

**6 MONTH RENT FREE  
FIXTURING PERIOD\***

\* For any deal completed by the end of the year (2024) with terms acceptable to the Landlord. Refer to incentive brochure for eligibility criteria



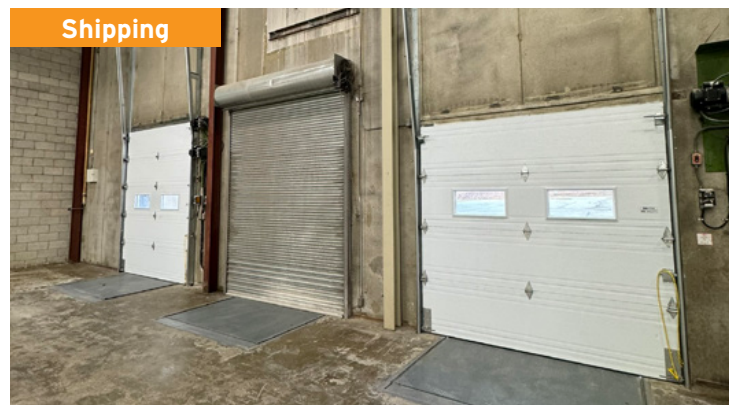
**33,949 SF & 67,086 SF**

**1120 Birchmount Road**  
**Scarborough, ON**

**Property Details**

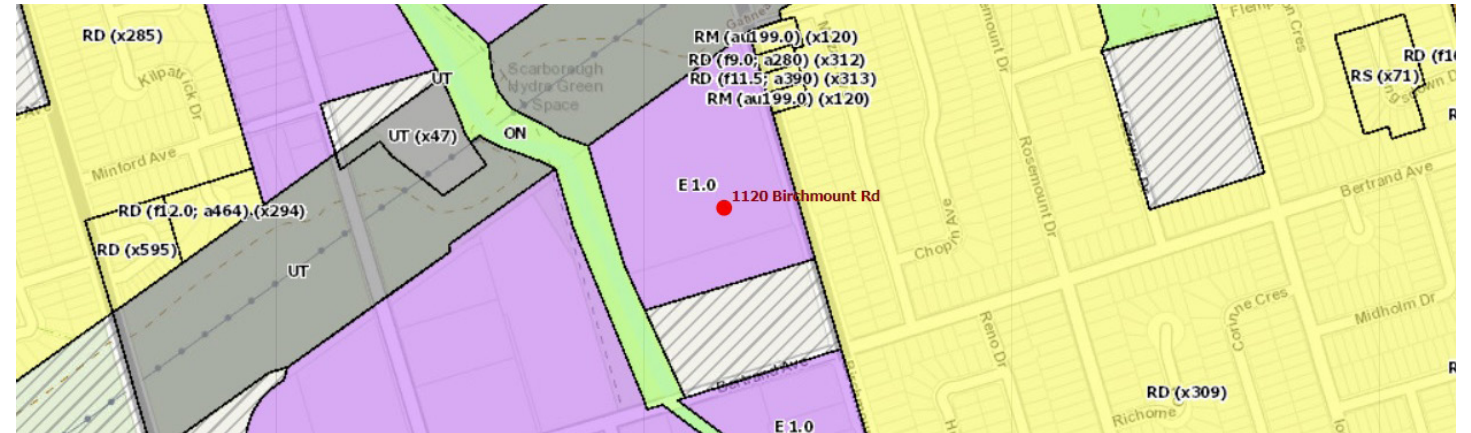
 Accommodates 53' trailers	 Zoning allows for a variety of uses	 Ample parking for cars & trailers
 Excellent labour pool	 Immediate access to public transit	 Close proximity to Highway 401

<b>SIZE</b>	Unit 1: 67,086 sf Unit 3: 33,949 sf
<b>OFFICE</b>	Up to 78,122 sf available if needed
<b>CLEAR HEIGHT</b>	23' and 35'
<b>SHIPPING</b>	Unit 1: 8 Truck Level Doors, 1 Drive In Door Unit 3: 3 Truck Level Doors, 1 Drive In Door
<b>ZONING</b>	Employment (E 1.0)
<b>ASKING RATE</b>	\$15.00 psf net (Year 1)
<b>T.M.I.*</b>	\$3.50 psf (2024) <i>*Management fee of 15% of the T.M.I. is not included*</i>
<b>OCCUPANCY</b>	Immediate
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>- 100% warehouse</li> <li>- Office can be added                             <ul style="list-style-type: none"> <li>» Office available for unit 3</li> </ul> </li> <li>- Excellent location in the Golden Mile</li> <li>- Dedicated entrance for trucks / shipping</li> <li>- Abundant parking and excellent truck turning radius</li> <li>- Motion censored lighting</li> <li>- 757 ft of exposure along Birchmount Rd</li> <li>- Close proximity to a variety of amenities and Highway 401</li> </ul>



**Zoning**

 The subject property is zoned **Employment (E 1.0)**



**Permitted Uses**

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>- Ambulance Depot</li> <li>- Animal Shelter</li> <li>- Artist Studio</li> <li>- Automated Banking Machine</li> <li>- Bindery</li> <li>- Building Supply Yards</li> <li>- Carpenter's Shop</li> <li>- Cold Storage</li> <li>- Contractor's Establishment</li> <li>- Custom Workshop</li> <li>- Dry Cleaning or Laundry Plant</li> <li>- Financial Institution</li> <li>- Fire Hall</li> <li>- Industrial Sales and Service Use</li> <li>- Kennel</li> <li>- Laboratory</li> <li>- All Manufacturing Uses except:                             <ul style="list-style-type: none"> <li>» Abattoir, Slaughterhouse or Rendering of Animals Factory</li> <li>» Ammunition, Firearms or Fireworks Factory</li> <li>» Asphalt Plant</li> <li>» Cement Plant or Concrete Batching Plant</li> <li>» Crude Petroleum Oil or Coal Refinery</li> <li>» Explosives Factory</li> <li>» Industrial Gas Manufacturing</li> <li>» Large Scale Smelting or Foundry Operations for the Primary Processing of Metals</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>» Pesticide or Fertilizer Manufacturing</li> <li>» Petrochemical Manufacturing</li> <li>» Primary Processing of Gypsum</li> <li>» Primary Processing of Limestone</li> <li>» Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives</li> <li>» Pulp Mill, using pulpwood or other vegetable fibers</li> <li>» Resin, Natural or Synthetic Rubber Manufacturing</li> <li>- Tannery</li> <li>- Office</li> <li>- Park</li> <li>- Performing Arts Studio</li> <li>- Pet Services</li> <li>- Police Station</li> <li>- Printing Establishment</li> <li>- Production Studio</li> <li>- Public Works Yard</li> <li>- Service Shop</li> <li>- Software Development and Processing</li> <li>- Warehouse</li> <li>- Wholesale Use [By-law: OMB PL130592]</li> </ul> | <p><i>With Conditions</i></p> <ul style="list-style-type: none"> <li>- Body Rub Service (32)</li> <li>- Cogeneration Energy (26)</li> <li>- Crematorium (33)</li> <li>- Drive Through Facility (5, 21)</li> <li>- Eating Establishment (1, 19, 30)</li> <li>- Marihuana Production Facility (2)</li> <li>- Metal Factory involving Forging and Stamping (25)</li> <li>- Open Storage (10)</li> <li>- Outdoor Patio (9)</li> <li>- Public Utility (27, 29)</li> <li>- Recovery Facility (8)</li> <li>- Recreation Use (7)</li> <li>- Renewable Energy (26)</li> <li>- Retail Service (3)</li> <li>- Retail Store (4, 30)</li> <li>- Shipping Terminal (11)</li> <li>- Take-out Eating Establishment (1,30)</li> <li>- Transportation Use (28)</li> <li>- Vehicle Depot (6)</li> <li>- Vehicle Fuel Station (16, 30)</li> <li>- Vehicle Repair Shop (23)</li> <li>- Vehicle Service Shop (17, 31)</li> <li>- Vehicle Washing Establishment (18)</li> </ul> <p>[By-law: 0403-2014]<br/>[By-law: 1124-2018]<br/>[By-law: 1198-2019]</p> |
|---|--|---|

 [CLICK HERE FOR ZONING PROVISIONS](#)

**Floor Plan**

**Unit 1**

**67,086 SF**

- 35' clear
- 8 Truck Level / 1 Drive In
- Shipping office

**Unit 2**

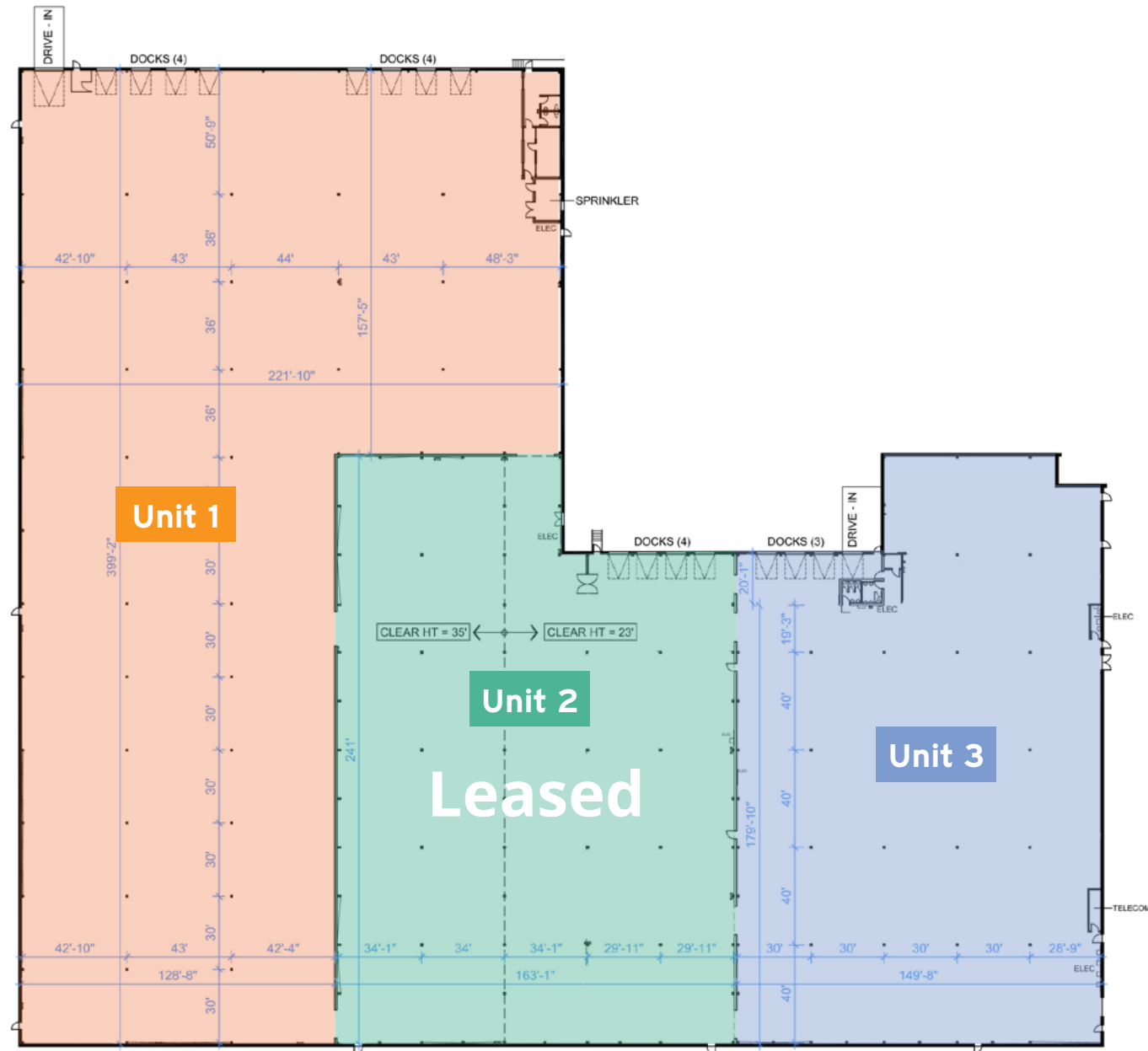
**36,992 SF - LEASED**

- 23' & 35' clear
- 4 Truck Level
- Office available as needed

**Unit 3**

**33,949 SF**

- 23' clear
- 3 Truck Level / 1 Drive In
- Office available as needed



**Aerials**



Interior Photos

Location Map



**TTC Bus & Subway Routes**

- 17B Birchmount
- Yonge-University-Spadina
- 34A Eglinton East
- Bloor-Danforth
- 68B Warden
- Scarborough

**Drive Times**

- 7 minutes to Highway 401 (4.8 km)
- 8 minutes to the Don Valley Parkway (5.0 km)
- 12 minutes to Scarborough Town Centre (6.4 km)
- 20 minutes to Downtown Toronto (19.1 km)
- 30 minutes to Pearson Airport (34.0 km)

1120 Birchmount Road  
Scarborough, ON

## Meet The Team



Owner / Developer

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 42 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

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Leasing & Marketing

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Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

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