



For Lease: Industrial

# 225 Nugget Avenue

## Unit 3

Outstanding 2,875 SF Industrial Unit

# 225 Nugget Avenue

Welcome to an exceptional opportunity to lease a stunning industrial unit in Scarborough. This remarkable property offers 16-foot clear height and versatile usage options. Discover the highlights of this outstanding industrial building:

## Location:

Accessible location in Scarborough, 8 minute drive to Highway 401.

## Possession:

Immediate

## Versatile Usage Options:

The zoning permits multiple uses and is ideal for logistics, warehousing and distribution, as well as manufacturing.

## Property Details

Intersection	Sheppard Avenue E & McCowan Road
Total Area	2,875 SF
Office Area	25%
Industrial Area	75%
Zoning	E 0.7 - Employment Industrial Zone
Clear Height	16'
Truck Level Doors	1
Power	600 Volts, 200 Amps

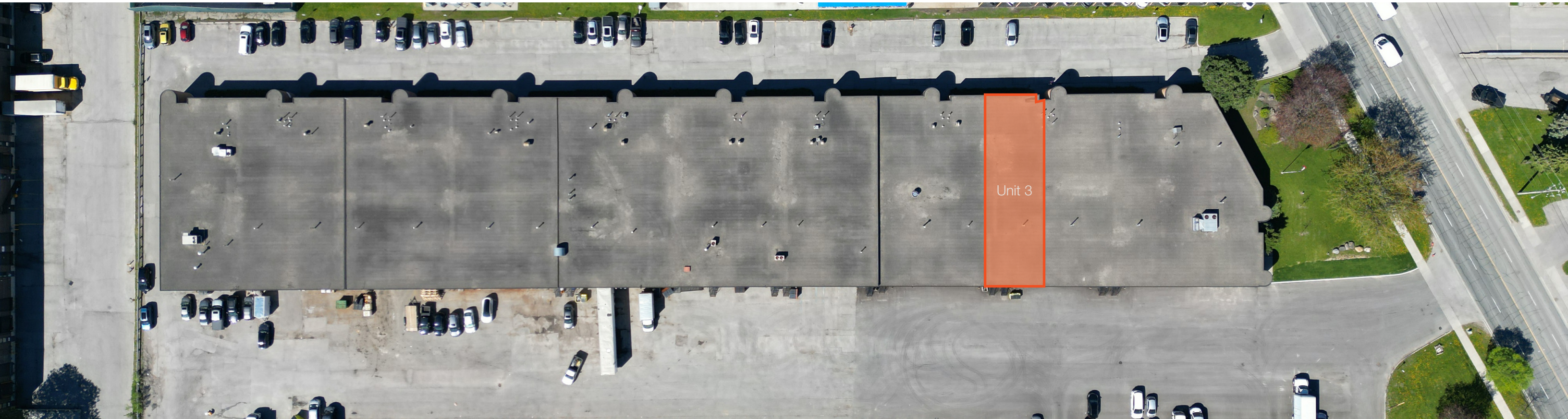


Net Rent  
**18.00 PSF**  
T.M.I  
**\$3.75 PSF**

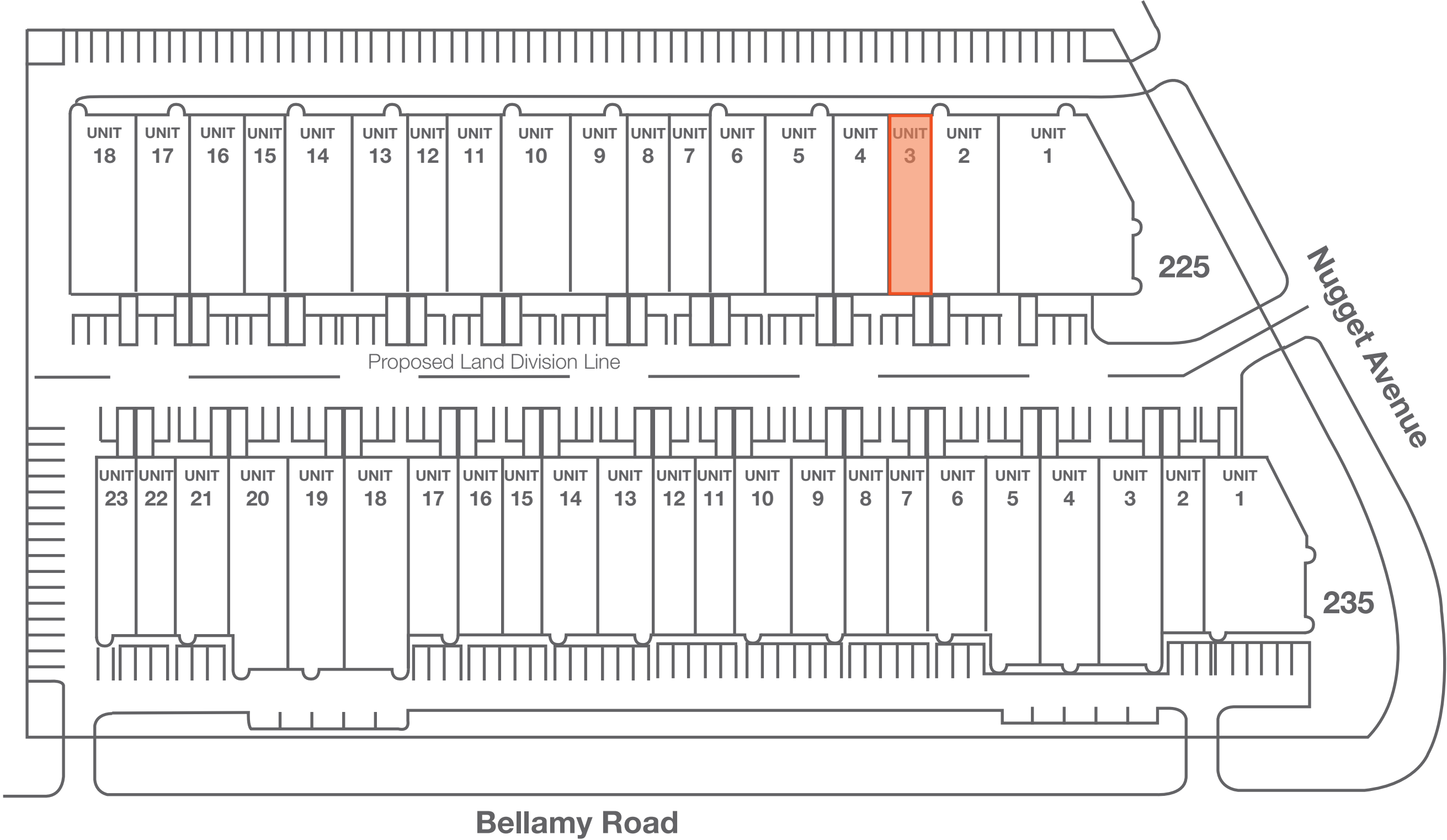


Listing Agent:  
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\*Sales Representative



# Building Plan



# Zoning

## E 0.7 - Employment Industrial Zone

### 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

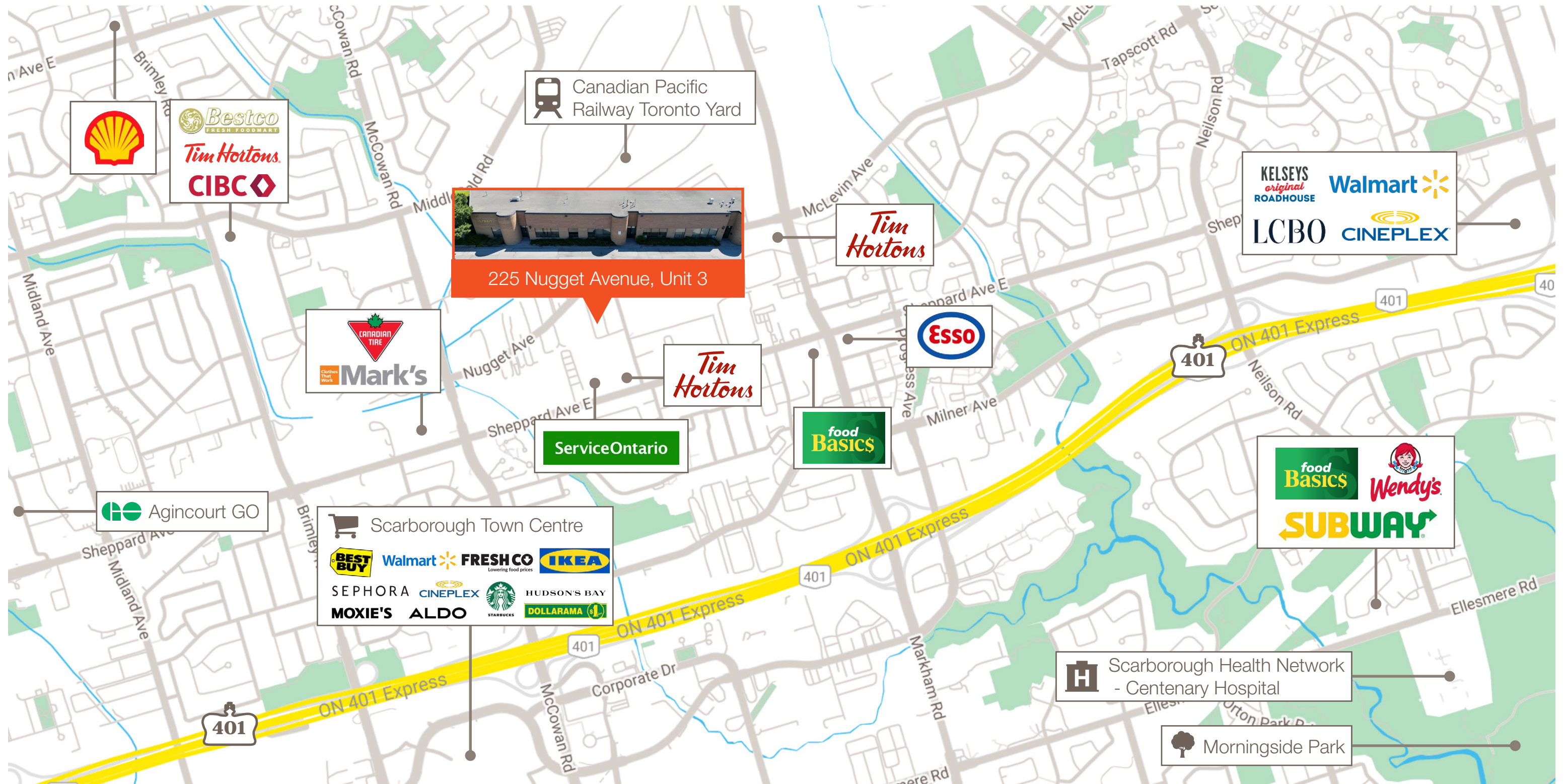
### Use with Conditions - E Zone

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



# Area Amenities



# Interior Photos







*A bright future  
for your business  
is right here.*

## **Lennard:**

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\*Sales Representative  
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