

For Lease: Industrial

300 Midwest Road, Unit 1 Toronto, ON

Outstanding 20,180 SF Industrial Unit



300 Midwest Road, Unit 1

Welcome to an exceptional opportunity to lease a stunning industrial unit in Scarborough. This remarkable property offers 19-20 foot clear height, good power, ample parking, and versatile usage options. Discover the highlights of this outstanding industrial building:

Location:

Accessible location in Scarborough, 8 minute drive to Highway 401 and Kennedy Road.

Convenient Drive-In Access:

Enjoy the convenience of easy loading and good shipping access.

Ample Parking:

Generous parking space available on-site.

Versatile Usage Options:

The zoning permits multiple uses and is ideal for logistics, warehousing and distribution, as well as manufacturing.

Property Details

Intersection	Ellesmere Road & Midland Avenue
Total Area	20,180 SF
Office Area	4,036 SF
Industrial Area	16,144 SF
Lot Size	2.62 acres
Zoning	EH 0.8
Clear Height	19'-20'
Drive In Doors	5
Parking	24 spaces
Power	600 volts, 1200 amps

 Net Rent
\$15.00 PSF
Additional Rent
\$4.00 PSF

 Possession Date
September 1, 2024

 Listing Agents:
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*Sales Representative



300 Midwest Road, Unit 1

Outside Storage



300 Midwest Road, Unit 1

Zoning: EH 0.8

Use - EH Zone

In the EH zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use Laboratory
- 1) Ammunition, Firearms or Fireworks Factory;
- 2) Crude Petroleum Oil or Coal Refinery;
- 3) Explosives Factory;
- 4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station [By-law: OMB PL130592]

Use with Conditions - EH Zone

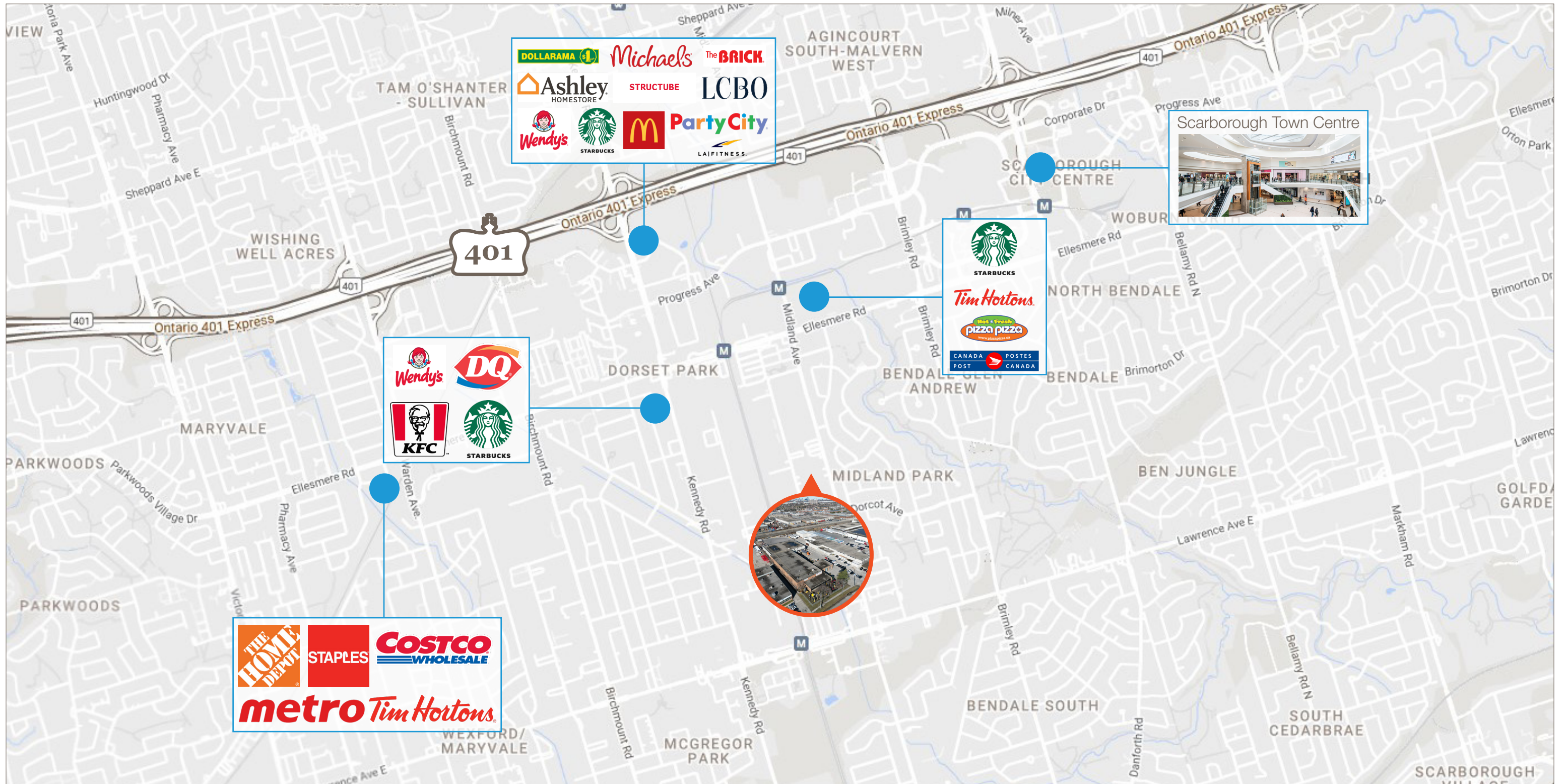
In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Cogeneration Energy (10)
- Crematorium (14)
- Marihuana production facility (3)
- Open Storage (1)
- Outside Operations (2)
- Propane Transfer, Handling and Storage Facility (9)
- Renewable Energy (10)
- Transportation Use (12)
- Vehicle Service Shop (5,13)
- [By-law: 0403-2014] [By-law: 1124-2018]
- 1) Open Storage (10)
- In the EH zone:
- (A) open storage must:
 - (i) not encroach into a required minimum building setback; and
 - (ii) be enclosed by a fence; and
- (B) open storage may be for recyclable material or waste
- 2) Outside Operations
- In the EH Zone, outside operations:
 - (A) must be combined with a permitted manufacturing use;
 - (B) may not encroach into a required minimum building setback; and
 - (C) must be enclosed by a fence
- 3) Marihuana Production Facility
- In the EH zone, a marihuana production facility must comply with the specific use regulations in Section 150.60. [By-law: 607-2015] [By-law: 1124-2018]



For more information, please visit the City of Toronto's zoning website at <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Area Amenities

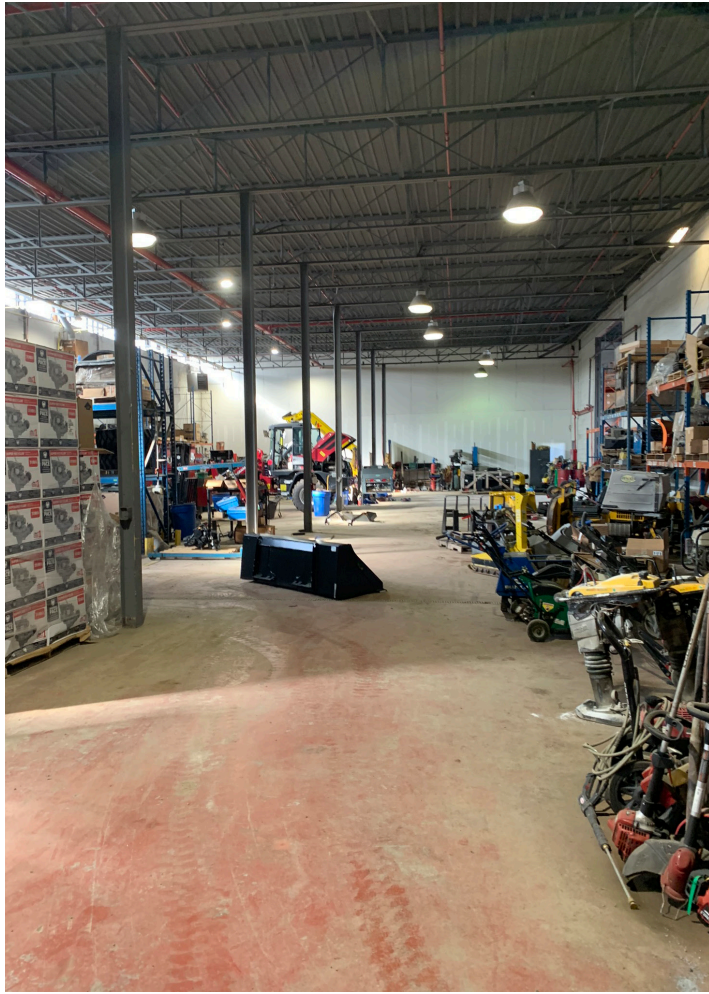




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