



400 Finchdene Square Scarborough, ON



**3,300 SF
Available**



**Zoned
Employment (E 0.7)**



**Clear Height
14' 0"**



**1 Truck Level
Door**

Eva Destunis

Principal | Sales Representative
905 968 8006
eva.destunis@avisonyoung.com

Brent McKean

Vice President | Sales Representative
905 968 8014
brent.mckean@avisonyoung.com

Ryan Hood, SIOR

Principal | Sales Representative
905 968 8007
ryan.hood@avisonyoung.com

400 Finchdene Square

Scarborough, ON

Industrial For Lease

Unit 14

UNIT SIZE 2,400 sf

OFFICE % 10%

CLEAR HEIGHT 14'

SHIPPING 1 Truck Level Door

ASKING RATE (YEAR 1) \$18.95 psf net

LEASED



T.M.I (2024)
\$5.04 psf



Zoned
Employment (E 0.7)



Available
June 15, 2024

Property Highlights

- Brand new units
- Shipping permits 53' trailers
- Zoning permits a wide variety of uses
- Minutes to Highway 401
- Close proximity to amenities and strong labour pool

Unit 15

UNIT SIZE 4,300 sf

OFFICE % 10%

CLEAR HEIGHT 14'

SHIPPING 1 Truck Level Door

ASKING RATE (YEAR 1) \$18.95 psf net

LEASED

Unit 16

UNIT SIZE 3,300 sf

OFFICE % 10%

CLEAR HEIGHT 14'

SHIPPING 1 Truck Level Door

ASKING RATE (YEAR 1) \$18.95 psf net

LEASED

Unit 17

UNIT SIZE 3,300 sf

OFFICE % 10%

CLEAR HEIGHT 14'

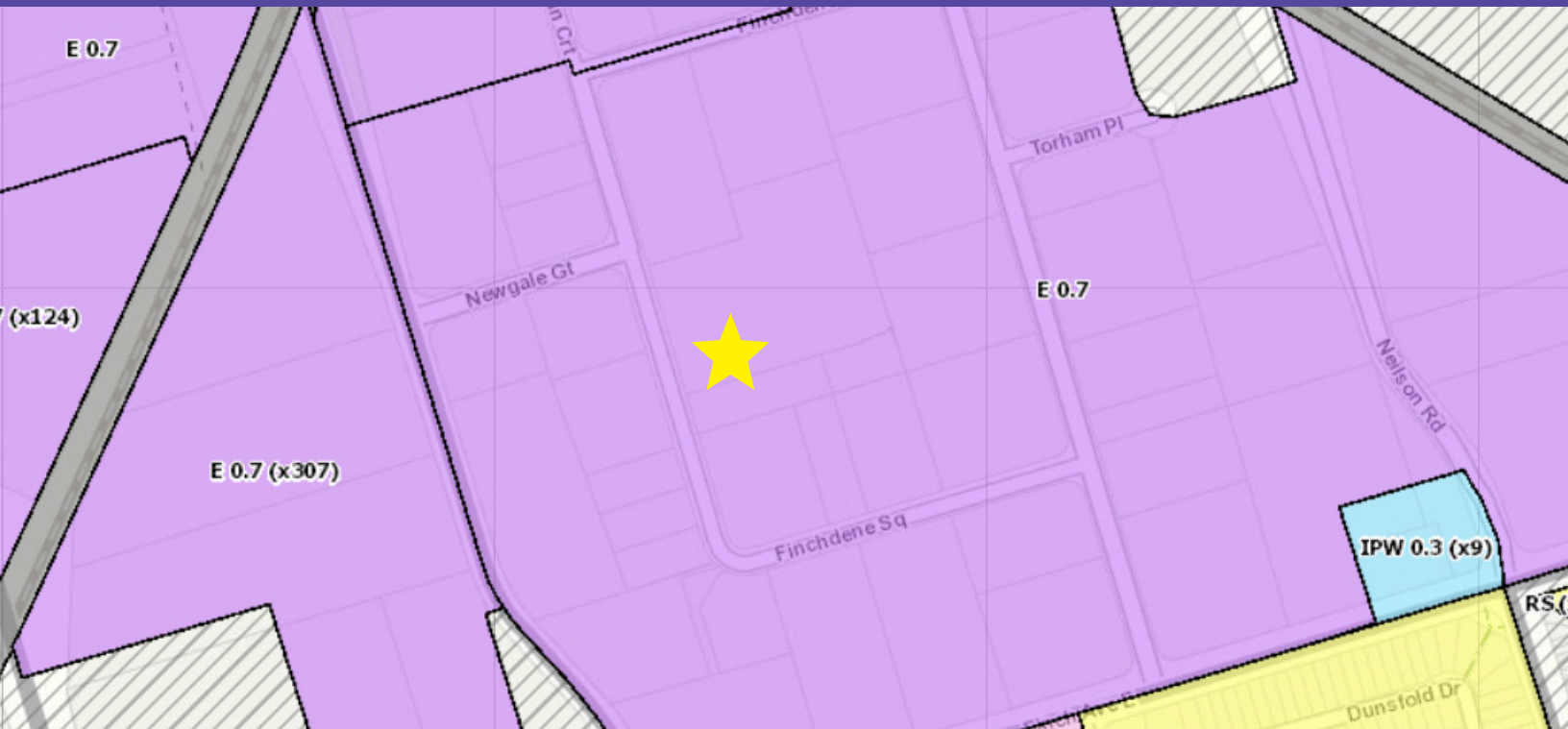
SHIPPING 1 Truck Level Door

ASKING RATE (YEAR 1) \$18.95 psf net



Zoning

The subject property is zoned Employment E 0.7



Permitted Uses

- Ambulance depot
 - Animal shelter
 - Artist studio
 - Automated banking machines
 - 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:
 - » Abattoir, slaughterhouse, or rendering of animals factory
 - » Ammunition, firearms or fireworks factory
 - » Asphalt plant
 - » Cement plant or concrete batching plant
 - » Crude petroleum oil or coal refinery
 - » Explosives factory
 - » Industrial gas manufacturing
 - » Large scale smelting or foundry operations for the primary processing of metals
 - » Pesticide or fertilizer manufacturing
 - » Petrochemical manufacturing
 - » Primary processing of gypsum
 - » Primary processing of limestone
 - » Primary processing of oil-based paints, oil-based coatings or adhesives
 - » Pulp mill, using pulpwood or other vegetable fibers
 - » Resin, natural or synthetic rubber manufacturing
 - » Tannery
 - Office
 - Park
 - Performing arts studio
 - Pet services
 - Police station
 - Printing establishment
 - Production studio
 - Public works yard
 - Service shop
 - Software development and processing
 - Warehouse
 - Wholesale [By-Law: OMB PL 130592]
 - 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]

With Conditions

- Body rub service (32)
- Cogeneration enegyry (26)
- Crematorium (33)
- Drive through facility (5,21)
- Eating establishment (1,19,30)
- Marihuana production facility (2)
- Metal factory involving forging and



**Click here for
zoning provisions**

Location Map



TTC Transit

- 134A Progress
- 39B Finch East
- 102D Markham Rd

Drive Times

- 7 minutes to Highway 401
- 8 minutes to Highway 407
- 10 minutes to Scarborough Town Centre
- 12 minutes to Highway 404
- 25 minutes to Downtown Toronto
- 30 minutes to Toronto Pearson Airport

Get more information

Eva Destunis

Principal | Sales Representative
905.968.8006
eva.destunis@avisonyoung.com

Brent McKean

Vice President | Sales Representative
905.968.8014
brent.mckean@avisonyoung.com

Ryan Hood, SIOR

Principal | Sales Representative
905.968.8007
ryan.hood@avisonyoung.com

Avison Young

Commercial Real Estate Services, LP, Brokerage

55 Commerce Valley Drive West, Suite 501, Markham, ON L3T 7V9
Office +1 905 474 1155 Fax +1 905 886 5744
avisonyoung.ca

