



Kennedy Road

Highway 401

Midland
Avenue



For Sale

149,553 SF Freestanding Industrial Fronting HWY 401

2220 Midland Avenue, Toronto

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Accelerating success.

*Sales Representative



Investment Highlights



149,553 SF situated on 6.86 acres, offering unprecedented scale for an occupier



Employment (E) zoning permits various manufacturing, industrial, open storage, retail and automotive uses



Direct connectivity to highway, minutes from HWY 401 / Kennedy Rd interchange



The property directly abuts HWY 401 providing potential for branding on Canada's busiest highway



Located in a gentrifying and transited oriented area



Highly connected to Scarborough's employment base with public transit at the doorstep



Property Overview

2220 Midland Avenue, Toronto

Building Size	149,553 SF*
Office Area	22,161 SF*
Lot Size	6.86 Acres*
Clear Height	16' 0"
Column Spacing	31' x 23'5"
Shipping	14 Truck Level Doors
Zoning	E 0.7 Employment
Official Plan	Core Employment Area
Asking Price	Speak to Listing Agents

[Link to Sign NDA for Data Room Access](#)



*Measurements obtained from MPAC



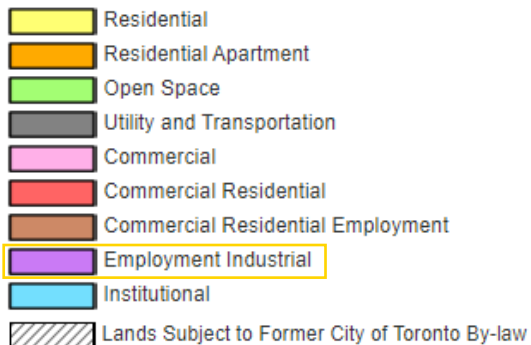


Zoning & Official Plan Overview

Zoning Map



Zone Categories



Official Plan



Land Use Designations





Zoning Permitted Uses

E 0.7 Employment

In the E zone, the numerical value following the zone symbol in the zone label indicates the permitted maximum floor space index of all land uses on a lot.

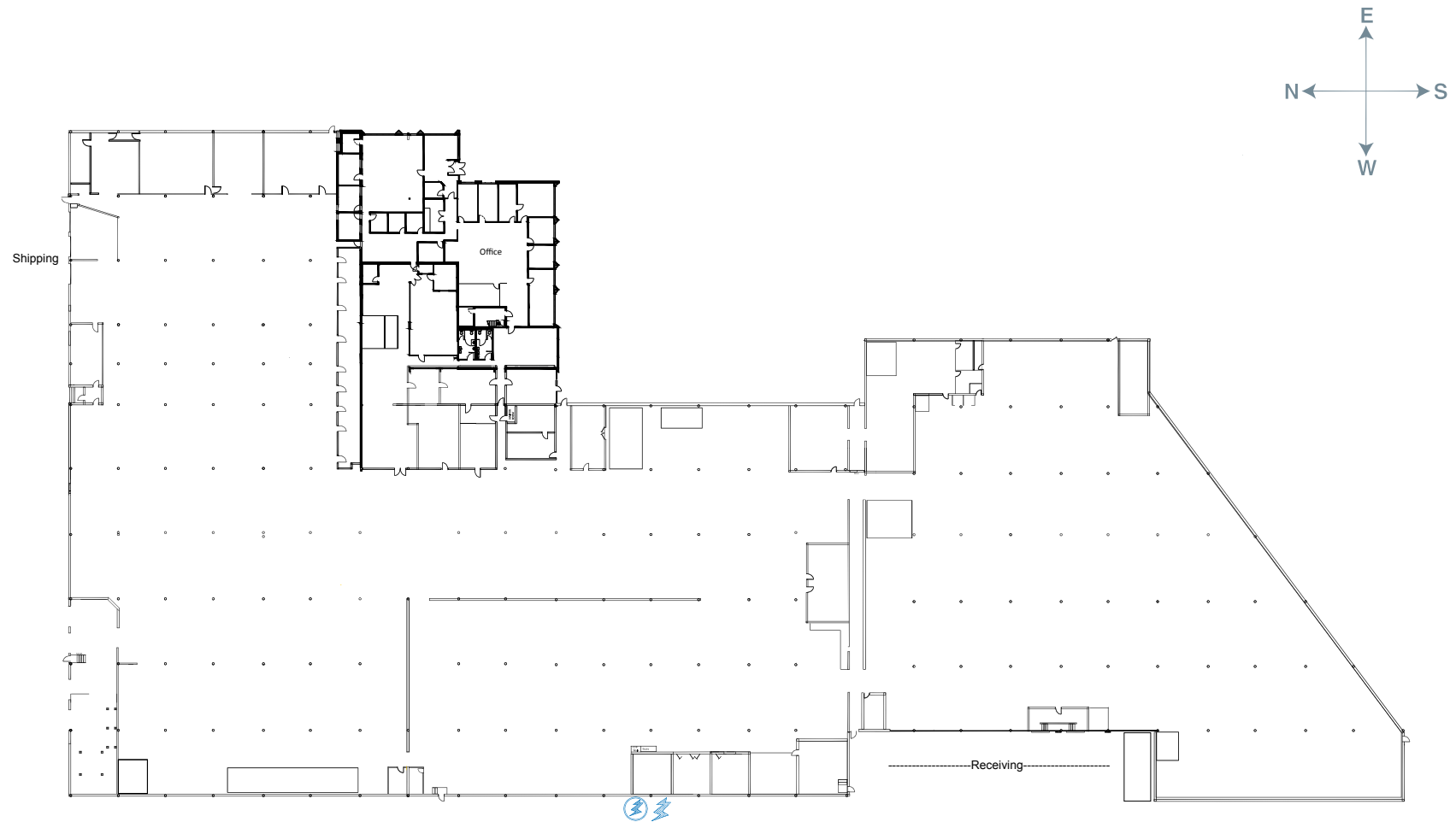
- Ambulance Depot, Animal Shelter, Artist Studio, Automated Banking Machine, Bindery, Building Supply Yards, Carpenter's Shop, Cold Storage, Contractor's Establishment, Custom Workshop, Dry Cleaning or Laundry Plant, Financial Institution, Fire Hall, Industrial Sales and Service Use, Kennel, Laboratory
- 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 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 Processing, Warehouse, Wholesaling Use [By-law: OMB PL130592]
- Permitted Use - with Conditions
 1. Use with conditions - 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 40.20.20.100:
- Body Rub Service (32), Cogeneration Energy (26), Crematorium (33), Drive Through Facility (5, 21), Eating Establishment (1, 19, 30), Marihuana production facility (2), Metal Factory involving Forging and Stamping (25), Open Storage (10), Outdoor Patio (9), 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: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]



[Link to Full Zoning
By-law](#)

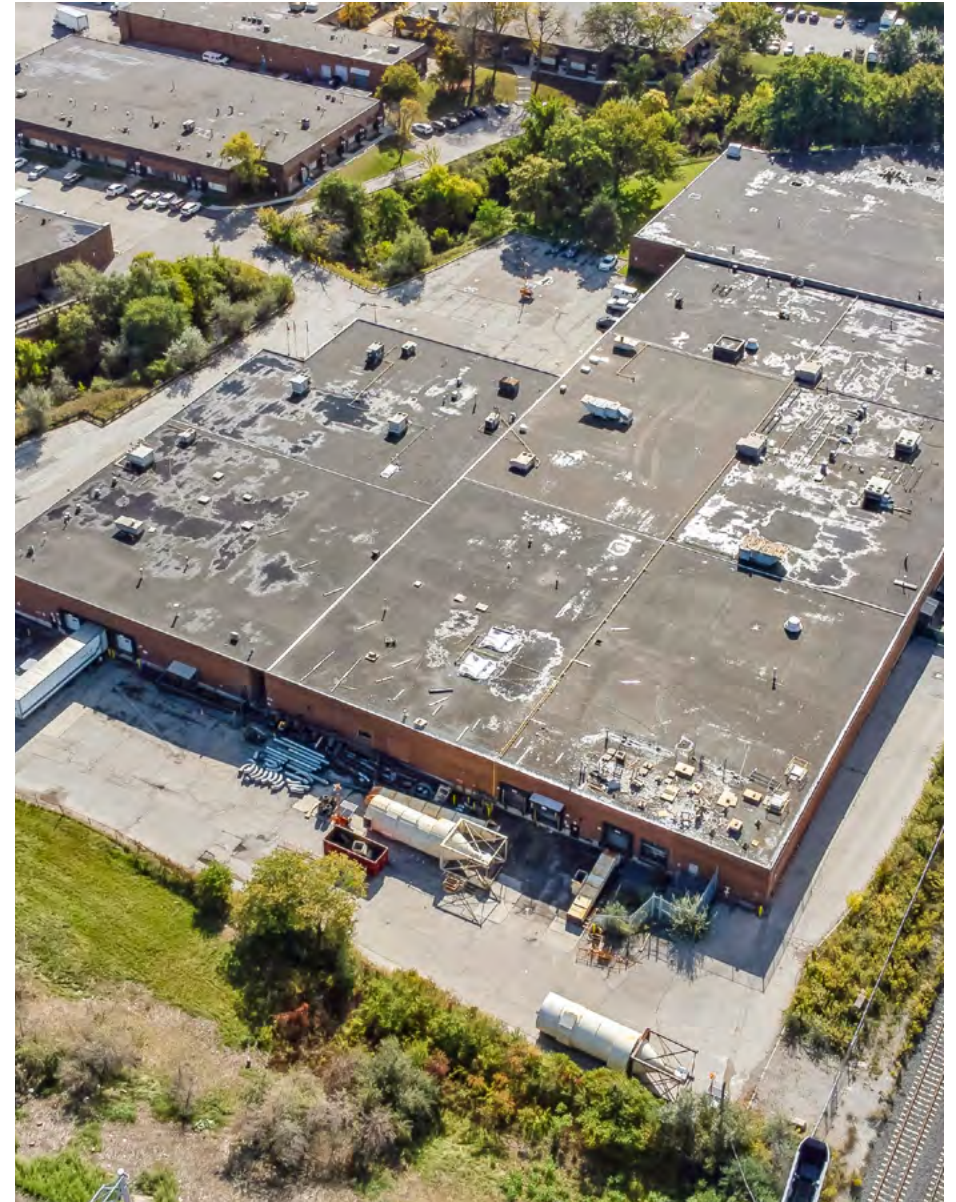


Property Floor Plan





Site Aerials





Property Photos





Property Photos





Site Access

Highway 401

5 minutes

Highway 404

8 minutes

Don Valley Parkway

8 minutes

Scarborough Town Centre

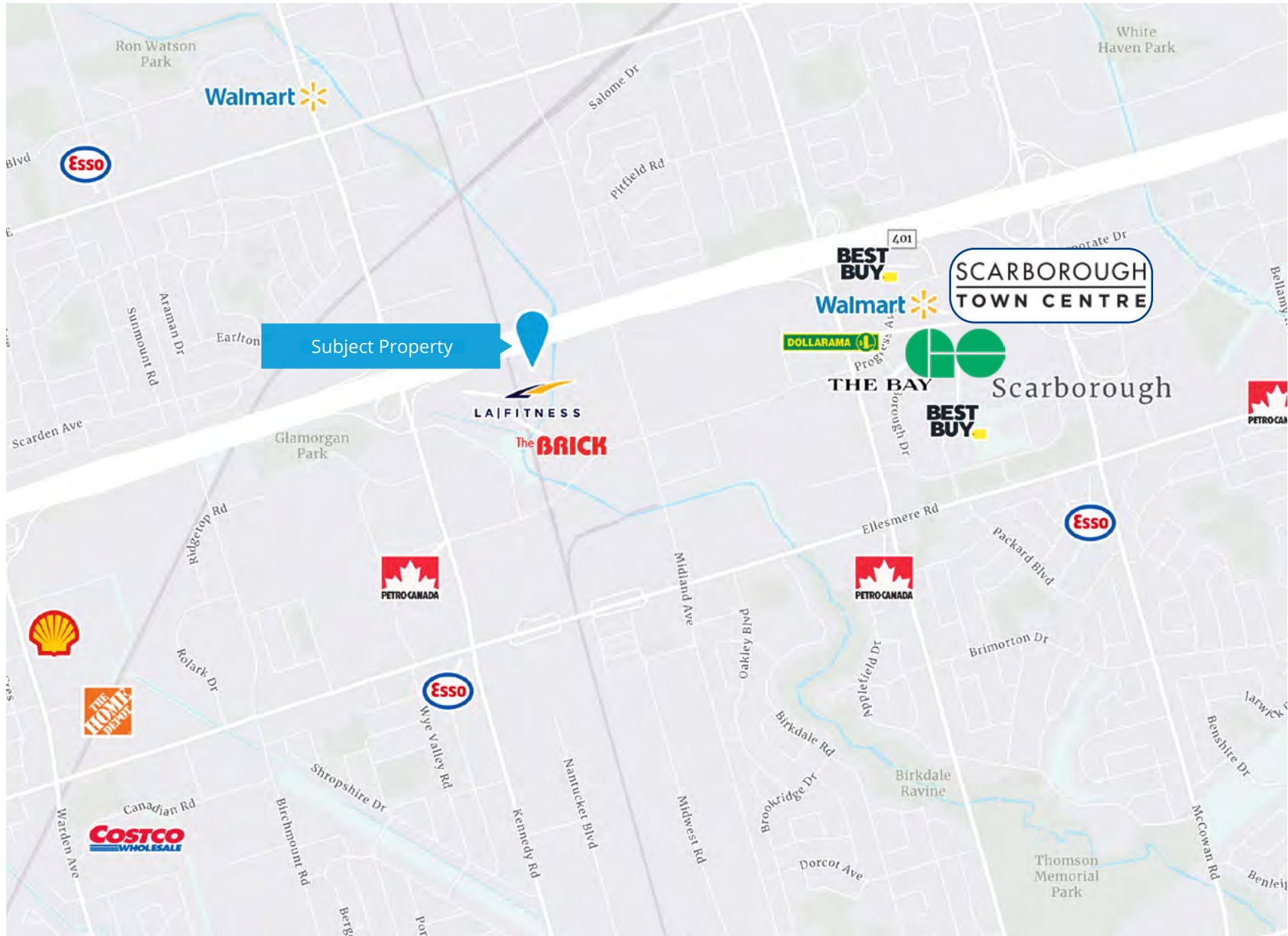
5 minutes

Pearson Airport

30 minutes

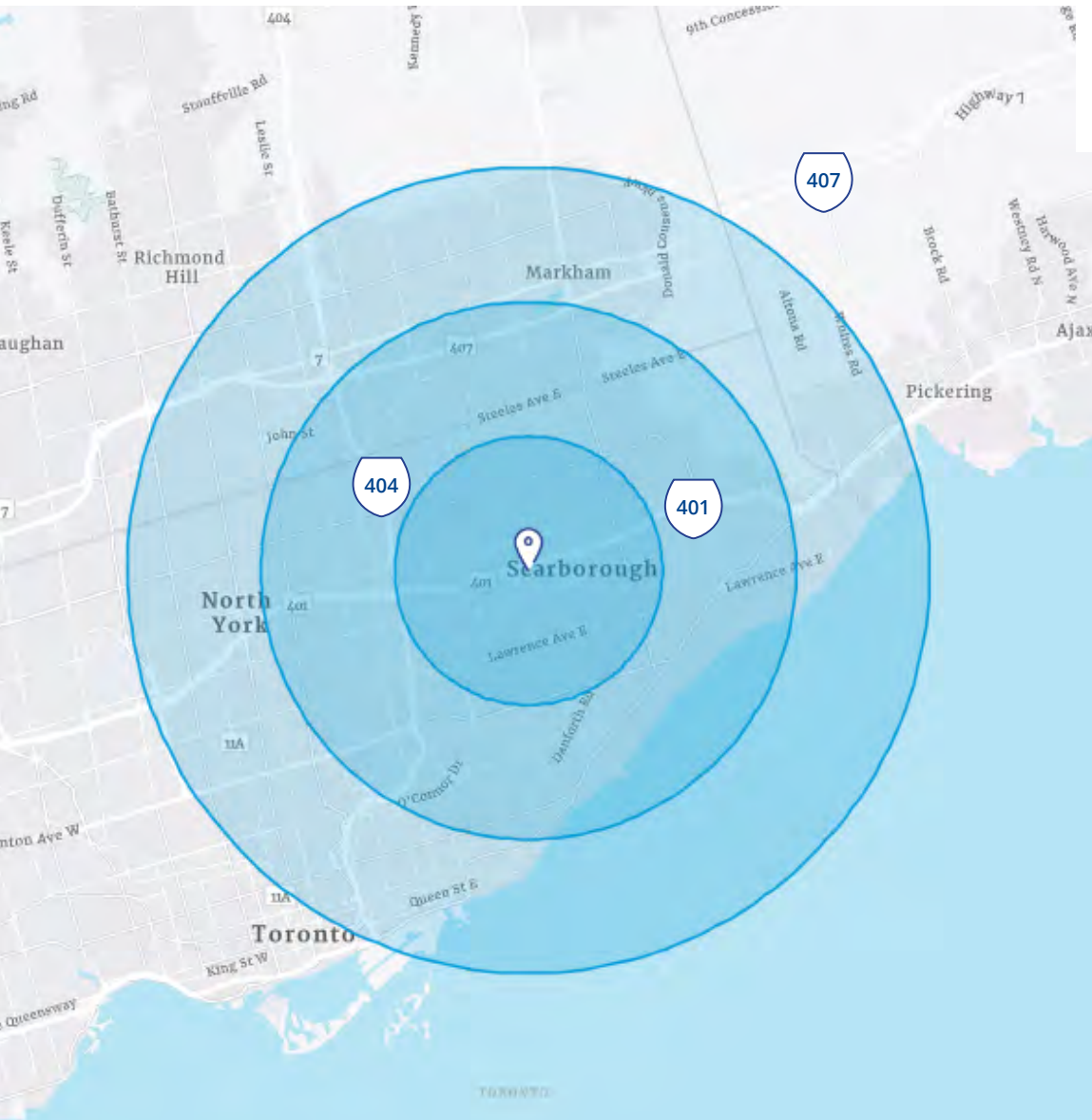
Public Transit

2 minutes





Site Location



An Unmatched Access to Labour & GTA Population

	5km	10km	15km
Population	359,177	1,106,119	2,236,836
Median Age	40.9	40.9	41.0
Median Household Income	\$86,468	\$90,775	\$96,502
Labour Force	185,799	577,235	1,213,171

	Total Population	Size of Labour Pool
Toronto	3,013,752	1,538,190
Etobicoke	398,089	219,502
Mississauga	764,342	410,975
Brampton	735,754	407,542
Vaughan	321,974	175,444



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