CUSHMAN & WAKEFIELD

FOR LEASE

85 SCARSDALE ROAD, #106
Toronto, Ontario

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Cushman & Wakefield Ltd., Brokerage
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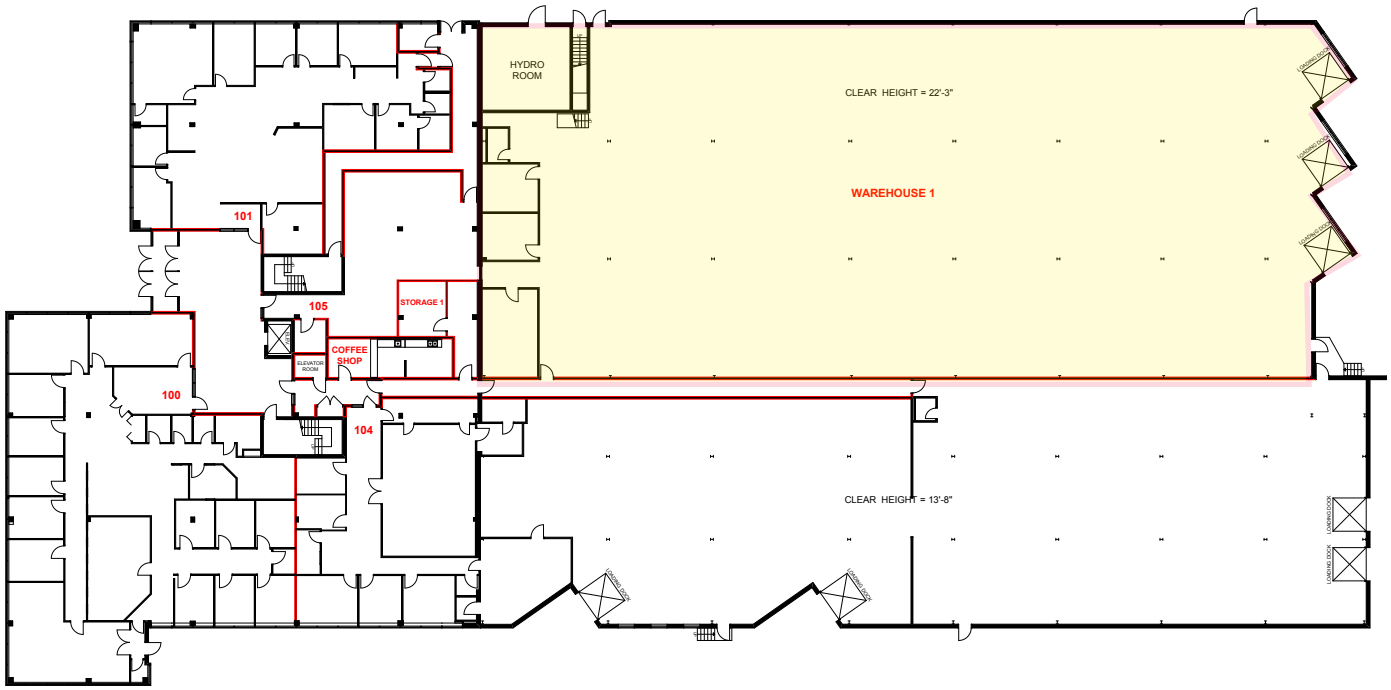
FOR LEASE

85 SCARSDALE ROAD, #106

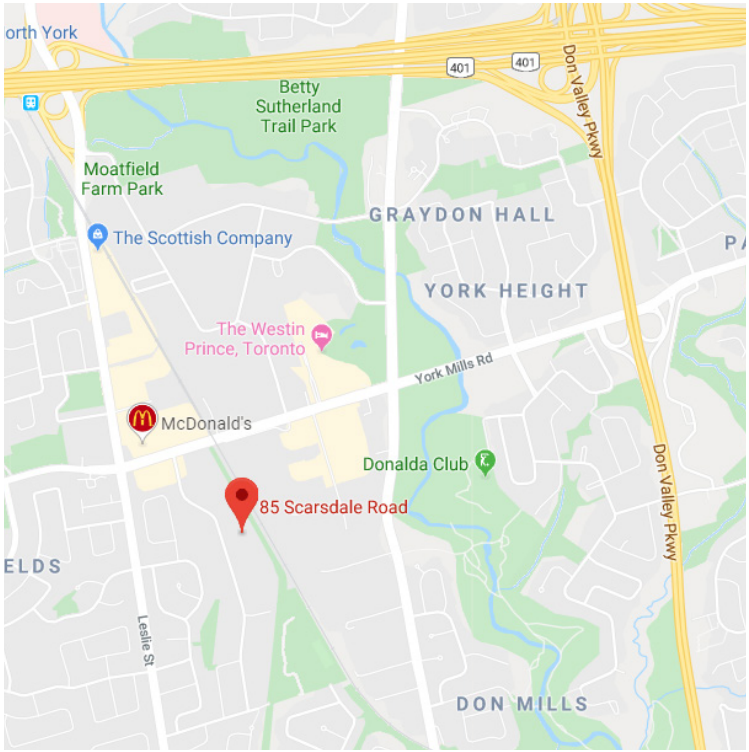
TORONTO, ONTARIO

FLOOR PLAN



UNIT SPECIFICATIONS

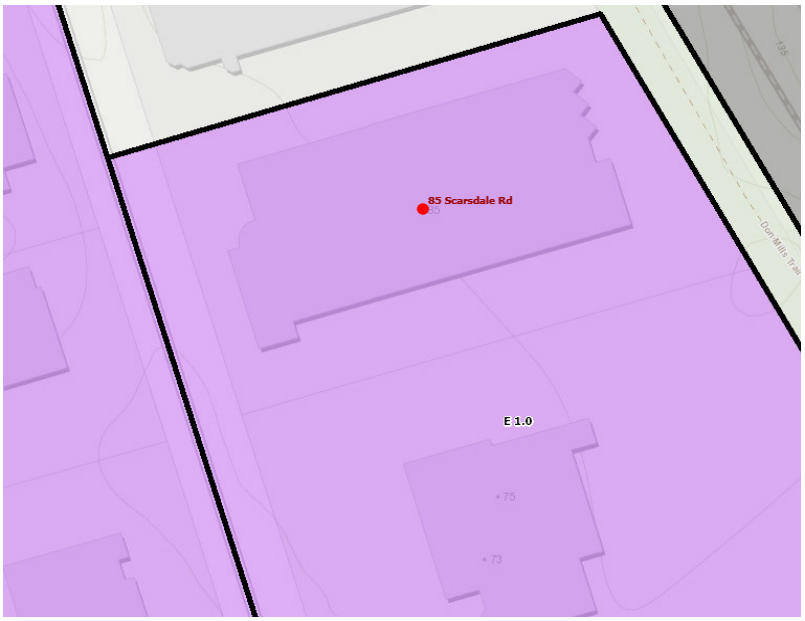
SIZE	18,029 SF
CEILING HEIGHT	22' 3" clear
SHIPPING	3 truck level door
POWER	600 volts , 200 amps
ZONING	E 1.0
NET RENTAL RATE	$12.95 psf
TMI	$4.00 (estimated 2019)
OCCUPANCY	July 1, 2019



PROPERTY HIGHLIGHTS

- Fully air conditioned warehouse space at the rear
- Newer roof (5 years old)
- 1-2 piece washroom
- T-12 lighting throughout
- Close proximity to amenities
- Easy access to Highways 401, 404 and public transit

ZONING - E1.0 (EMPLOYMENT ZONE)



Permitted Uses:

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 [By-law: OMB PL130592]

Use with Conditions -
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
Marihuana production facility
Metal Factory involving Forging and Stamping
Open Storage
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