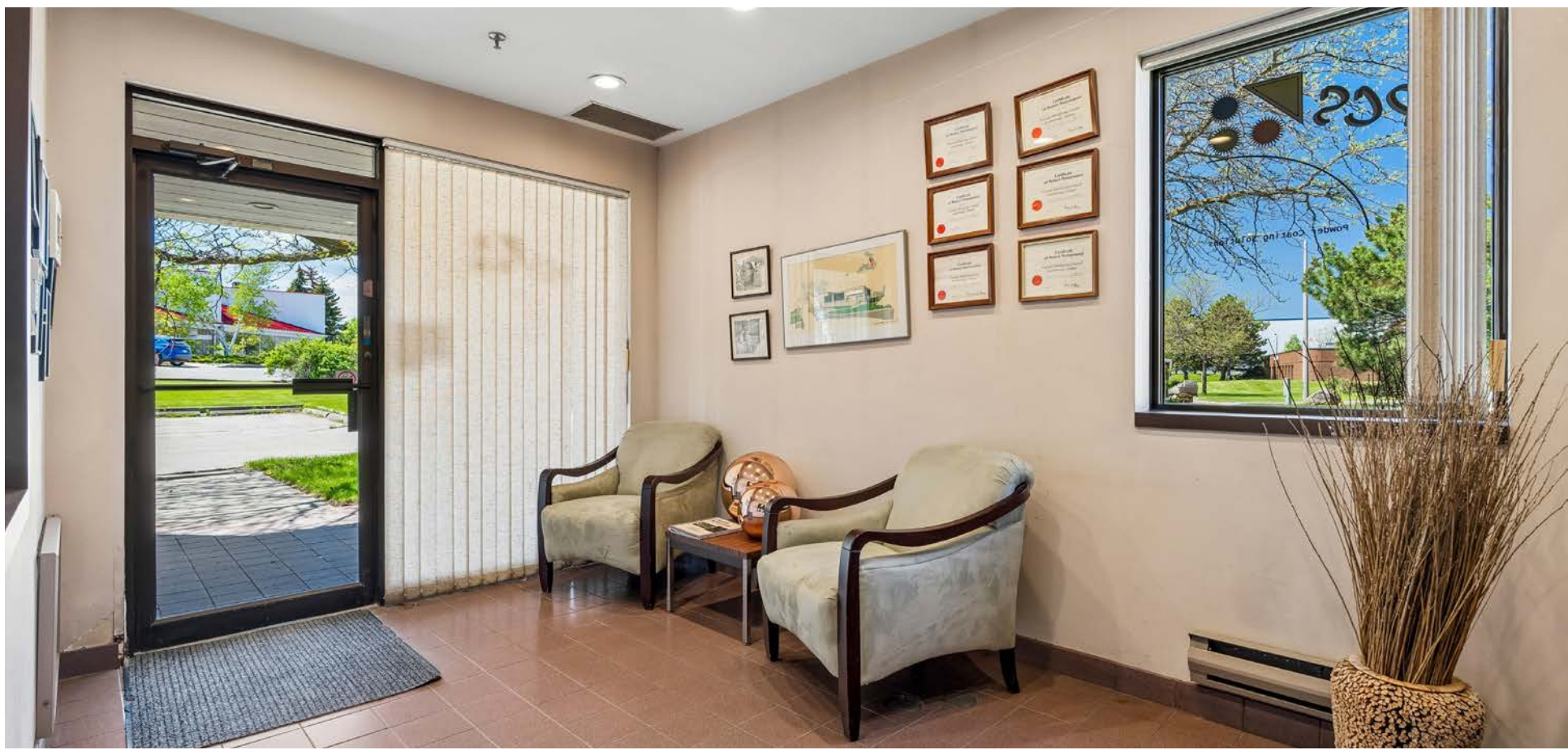


PRICE
REDUCTION

FOR SALE



Freestanding Industrial Building

30 Dovedale Court, Scarborough

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Property Details

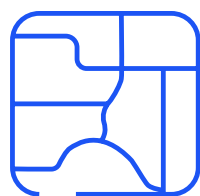
30 Dovedale Ct, Scarborough

Rare opportunity to acquire freestanding industrial building totaling 34,974 SF on a large 2.19 acre site in Scarborough. Building features efficient 18-foot clear height, approximately 4,000 sq ft of office area, 600 amps of power, and a functional warehouse configuration suitable for a wide range of industrial users.

Property offers good shipping functionality with the ability to accommodate 53-foot trailer access. Excess land provides opportunity for future expansion or controlled outside storage, while providing excellent site functionality for parking, shipping, and trailer maneuverability.

Well located in close proximity to the Highway 401 and other major highways, providing excellent connectivity throughout the GTA. Property benefits from a strong surrounding labour pool and conveniently located approximately 1.3KM from the new subway extension located Sheppard and McCowan.

Building Area (SF)	34,974 SF
Land Area	2.19 Acres
Office Area	4,000 SF
Industrial Area	30,974 SF
Clear Height	18'
Shipping	2 TL 1 DI
Asking Price PSF	\$12,950,000
Annual Taxes (2025)	\$78,292.45



Zoning
E.07



Available
Immediately



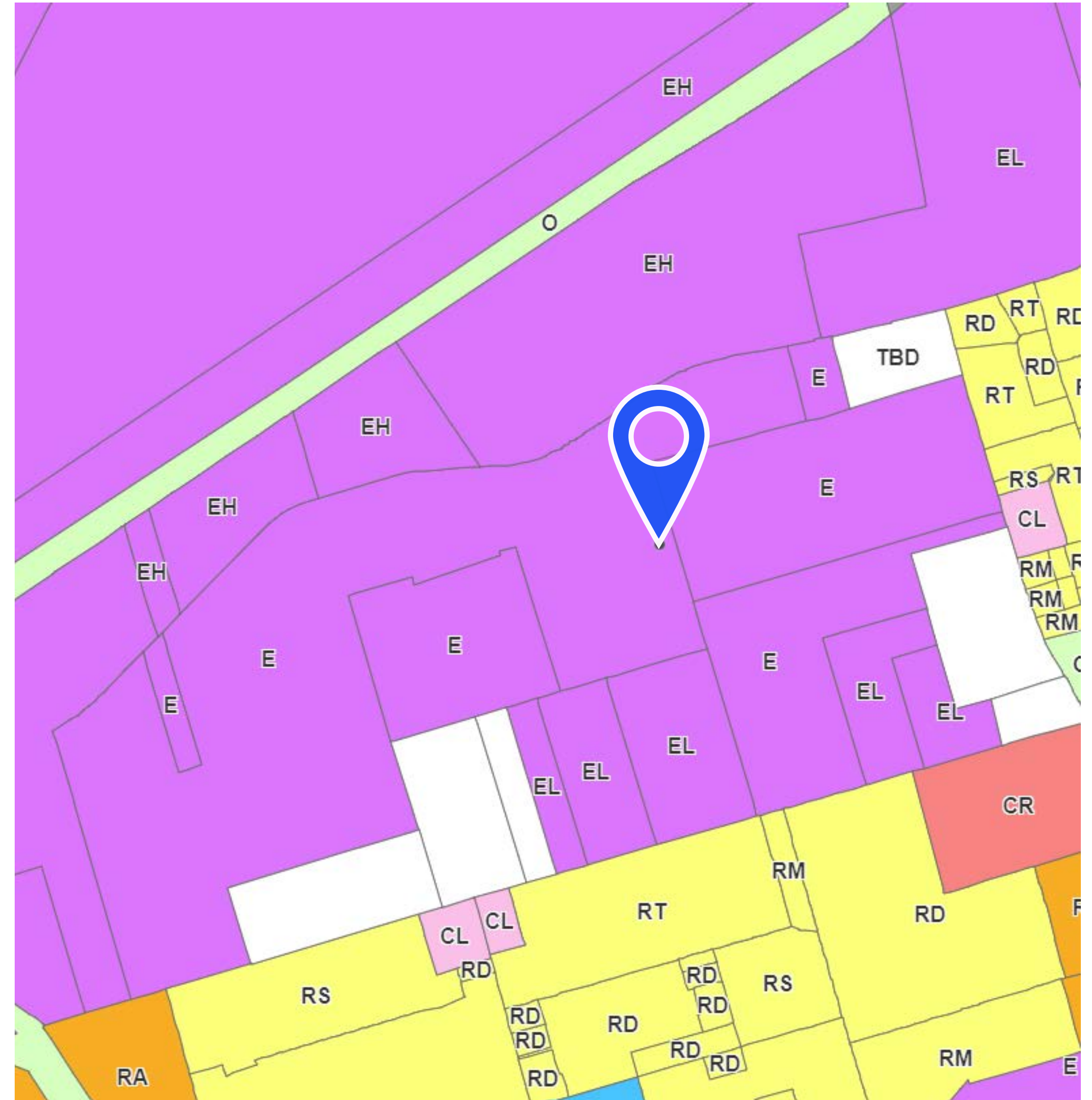
Zoning & Permitted Uses

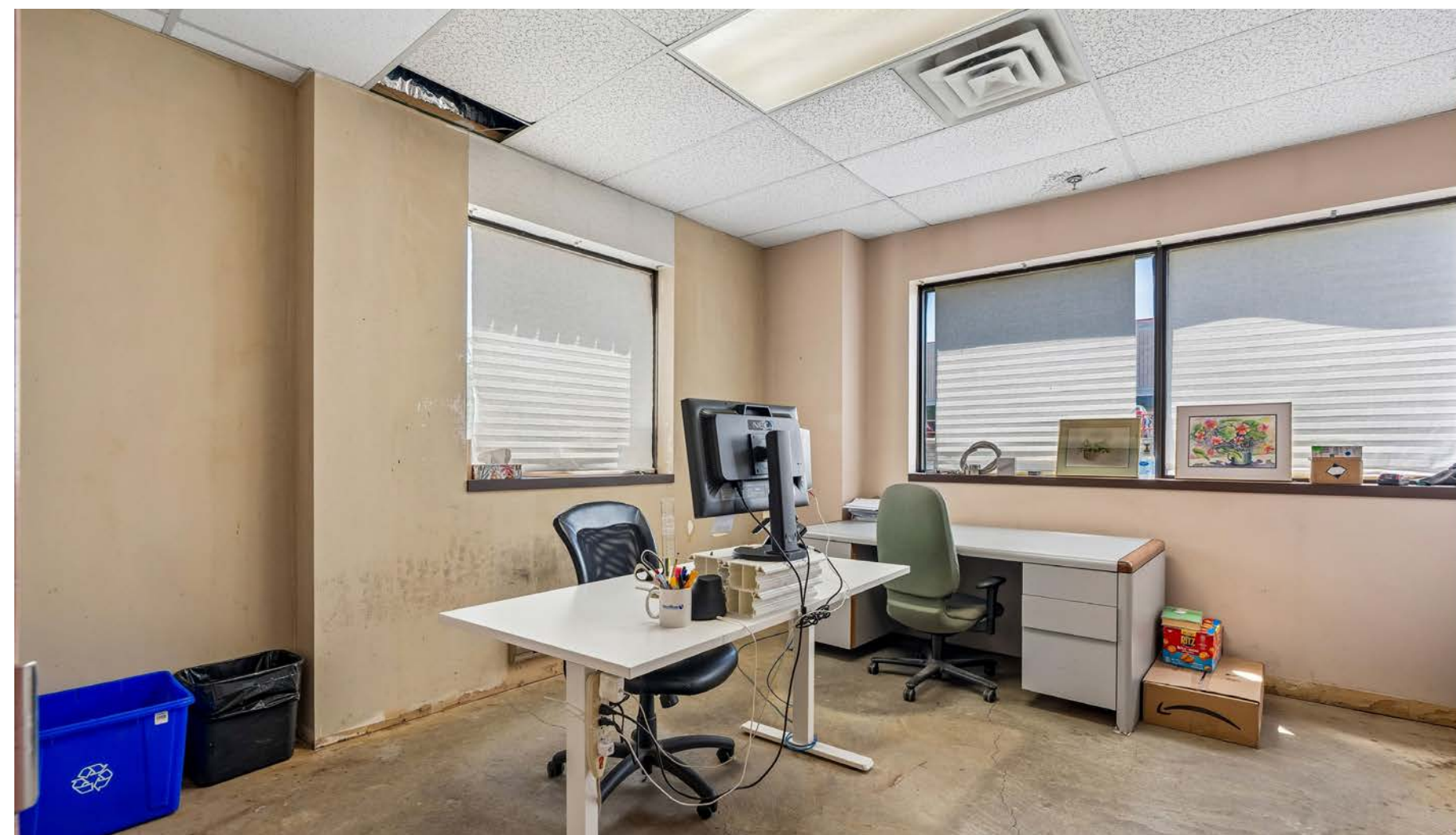
30 Dovedale Ct, Scarborough

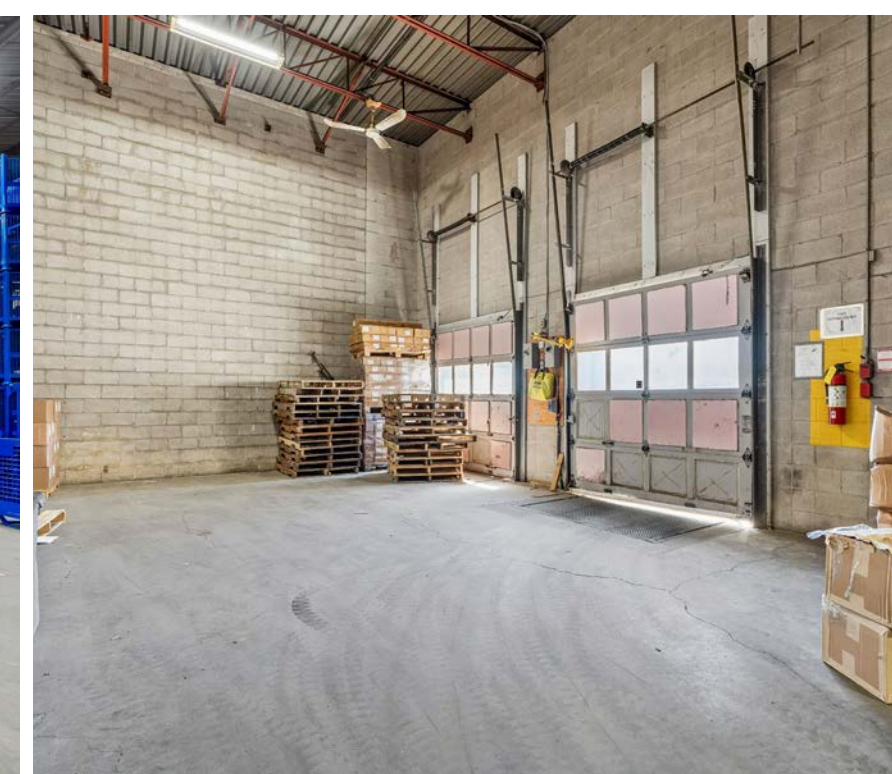
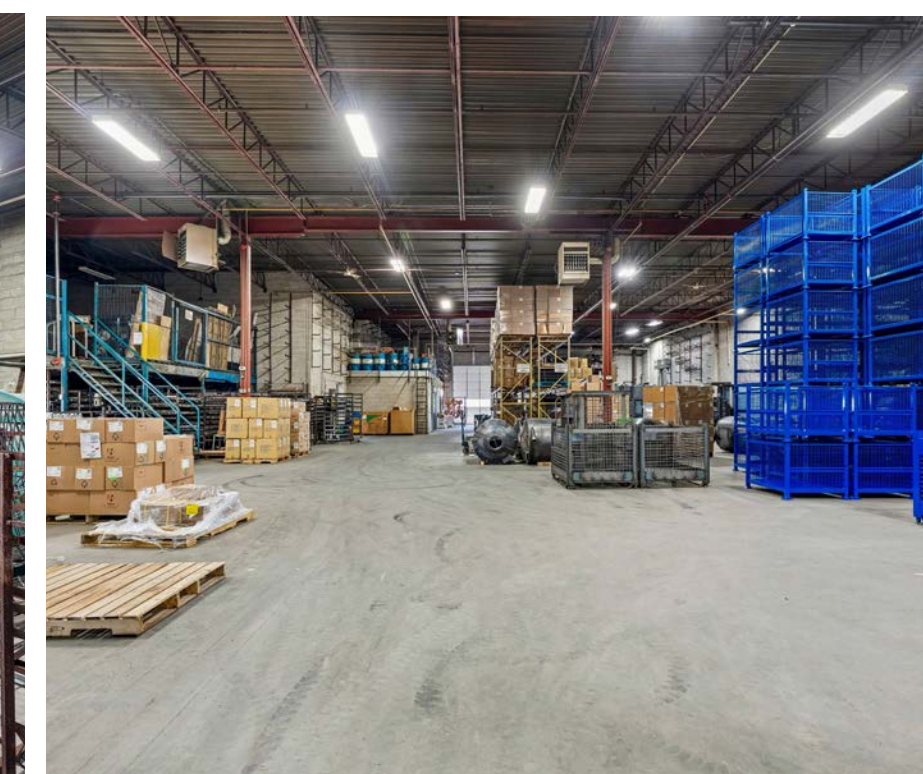
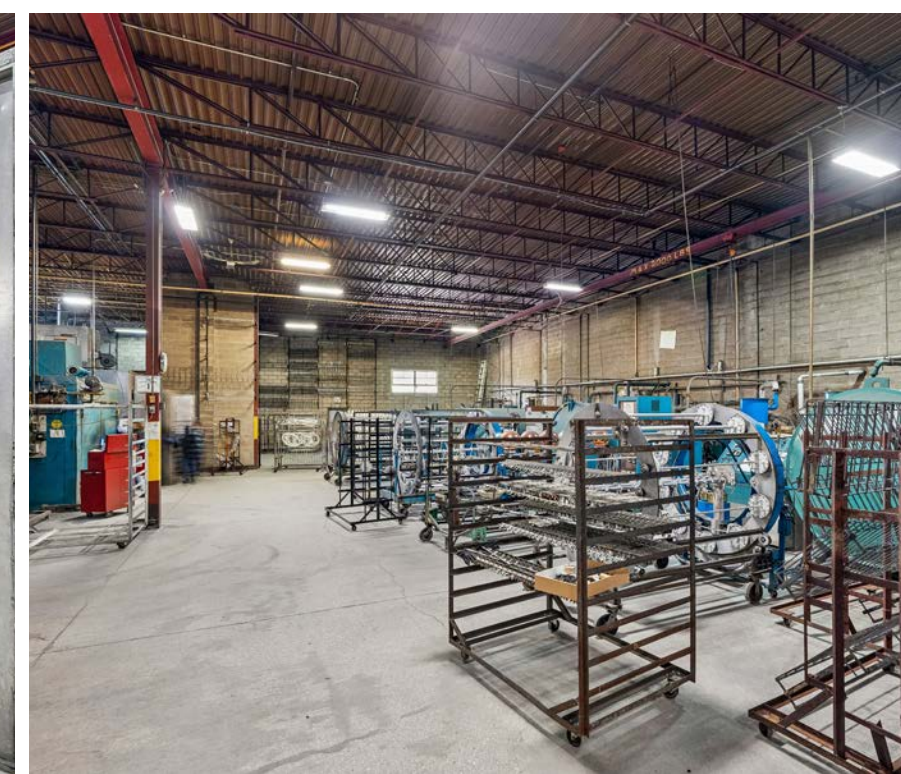
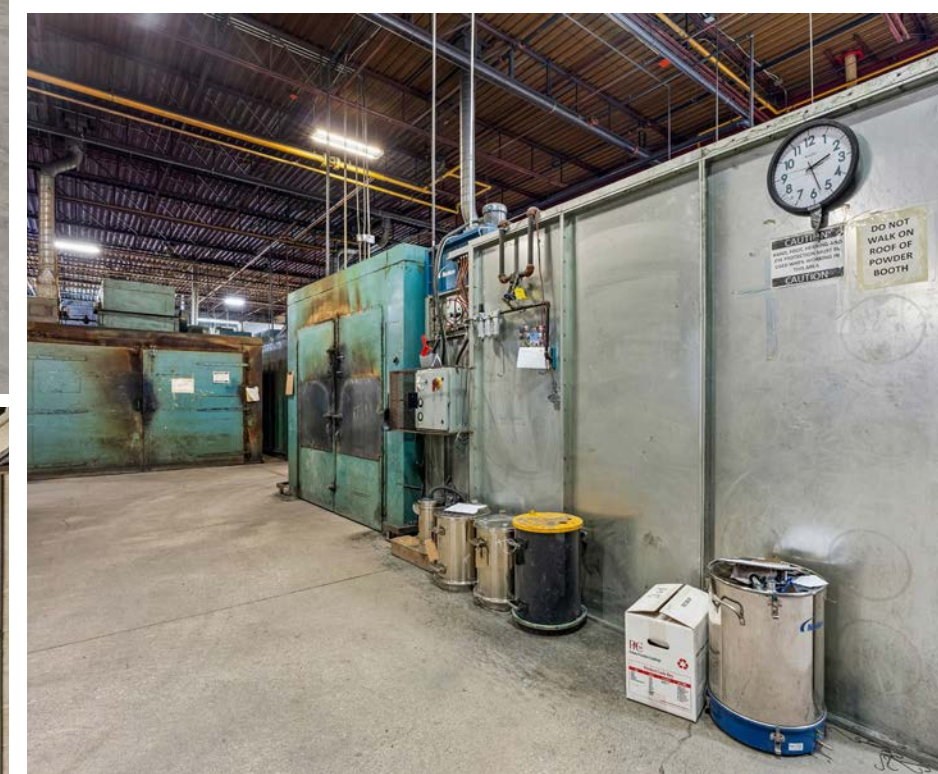
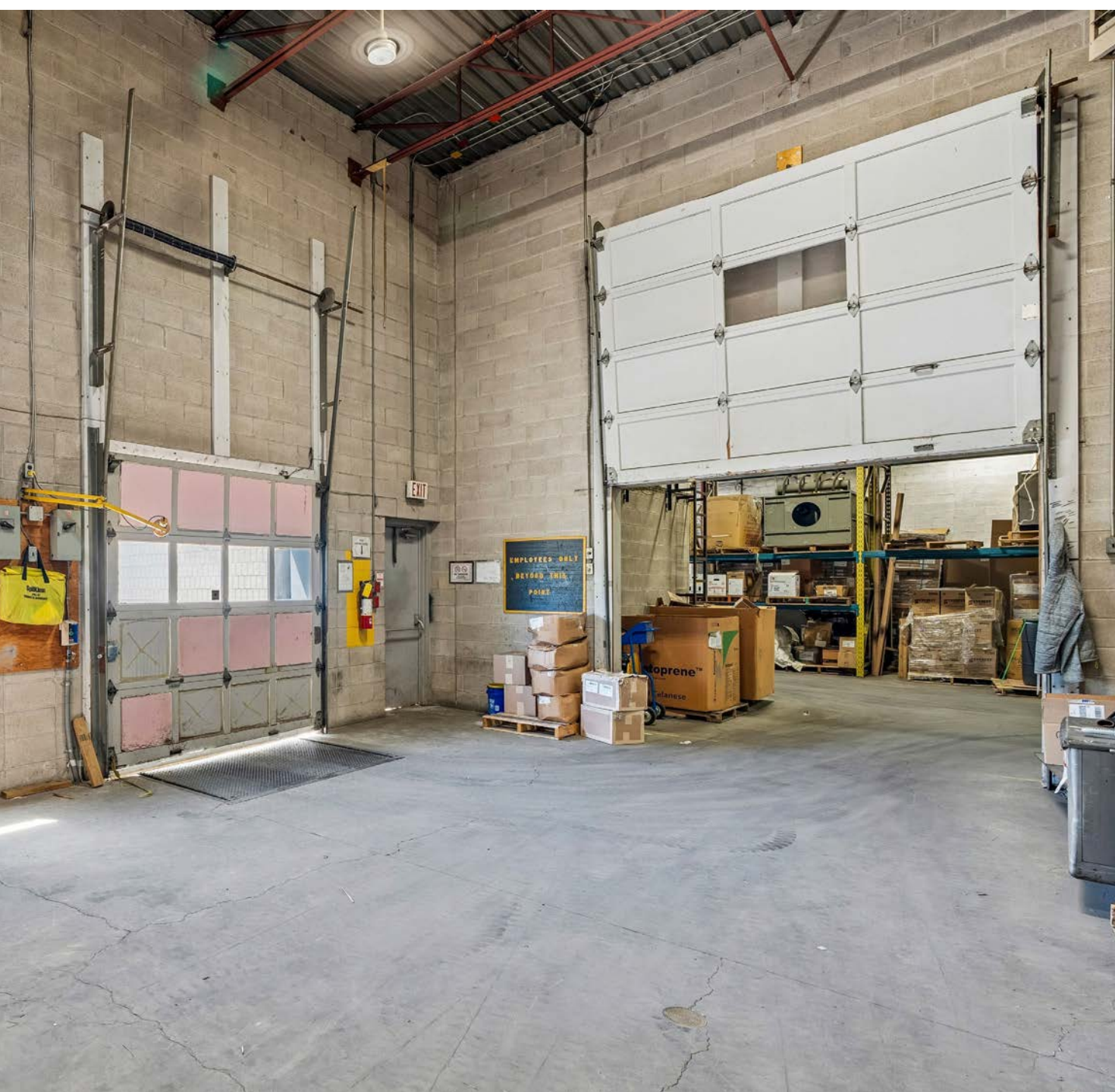
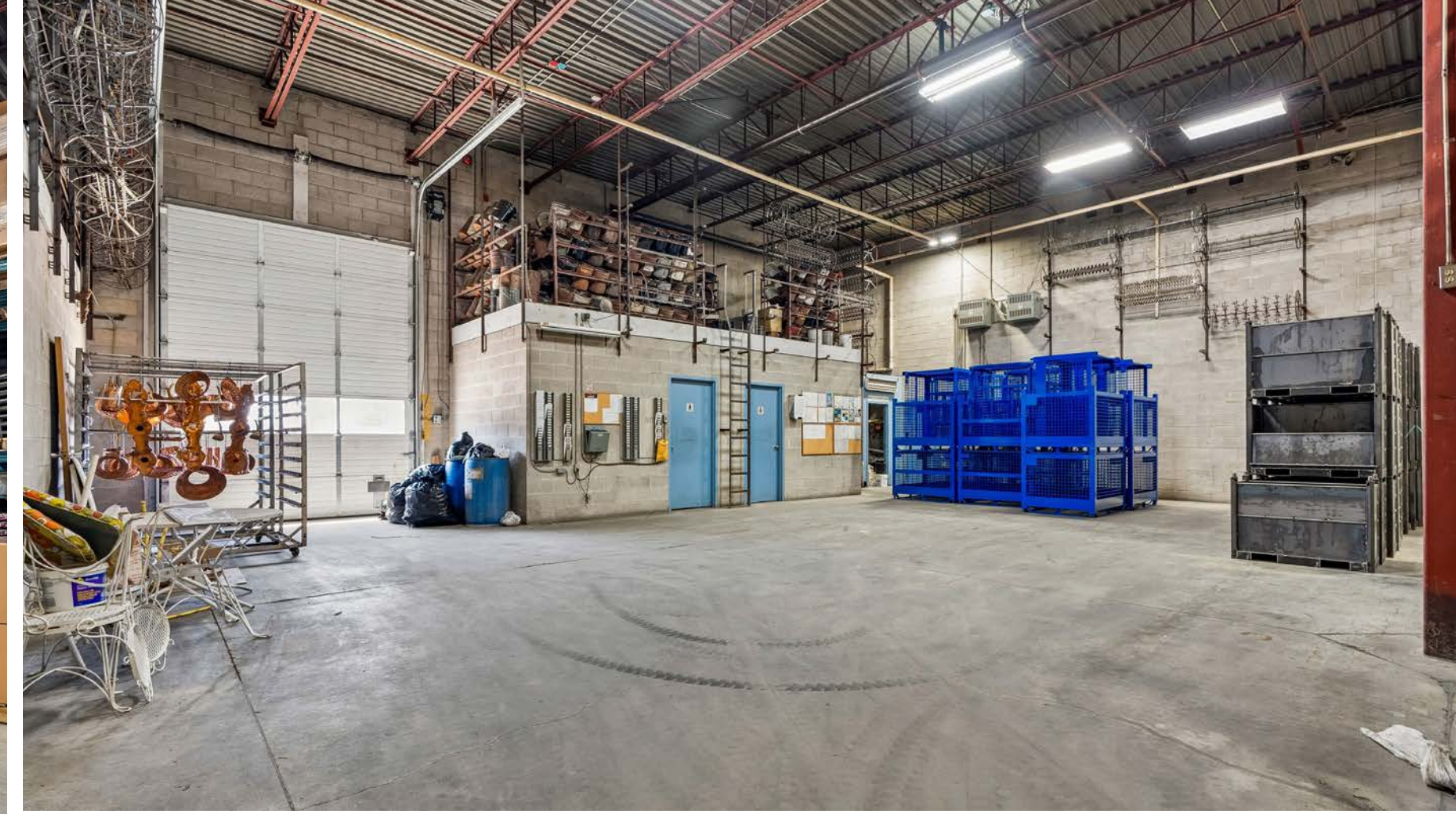
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Office
- **Open Storage**
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Us

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





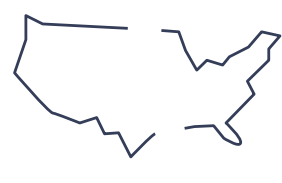


Corporate Neighbors & Accessibility



Drive Times

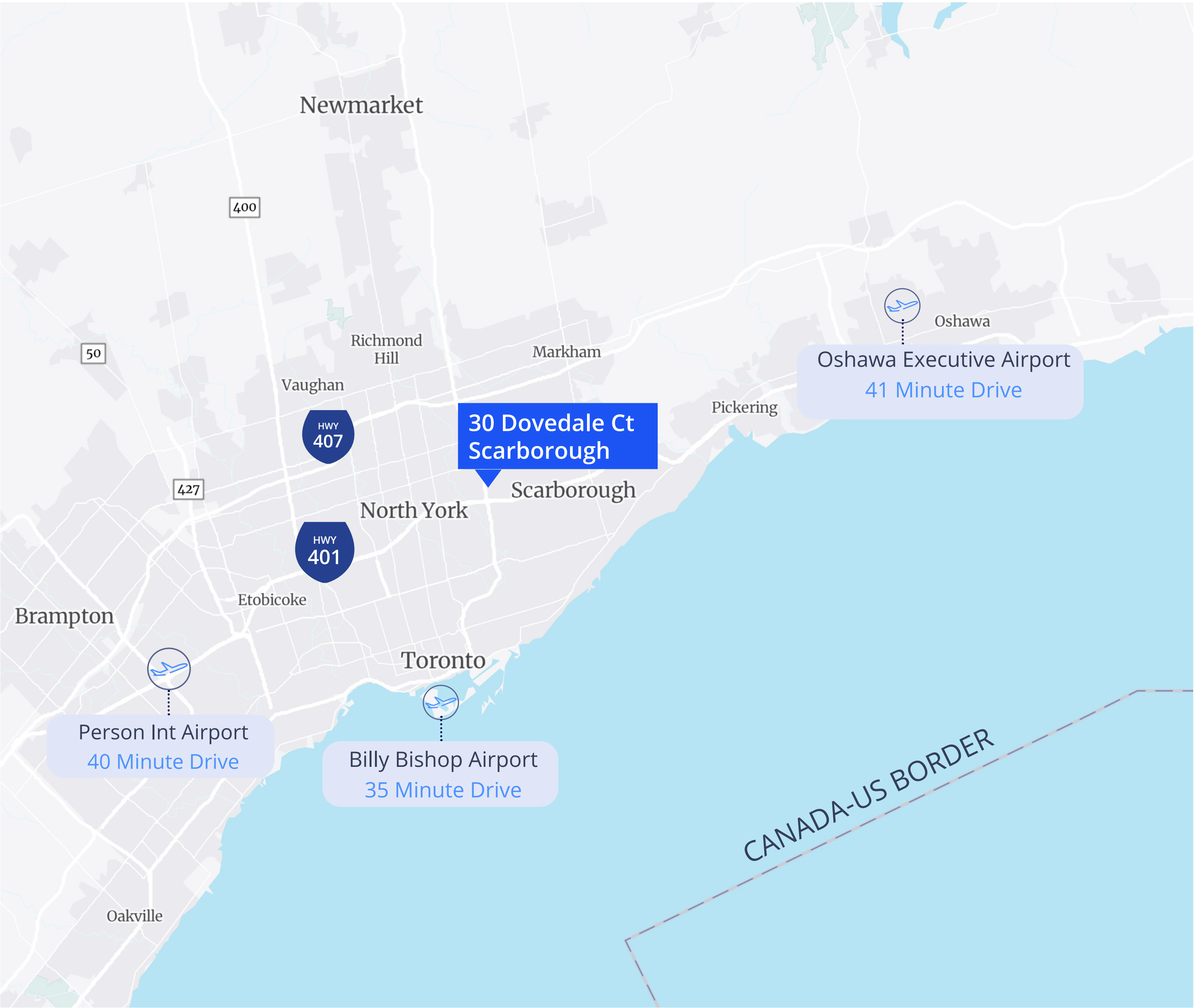
	Driving Distances & Times
Montreal	521 Km 5 Hrs
Kingston	241 Km 2 Hrs 27 Min
Oshawa	37.7 Km 41 Min
Whitby	32.7 Km 37 Min
Pickering	17.1 Km 21 Min
Toronto Downtown	27.1 Km 38 Min
Mississauga	65.9 Km 55 Min
Newmarket	45.7 Km 47 Min



U.S. Customs & Border Protection

Alexandria Bay Port of Entry

286 Km | 2 Hr 48 Minute Drive



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



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