



For Sublease: Industrial

# 3510 Pharmacy Avenue

8,250 SF Industrial Building in Scarborough

Here is where your  
business will *grow*.

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

[lennard.com](http://lennard.com)

# 3510 Pharmacy Avenue, Unit 1 & 2



8,250 SF industrial building for sublease at the corner of Pharmacy and Gordon Baker Road



Total Area - Unit 1 & 2

**8,250 SF**

Office Area

**1,250**

Warehouse Area

**7,000**



Zoning

**E1.0**



Asking Price

**\$17.95 PSF**



Rental Term

**24 Months**



Listing Agent

**Jonathan Howard\***

Vice President

905.917.2057

jhoward@lennard.com

\*Sales Representative



Shipping Doors

**2 Truck Level Doors**



Power

**200A/600V**



Clear Height

**16'**



T.M.I (2023)

**\$5.49 PSF**

## Property Highlights

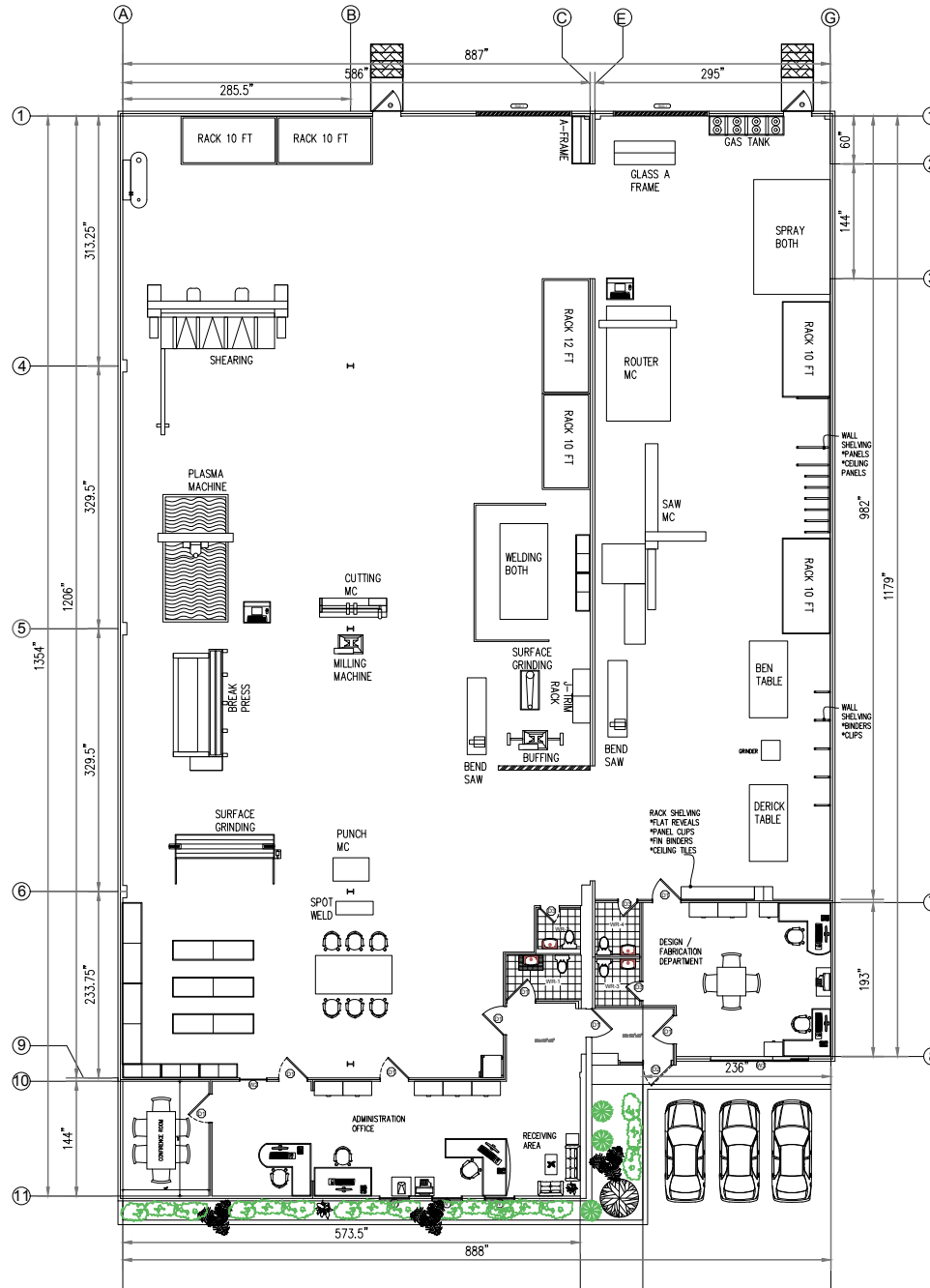
- Lease Expiry July 2026 with ability for longer term with Landlord
- 8,250 SF (Unit 1 and 2), with 1,250 SF of office
- 16' Clear Height
- 2 Truck Level Doors

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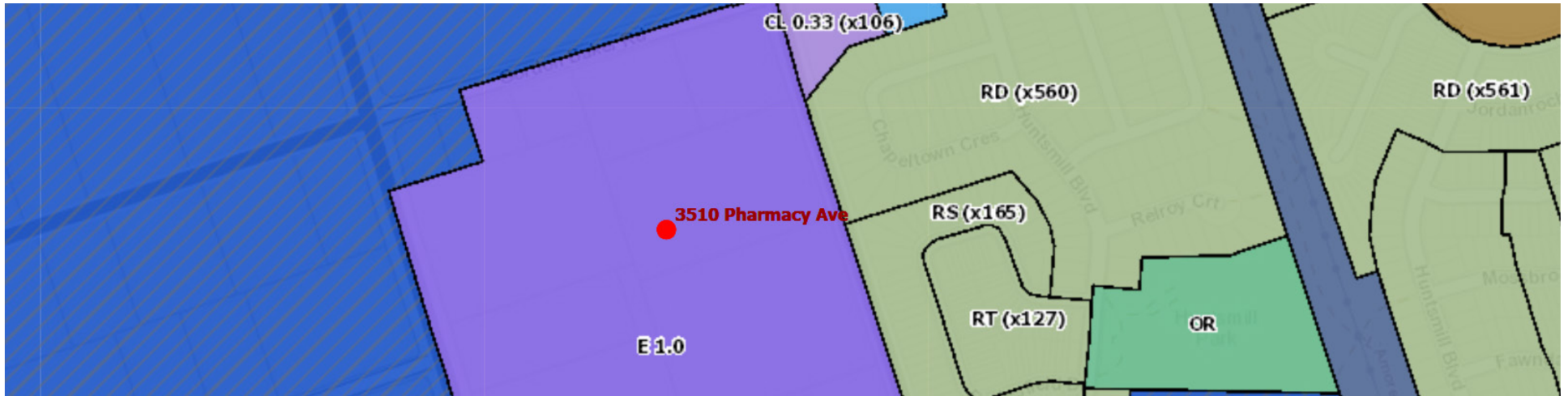
## Floor Plan



# 3510 Pharmacy Avenue, Unit 1 & 2



Zoning - E1.0



## 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  
Office  
Park  
Performing Arts Studio  
Pet Services

Police Station  
Printing Establishment  
Production Studio  
Public Works Yard  
Service Shop  
Software Development and Processing  
Warehouse

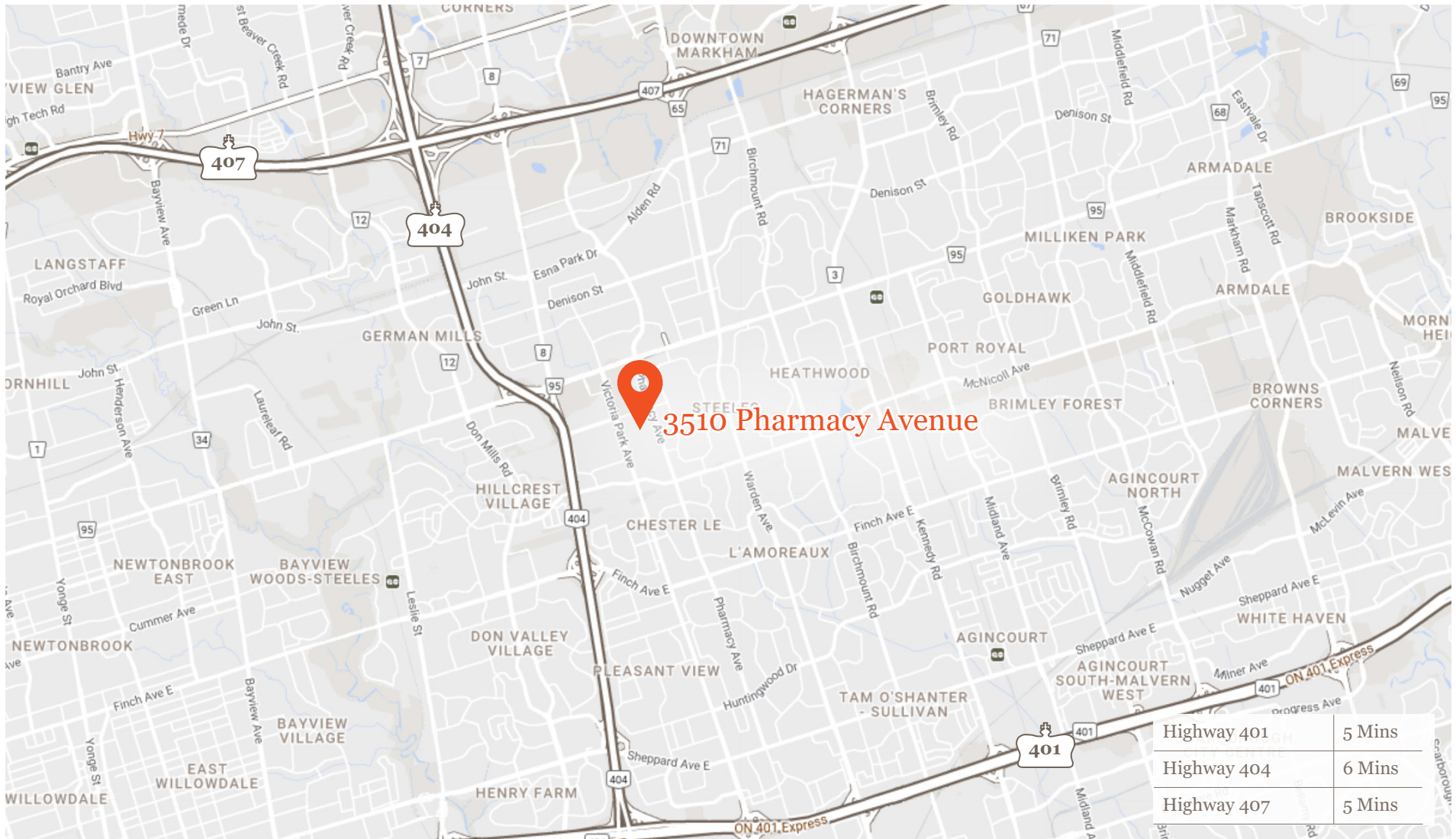
For complete list of permitted uses, please refer to [City of Toronto zoning bylaw](#).

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# 3510 Pharmacy Avenue, Unit 1 & 2

## Map of Location



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# 3510 Pharmacy Avenue, Unit 1 & 2



*A bright future for your business is right here.*

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.