

**dream** 

**Colliers**



**FOR LEASE**

# 40 Dynamic Drive

Unit 1

**Scarborough, ON**

Industrial Unit at  
Markham Rd / Finch Ave E

**Newton Leung**

Senior Vice President\*  
+1 416 318 8056  
[Newton.Leung@colliers.com](mailto:Newton.Leung@colliers.com)

**Luke Hincenbergs**

Senior Sales Representative  
+1 647 400 7569  
[Luke.Hincenbergs@colliers.com](mailto:Luke.Hincenbergs@colliers.com)

**Colliers International**

400 – 3389 Steeles Avenue E  
Toronto, ON  
M2H 3S8 Canada  
Main: +1 416 777 2200  
[collierscanada.com](http://collierscanada.com)

\*Sales Representative

# Property Profile

Corner unit located at the end of a quiet cul de sac, this building features high 22' clear ceilings for extra storage. Conveniently located in Scarborough, with close proximity to Highway 401, this property offers easy access and is surrounded by restaurants, banks, gas stations, and hotels. The site features excellent shipping capabilities, accommodating 53' trailers along with ample on-site parking. Multiple TTC transit routes are just a short walk away, providing access to a diverse labour pool.

<b>Location</b>	Markham Rd / Finch Ave E	<b>Zoning</b>	EH
<b>Total Area</b>	Approx. 38,386 SF	<b>Power</b>	400 amps / 600 volts
<b>Office Area</b>	19%	<b>Asking Net Rent</b>	\$18.50 PSF
<b>Industrial Area</b>	81%	<b>T.M.I. (2025)</b>	\$5.23 PSF
<b>Clear Height</b>	22'	<b>Possession</b>	Immediate
<b>Shipping</b>	4 TL / 1 DI (12' x 14')		



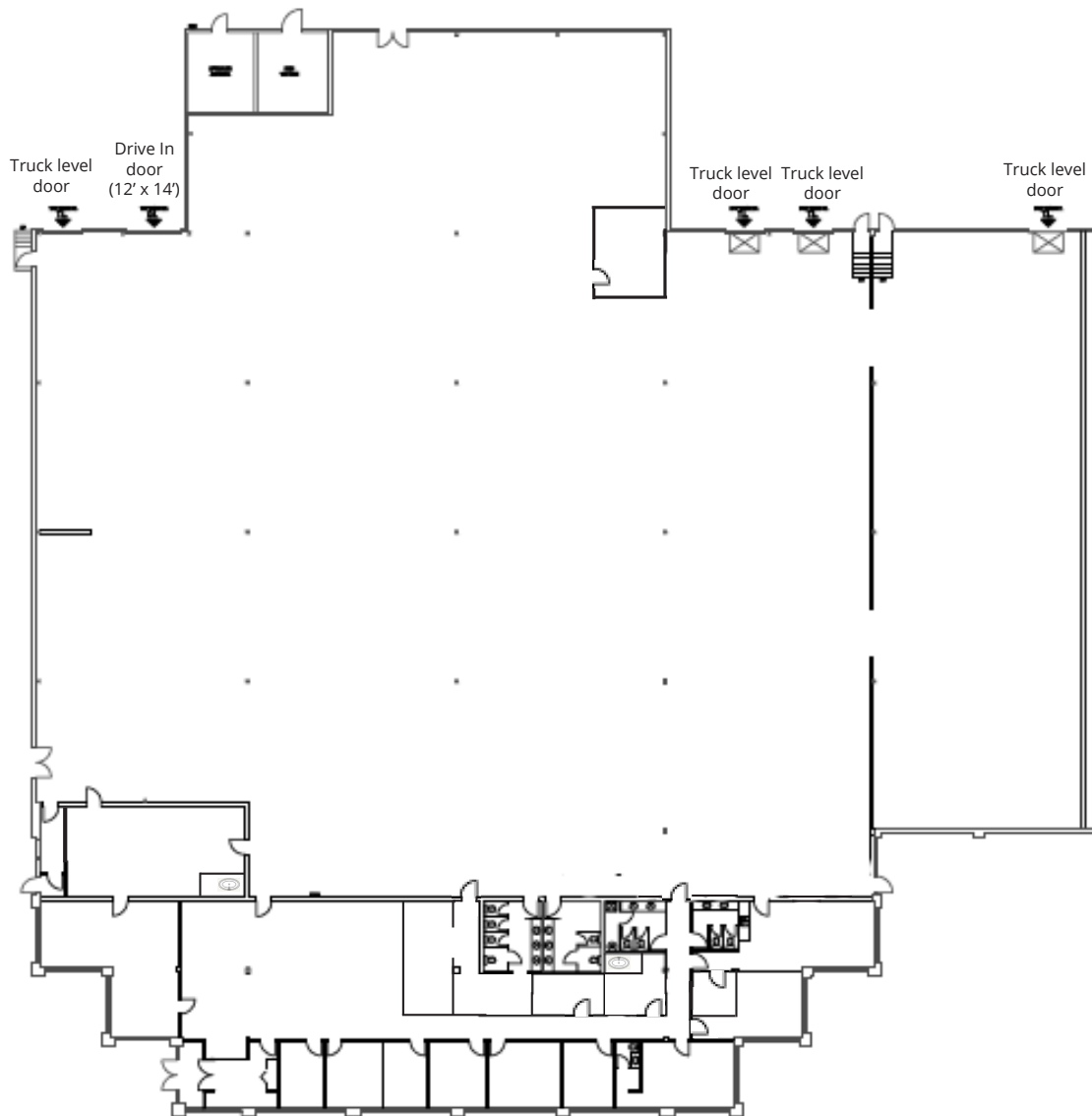
# Site Access & Amenities



Colliers



# Floor Plan



Total Area: Approx. 38,386 SF

## Newton Leung

Senior Vice President\*

+1 416 318 8056

Newton.Leung@colliers.com

## Luke Hincenbergs

Senior Sales Representative

+1 647 400 7569

Luke.Hincenbergs@colliers.com

400 – 3389 Steeles Avenue E

Toronto, ON

M2H 3S8 Canada

Main: +1 416 777 2200

collierscanada.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

\*Sales Representative \*\*Broker

