

610

CORONATION DR

Toronto



For Sale & Lease

Freestanding Industrial Building

71,960 SF Available

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PROPERTY DETAILS

ADDRESS	610 CORONATION DR, TORONTO
LEGAL DESCRIPTION	PART LOT 6, CONCESSION D SCARBOROUGH, PART 1 & 2 66R34077 CITY OF TORONTO
YEAR BUILT	2025
TOTAL AREA	71,960 SF
MEZZANINE AREA	4,318 SF (6%)
GROSS LOT AREA	5.49 AC
NET LOT AREA	3.38 AC (after conveyance to TRCA)
CLEAR HEIGHT	36'
SHIPPING DOORS	12 (9' x 10') Truck Level 1 (12' x 14') Drive-in
BAY SIZE	38' x 54'
MARSHALLING BAY	60' Depth
CAR PARKING	67 Stalls
ZONING	E 0.7  Click to view permitted uses
ASKING RENT	\$19.25 psf net
TMI	\$4.25 (2026 est.)
SALE ASKING PRICE	\$30,925,000* (\$430 PSF)
OCCUPANCY	Immediate

* Vendor take-back financing available



1200 amps, 600 volts,
3 phase with a 1,500
kVA transformer



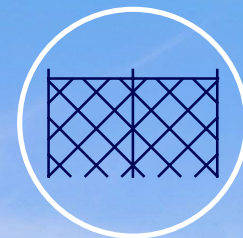
Superior dock door
ratio for logistics &
distribution uses



Large parking area
for manufacturing &
high employee counts



Warehouse Floor
6" steel fibre reinforced
concrete floor



Sizeable truck court
with the ability to
secure the yard



Energy-efficient
LED lighting throughout
warehouse & office

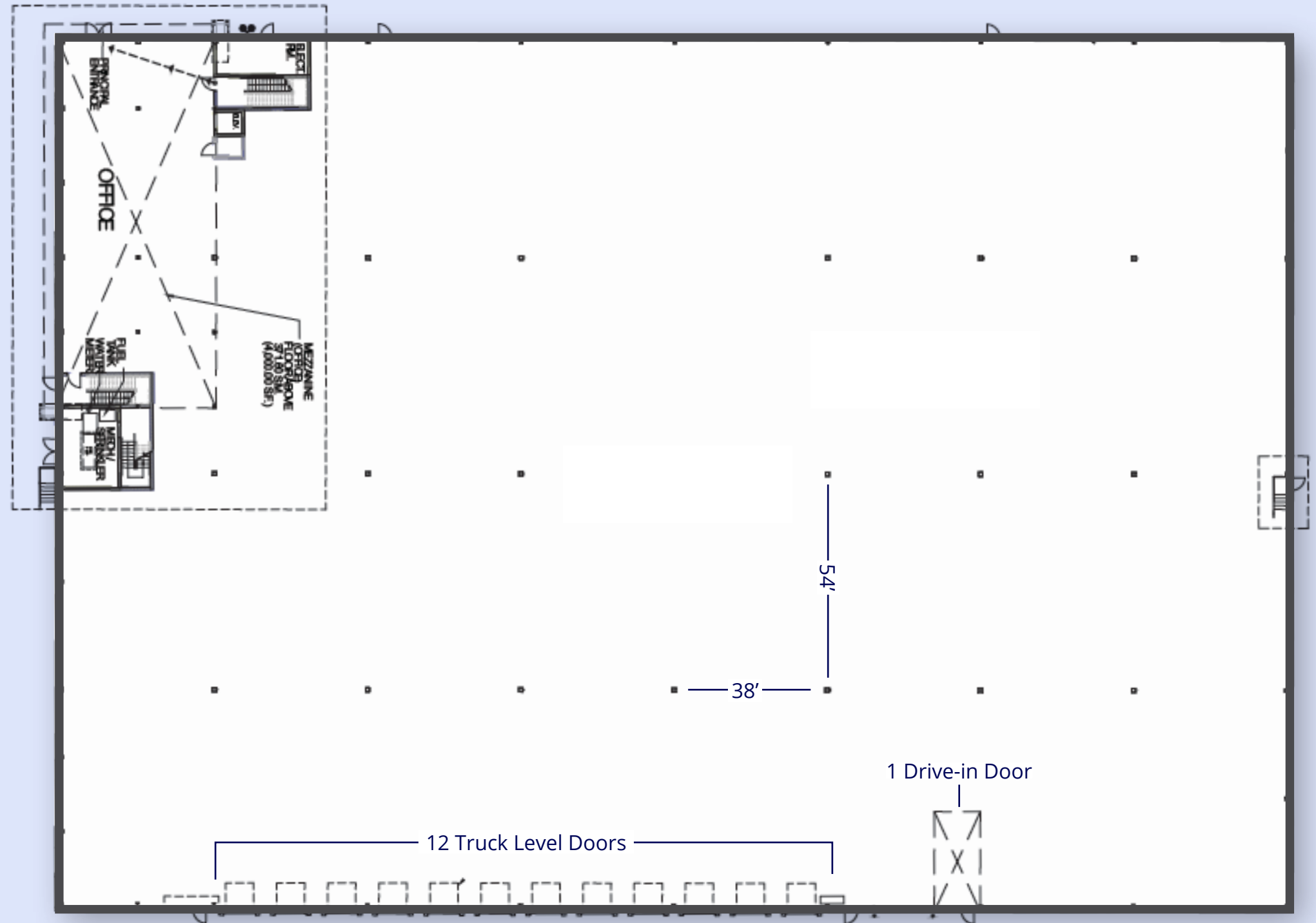


Architectural and
functionally designed
with high curb appeal



Vendor take-back
financing available

FLOOR PLAN



TOTAL AREA	71,960 SF
MEZZANINE AREA	4,318 SF
BAY SIZE	38' x 54'
CLEAR HEIGHT	36'
SHIPPING	12 TL / 1 DI

PROPERTY PHOTOS





- Freestanding facility with separate truck access
- Concrete shipping apron
- 130' of turning radius for efficient truck maneuverability
- Ability to secure the yard

LOCATION MAP

DRIVE TIMES

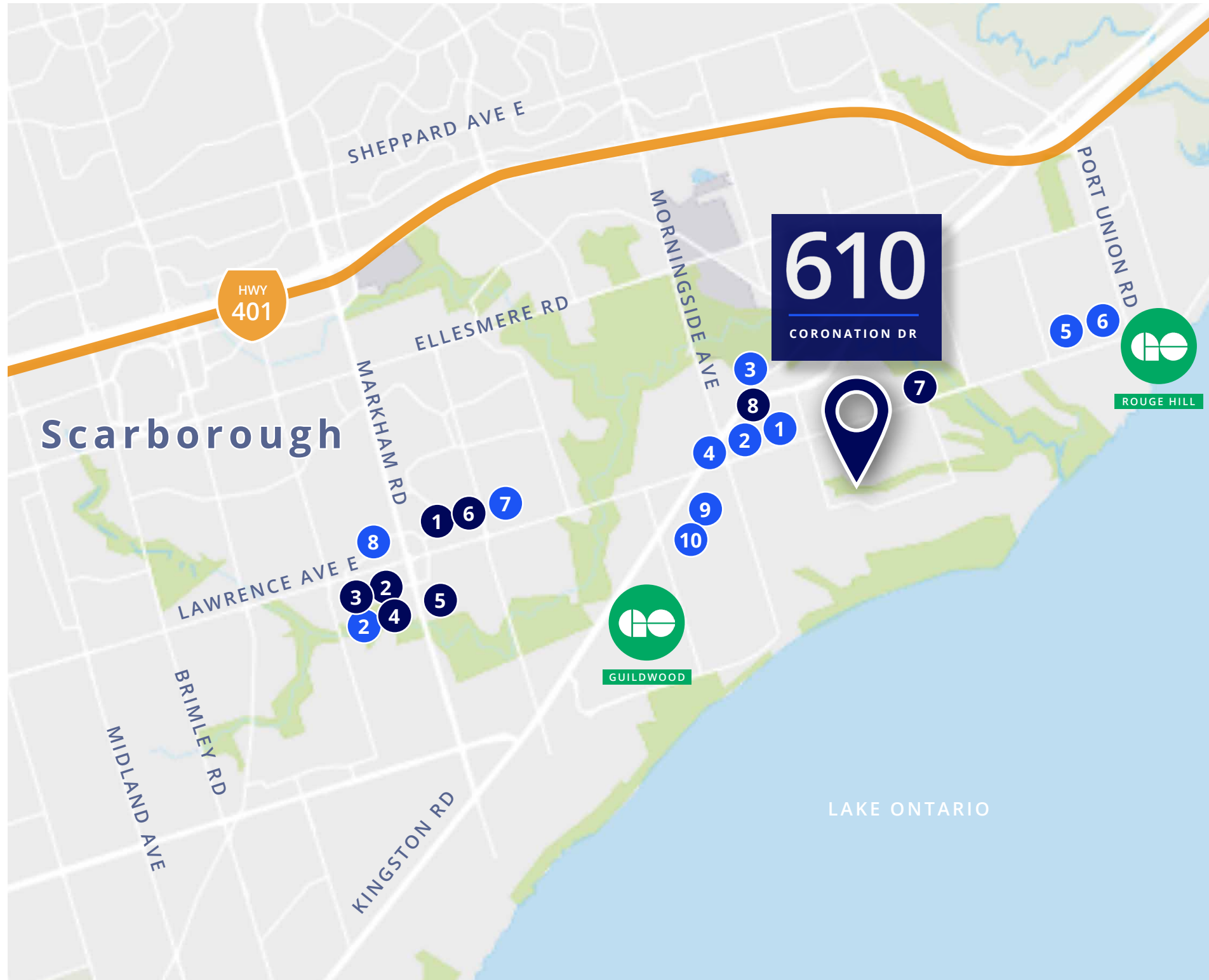
HIGHWAY 401	7 min
HIGHWAY 407	20 min
DON VALLEY PARKWAY	16 min
HIGHWAY 404	16 min
ROUGE HILL GO	7 min
GUILDWOOD GO	7 min
CPKC RAIL INTERMODAL	20 min
UNION GO STATION	28 min
PEARSON INTERNATIONAL	35 min

TRANSIT

HIGHWAY 401	
BUS ROUTES	
GO TRAIN	
DRIVE ROUTE TO 401	



AMENITIES



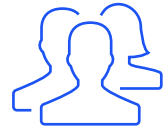
RESTAURANTS AND FOOD

- 1 Food Basics
- 2 No Frills
- 3 LCBO
- 4 McDonald's
- 5 Popeyes
- 6 Mr Bean Coffee
- 7 Giant Tiger
- 8 Jian Hing Foodmart
- 9 Krispy Kreme Doughnuts
- 10 Tim Hortons

RETAIL AND STORES

- 1 Cedar Heights Plaza
- 2 Canadian Tire
- 3 Winners
- 4 Marks
- 5 Markham-Lawrence Pharmacy
- 6 RBC
- 7 ESSO
- 8 Kingston Square Shopping Mall

DEMOGRAPHICS



POPULATION OVERVIEW

Within 10 KM | 506,013
Within 15 KM | 1,215,152
Within 20 KM | 1,984,928



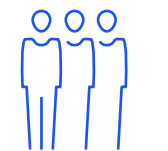
POPULATION IN THE WORKFORCE

Within 10 KM | 273,999
Within 15 KM | 659,579
Within 20 KM | 1,099,883



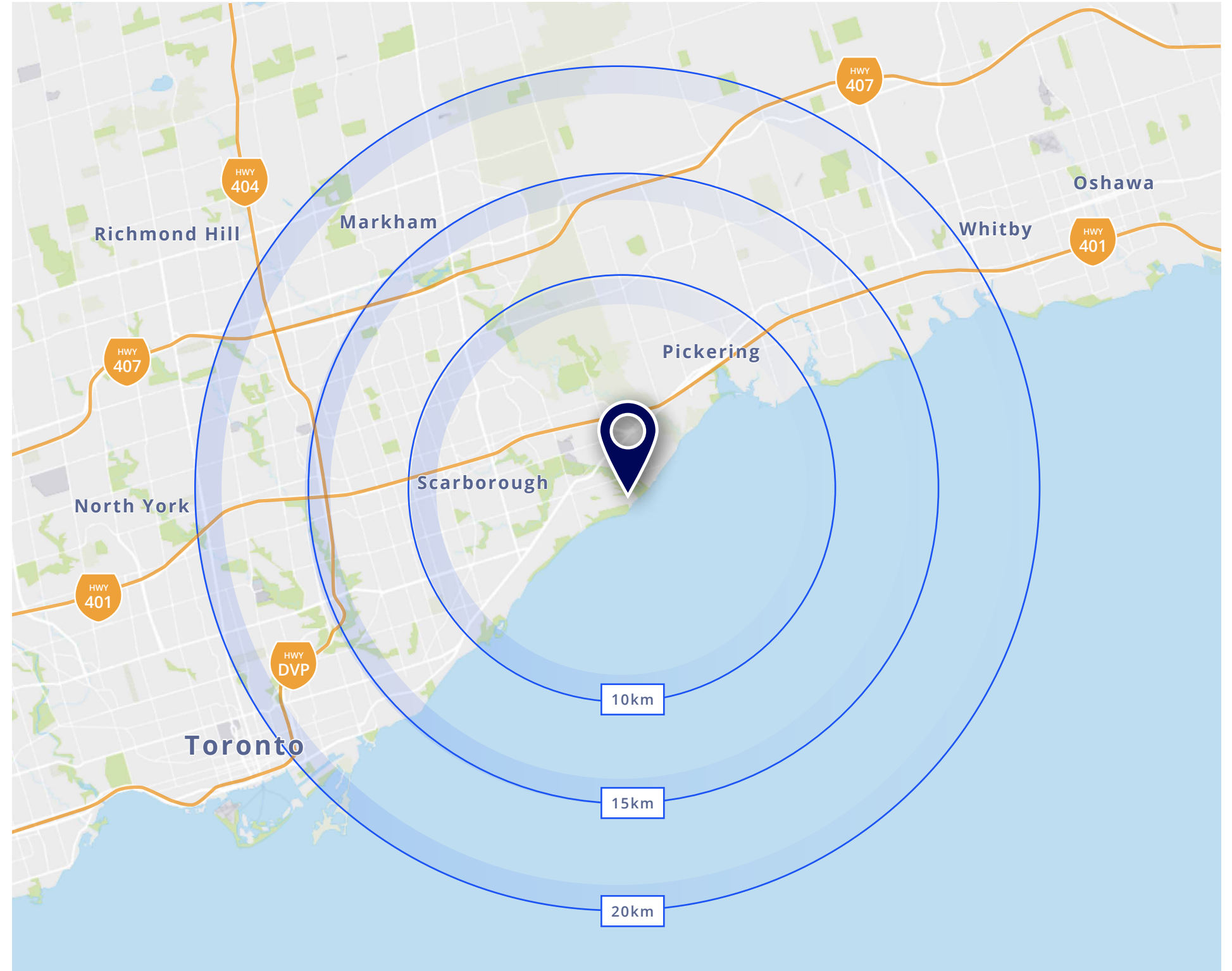
LABOUR PARTICIPATION RATE

Within 10 KM | 63.4%
Within 15 KM | 63.6%
Within 20 KM | 65.0%



MEDIAN AGE

Within 10 KM | 38.2
Within 15 KM | 39.1
Within 20 KM | 39.4



Strategically located near major transportation routes

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