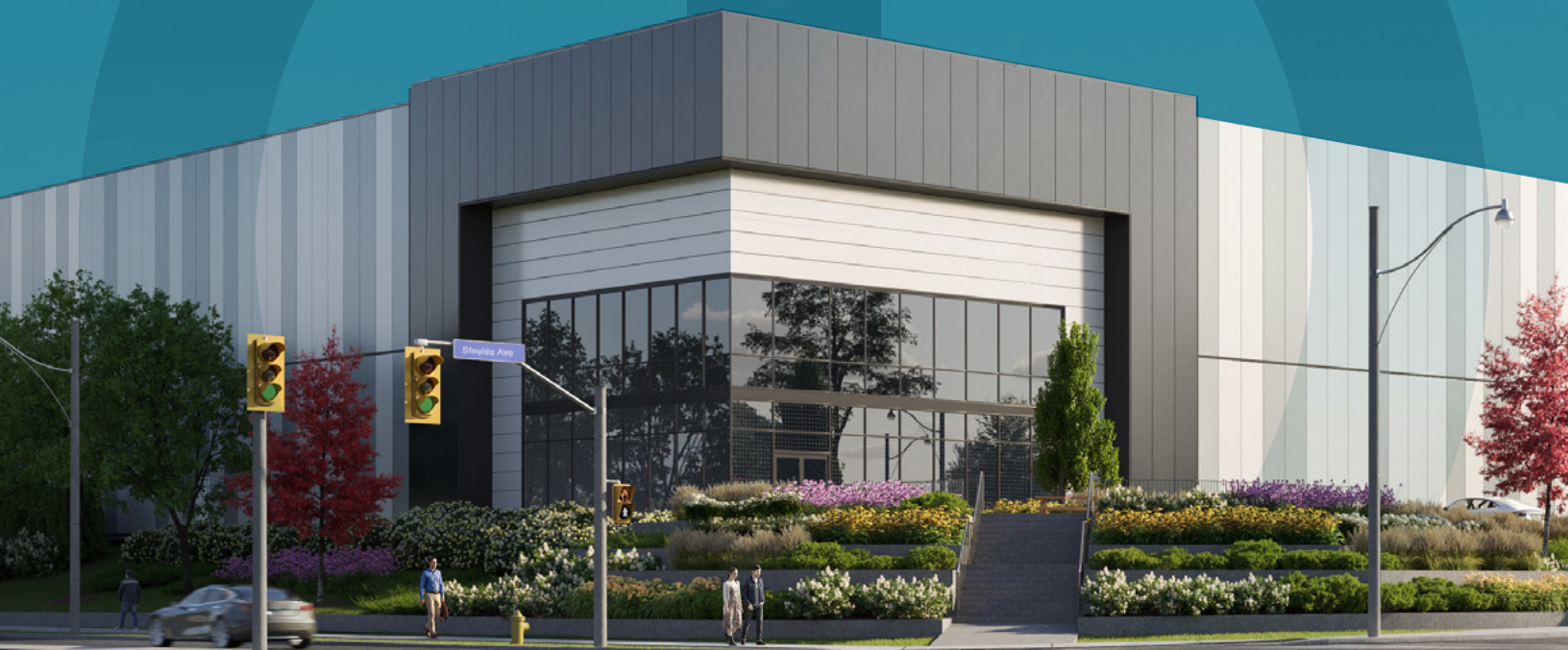


SCARBOROUGH

POWERCORE

5705 & 5755 STEELES AVE EAST



5705 & 5755 STEELES AVE E, SCARBOROUGH ON | SPECULATIVE INDUSTRIAL | FOR LEASE

Carterra + **CBRE**

DEVELOPED BY EXPERTS. POWERED BY SCARBOROUGH.

SCARBOROUGH
POWERCORE
5705 & 5755 STEELES AVE EAST

Developed by Carttera, an industry leader known to deliver premium, high-performance industrial developments designed for scale. The site is located at 5705 & 5755 Steeles Avenue East in the core of Scarborough with close proximity to Highways 401, 407, and 404.

This 498,000 SF industrial development is further strengthened by Scarborough's skilled labour force and boasts 6,000 amps of power capacity, engineered to energize tenant's operations and empower growth.





DESIGNED FOR SCALE.

SIZE RANGE

41,000 SF - 498,000 SF

DELIVERY

Q2 2027

SPECIFICATIONS HIGHLIGHTS:

5705 STEELES AVE E	246,000 SF
5755 STEELES AVE E	252,000 SF
TOTAL SIZE	498,000 SF
ON-SITE POWER	6,000 AMPS
CLEAR HEIGHT	40'
SHIPPING	90 TRUCK-LEVEL DOORS 12 DRIVE-IN DOORS 197' COURT DISTANCE
BAY SIZE	56' W X 43' D 60' MARSHALLING BAY
PARKING	146 STALLS AT 5705 STEELES AVE E 170 STALLS AT 5755 STEELES AVE E
SUSTAINABILITY	TARGETING LEED SILVER AND ZERO CARBON READY CERTIFICATIONS
DELIVERY	Q2 2027

FLEXIBLE TO FIT YOUR OPERATIONS.

DEMISING OPTIONS:

5705 STEELES AVE E

SIZE	SHIPPING
88,000 SF	15 TL & 2 DI
70,000 SF	15 TL & 2 DI
88,000 SF	15 TL & 2 DI

DEMISING OPTIONS:

5755 STEELES AVE E

SIZE	SHIPPING
48,000 SF	6 TL & 1 DI
47,000 SF	9 TL & 1 DI
74,000 SF	15 TL & 2 DI
41,000 SF	9 TL & 1 DI
42,000 SF	6 TL & 1 DI

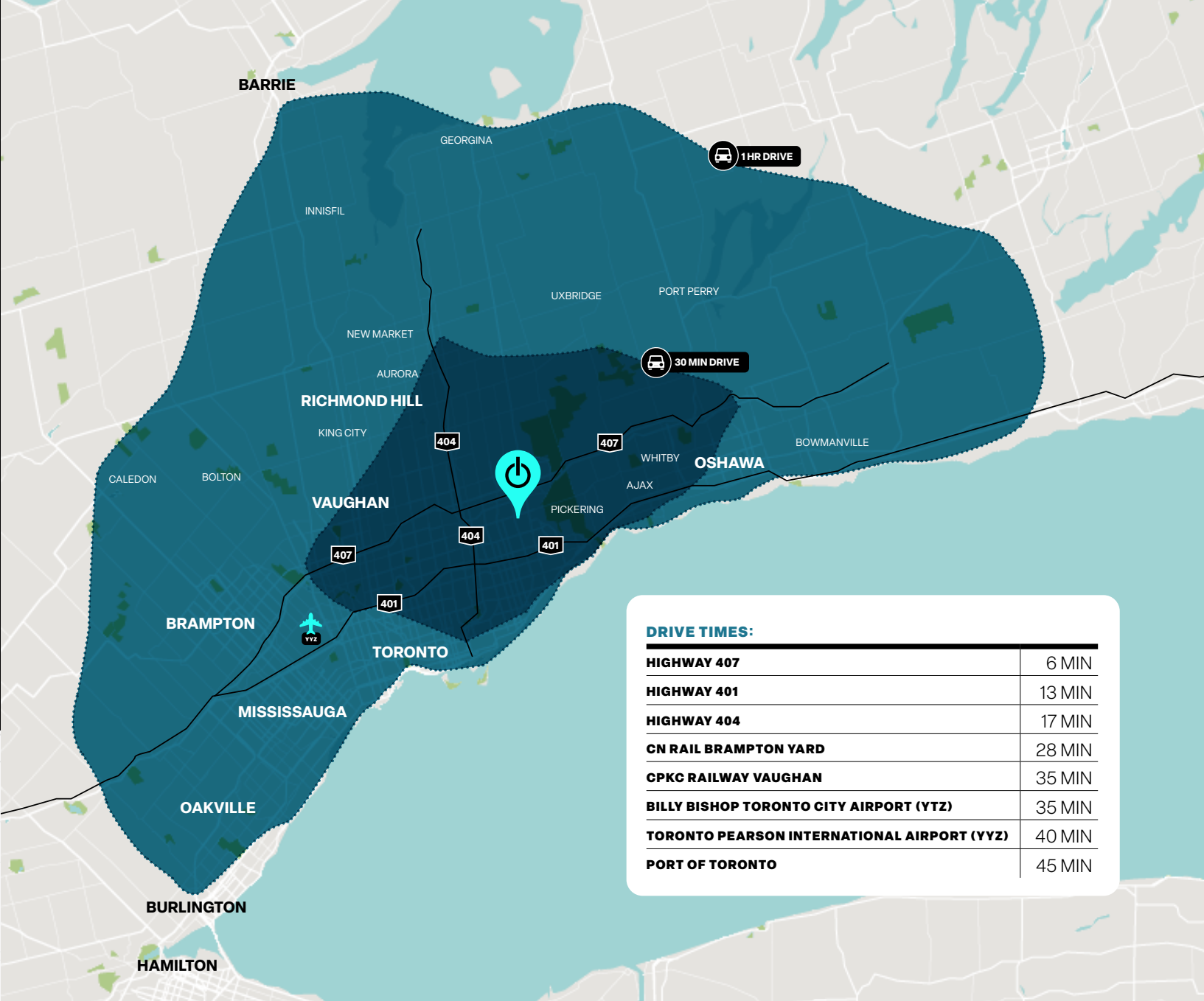
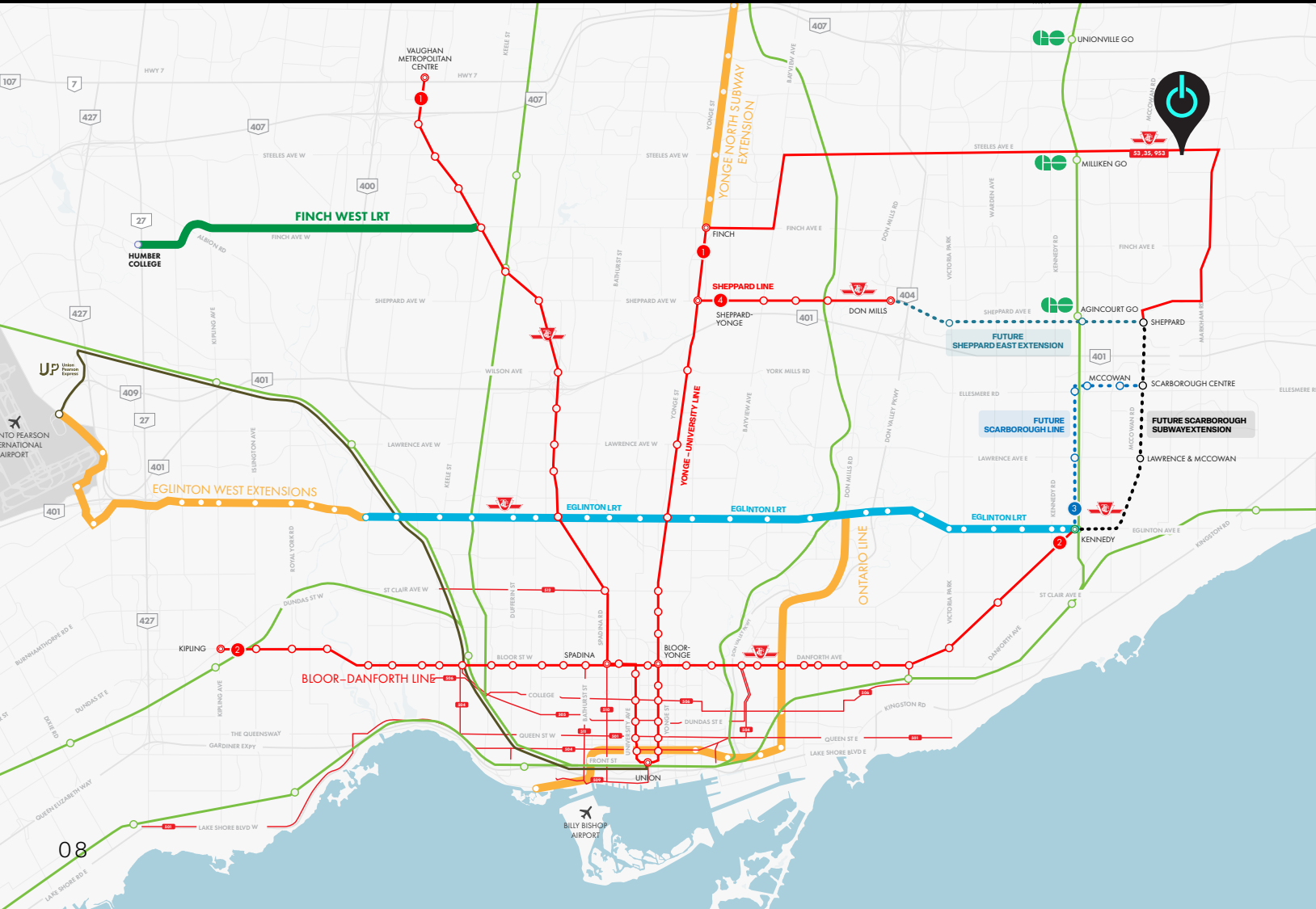


CORE CONNECTIONS. WIDE REACH.

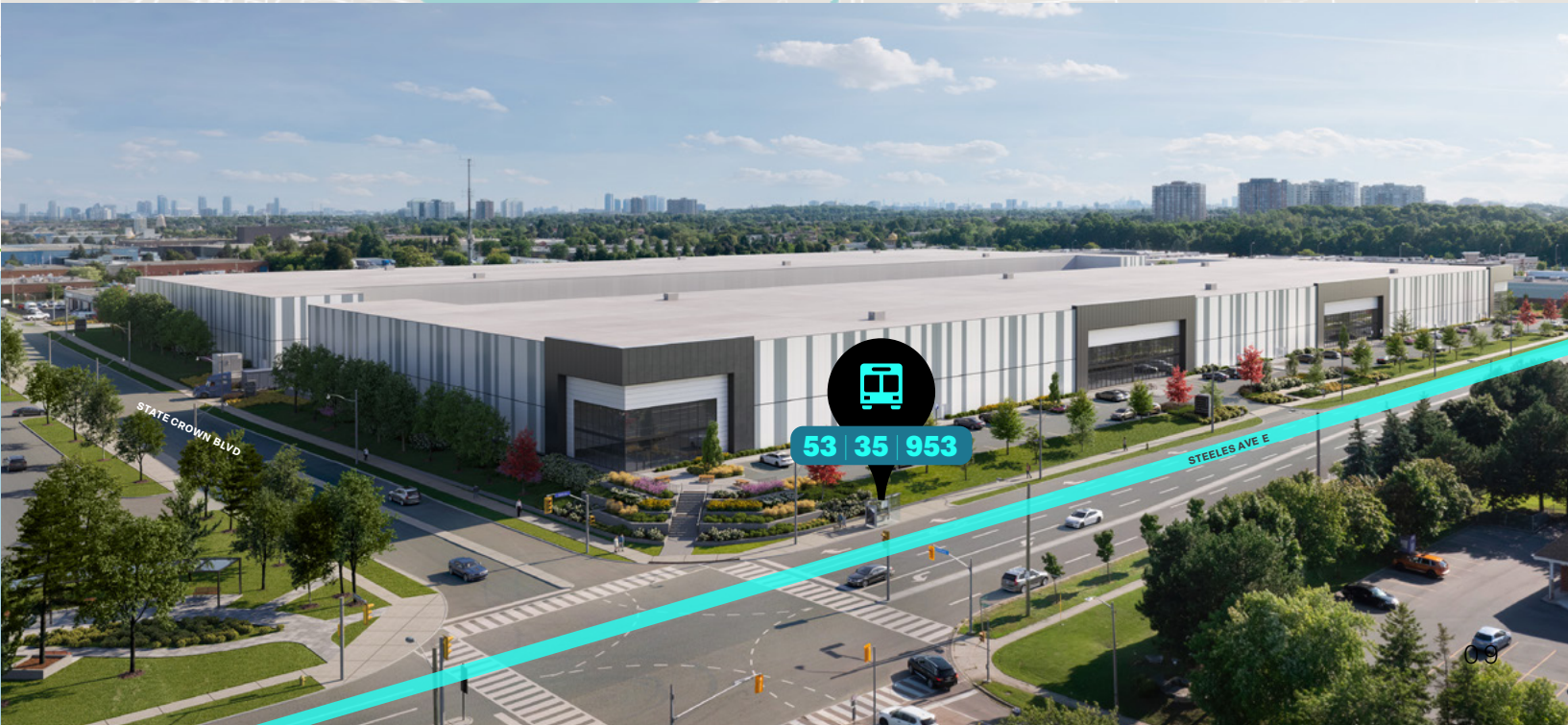
Scarborough Powercore is exceptionally connected, offering seamless access for both workforce and logistics. Situated in the heart of Scarborough, the site benefits from immediate proximity to Highways 401, 407, and 404. Buses 53, 35, and 953 on Steeles Avenue East provide direct connections to nearby stations like Milliken GO.

FUTURE SCARBOROUGH SUBWAY EXTENSION:

A major investment of over \$5 billion to extend Line 2 of the TTC (The Bloor-Danforth line) from Kennedy Station to Sheppard Avenue East & McCowan Road will bring rapid transit deeper into Scarborough.



DRIVE TIMES:	
HIGHWAY 407	6 MIN
HIGHWAY 401	13 MIN
HIGHWAY 404	17 MIN
CN RAIL BRAMPTON YARD	28 MIN
CPKC RAILWAY VAUGHAN	35 MIN
BILLY BISHOP TORONTO CITY AIRPORT (YTZ)	35 MIN
TORONTO PEARSON INTERNATIONAL AIRPORT (YYZ)	40 MIN
PORT OF TORONTO	45 MIN





MILLIKEN
DISTRICT PARK

KINGS FAIR
SUPERMARKET

Pizzaville
—STONE BAKED PIZZA—

SHOPPERS
DRUG MART

SUBWAY

Tim Hortons.

SCARBOROUGH
POWERCORE
5705 & 5755 STEELES AVE EAST

STATE CROWN BLVD

STEELES AVE E

WALMART
McDonald's

RONA

MARKHAM STEELES CROSSING
SHOPPING PLAZA

LCBO

Tim Hortons.
Esso CIRCLE K

MR. GREEK
PIZZA NOVA
barBURRITO
HERO
CERTIFIED
BURGERS.

BMO
Scotiabank
RBC

CIBC

Little Caesars

NOFRILLS

NEW SPICELAND
SUPERMARKET

GoodLife
FITNESS.

PITA LAND
MID-EAST URBAN KITCHEN
ACW mr. PUFFS

CONVENIENCE AT YOUR DOORSTEP.

Scarborough Powercore offers immediate access to a dynamic mix of everyday conveniences and amenities. Within walking distance, employees can enjoy a wide selection of restaurants, cafe's, and service retailers along Steeles. A few minutes away, is the Markham Steeles Crossing shopping plaza for groceries, big-box retail, banking, and specialty shops. For outdoor breaks, Milliken District Park is just minutes away, offering expansive green space, trails and recreational amenities.



POWERED BY
A STRONG
LABOUR FORCE.

SCARBOROUGH LABOUR ANALYTICS*:

TOP 3 in number of industrial workers and overall labour ranking in the GTA with a labour score of 80 out of 100.

DEMOGRAPHICS RADIUS (2025 EST.):

	10 KM	20 KM	30 KM
POPULATION	875,253	2,619,360	4,565,244
LABOUR FORCE	62.5%	65.3%	67.3%
MEDIAN AGE	39.8	40.1	38.9
AVG. HOUSEHOLD INCOME	\$126,463	\$156,613	\$155,069

30-MINUTE DRIVING DISTANCE REACH:

2,792,347
PEOPLE REACH

17%
BLUE COLLAR WORKERS

1,551,099
PEOPLE IN THE LABOUR FORCE

56.5%
WHITE COLLAR WORKERS

*Source: CBRE Labour Analytics 2025, Canada Location Intelligence

HIGH PERFORMANCE. LOW ENVIRONMENTAL IMPACT.



BENEFITS FOR TENANTS:



ZERO CARBON READY SPEC

Future-proof solution that eliminates expensive retrofitting



LEED SILVER CERTIFICATION

More efficient energy systems resulting in operational savings, improved workplace quality, while lowering carbon footprint



R40 ROOF & SOLAR READY

Lower operational costs and supports net-zero goals.



R-24 EXTERIOR

Improves thermal comfort



4-40 AMP & 4-80 AMP EV CHARGERS

Convenience and improved employee satisfaction



R18 INSULATED DOCK DOORS

Maintains indoor temperatures critical for energy efficiency and product storage



ENERGY EFFICIENT GLAZING SYSTEM

Cost savings and improved workplace quality



6 EXTERIOR BIKE RINGS

Promotes sustainable commuting

POWERED BY EXPERTS

Carttera

DEVELOPER

For tenants seeking a trusted partner, Carttera offers a proven track record of excellence. We blend institutional-grade integrity, discretion, and service with entrepreneurial agility, ensuring your needs are prioritized.

Our history of successful, award-winning developments, totaling over \$7.5 billion in value, speaks to our commitment to long-term collaborative relationships and unwavering commitment to our partners.

CBRE

LEASING & MARKETING

CBRE Limited is the world's most recognized commercial real estate services brand representing 90 of the Fortune 100.

Committed to providing great service, we support a seamless and efficient transaction process. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions.



SCARBOROUGH

POWERCORE

5705 & 5575 STEELES AVE EAST

5705 & 5755 STEELES AVE E, SCARBOROUGH ON | SPECULATIVE INDUSTRIAL | FOR LEASE

SCARBOROUGHPOWERCORE.COM



SAMANTHA SUKUMAR*

Executive Vice President
+1 416 495 6252
samantha.sukumar@cbre.com

JORDAN MUSTARD*

Vice President
+1 416 495 6200
jordan.mustard@cbre.com

CBRE LIMITED

Real Estate Brokerage
800, 2005 Sheppard Ave E
Toronto, ON. M2J 5B4

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

*Sales Representative