



401

West Building
56,033 SF

East Building
71,063 SF

127,096 SF

MIDLAND AVENUE

Industrial For Lease

2388 Midland Avenue SCARBOROUGH, ON

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*Sales Representatives

PROPERTY DETAILS

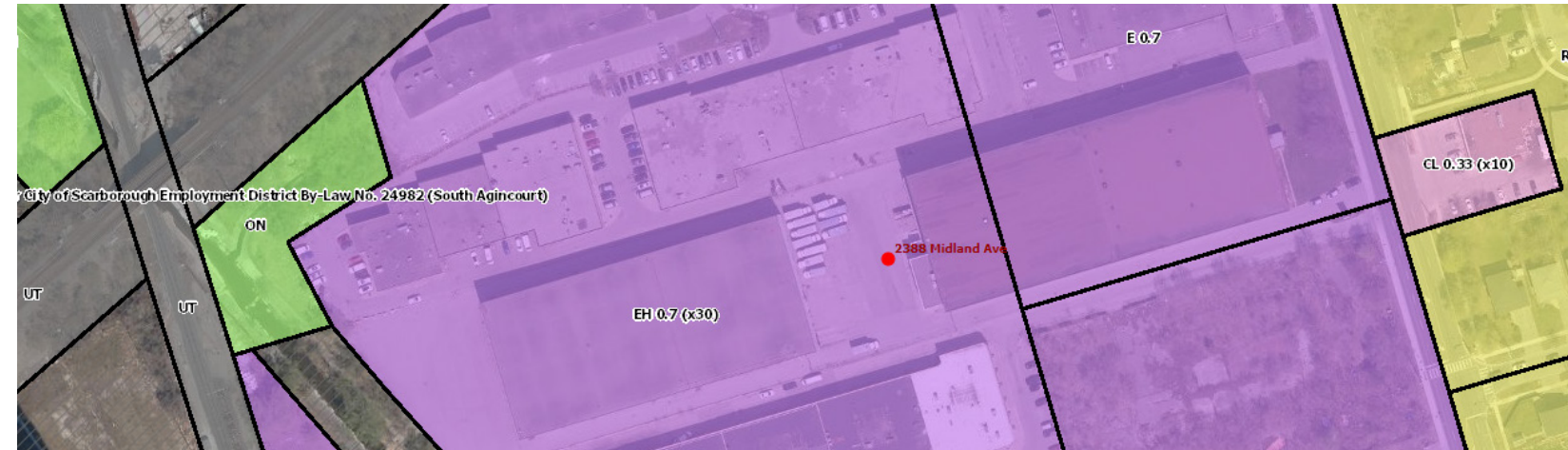
SIZE (SF)	East Building	71,063 sf
	West Building	56,033 sf
	Total	127,096 sf
OFFICE (%)	5%	
CLEAR HEIGHT	East Building	41'
	West Building	30'
SHIPPING	East Building	4 Truck Level
	West Building	2 Truck Level 2 Drive In
ZONING	Employment (E 0.7) Heavy Employment (EH 0.7 x30)	
ASKING RATE	\$16.50 psf net (Year 1)	
TAXES	\$198,764 (2024)	
AVAILABILITY	January 1, 2025	

HIGHLIGHTS

- Well maintained & functional buildings
- Buildings to be leased together
- Excellent clear heights
- Minimal office area
- Opportunity to self-manage buildings
- Existing racking system in place can be assumed or removed
- Potential to add additional shipping doors
- Ample area for parking or open storage
- Excellent location
- Transit at doorstep
- Many amenities nearby
- Close proximity to Highways 401,404 & DVP

ZONING

Employment Industrial (E 0.7) & Employment Heavy Industrial (EH 0.7)



Permitted Uses

- Ambulance depot
- Animal shelter
- Artist studio
- Automated banking machine
- Bindery
- Building supply yards
- Carpenter's shop
- Chemical materials storage
- Cold storage
- Contractor's establishment
- Custom workshop
- Dry cleaning or laundry plant
- Financial institution
- Fire hall
- Fuel storage
- Industrial sales and service use
- Kennel
- Laboratory
- All manufacturing uses except:
 - » Abattoir, slaughterhouse or rendering of animals factory
 - » Ammunition, firearms or fireworks factory
 - » Asphalt plant
 - » Cement plant or concrete batching plant
 - » Crude petroleum oil or coal refinery
 - » Explosives factory
 - » Industrial gas manufacturing
 - » Large scale smelting or foundry operations for primary processing of metals
- » Pesticide or fertilizer manufacturing
- » Petrochemical manufacturing
- » Primary processing of gypsum
- » Primary processing of limestone
- » Primary processing of oil-based paints, oil-based coatings or adhesives
- » Pulp mill, using pulpwood or other vegetable fibers
- » Resin, natural or synthetic rubber manufacturing
- » Tannery

- WITH CONDITIONS**
- Body rub service
 - Cogeneration energy
 - Crematorium
 - Drive through facility
 - Eating establishment
 - Marihuana production facility
 - Metal factory involving forging and stamping
 - Open storage
 - Outdoor patio
 - Propane transfer, handling & storage facility
 - Public utility
 - Recovery facility
 - Recreation use
 - Renewable energy
 - Retail service
 - Retail store
 - Shipping terminal
 - Take-out eating establishment
 - Transportation use
 - Vehicle fuel station
 - Vehicle service shop
 - Vehicle washing establishment
- [By-law: 0403-2014] [By-law:1124-2018]
[By-law: 1198-20219]



Zoning permits a variety of uses



Immediate access to public transit


Strong labour pool nearby

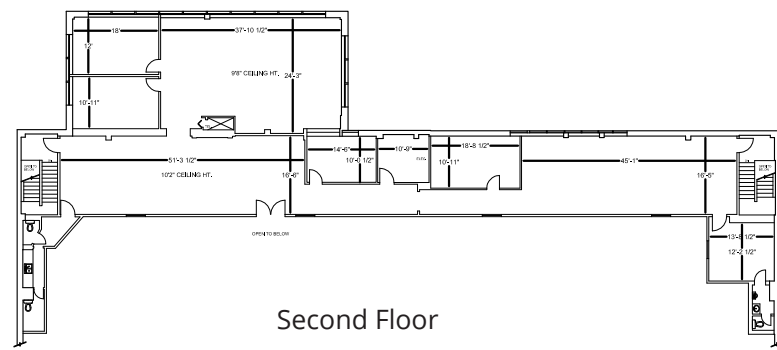

Close proximity to Highway 401 and 404



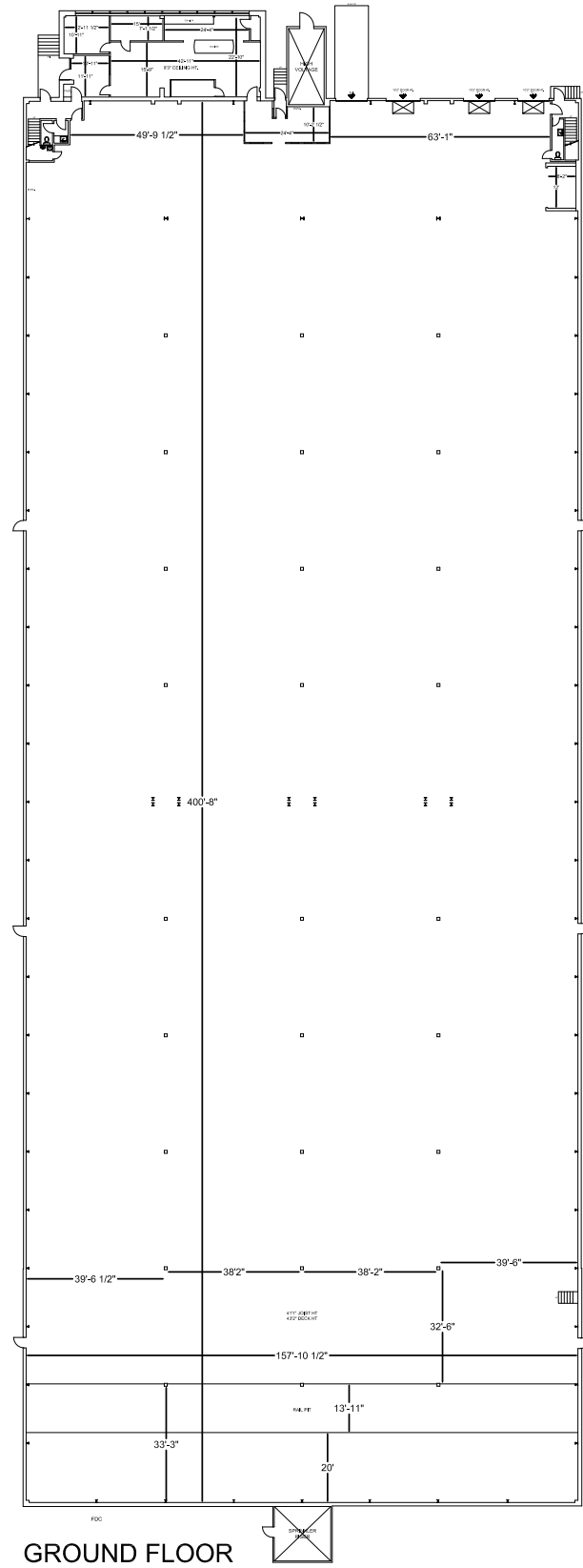
 [Click here for E.0.7 Zoning Provisions](#)

 [Click here for EH 0.7 Zoning Provisions](#)

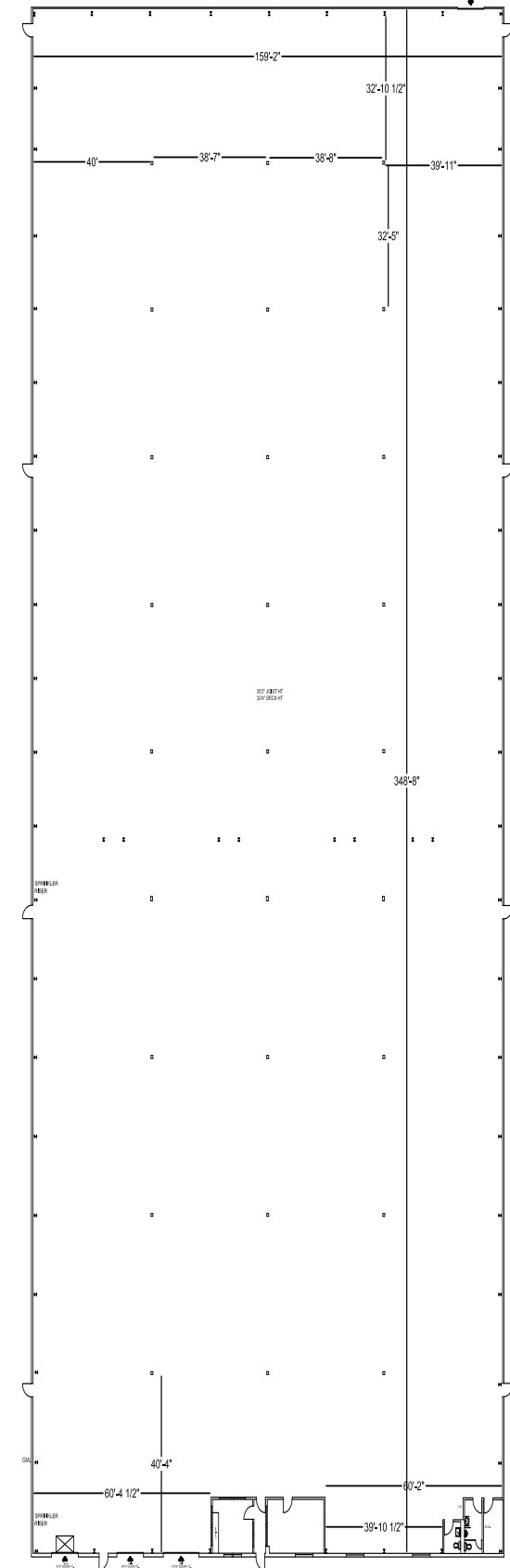
East Building Floor Plan



Main Floor Office	1,765 SF
2 nd Floor Office	4,813 SF
Warehouse	64,485 SF
Total Area	71,063 SF



West Building Floor Plan



Total Area 56,033 SF

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AERIALS

SOUTH



EAST



NORTH EAST



WEST



SOUTH WEST



NORTH WEST



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LOCATION MAP



TTC Bus & GO Train Routes

- 57 Midland
- 85F Sheppard East
- 7 Stouffville

Drive Times

- 3 minutes to Highway 401 (1.4 km)
- 7 minutes to Highway 404 / DVP (6.7 km)
- 25 minutes to Downtown Toronto (25.9 km)
- 30 minutes to Pearson Airport (32.3 km)

CF Cadillac Fairview **CINEPLEX**

TD CANADA POST **SPORTCHEK**

大統華 T&T Supermarket **Saints Germain's**

Booster Juice **SHOPPERS DRUG MART**

SUBWAY **SHOPPERS DRUG MART**

Walmart **DOLLARAMA**

BURGER KING **LCBO**

Food Basics **DQ**

eggsmart **WINNERS**

PartyCity **SUBWAY** **The BRICK**

Tim Hortons **STRUCTUBE** **PETSMART**

Ashley HOMESTORE **metro** **LCBO**

Michaels **Coco SU** **LA FITNESS**

Starbucks **KINTON RAMEN** **McDonald's** **Jollibee**

STC **BEST BUY** **CIBC** **IKEA**

Walmart **St. Louis** **milestones GRILL + BAR**

PUTTING EDGE **wine rack** **FRESH CO.** **LCBO**

SWISS CHALET **CINEPLEX** **SCADDABUSH**

AMENITIES WITHIN 5KM

541 RESTAURANTS	1,246 RETAIL	18 FITNESS CENTERS
72 BANKS	5 HOTELS	54 GAS STATIONS



Get more information

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