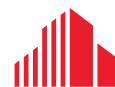


PRICE DECREASE

FOR LEASE / 64,172 SF / INDUSTRIAL FREESTAND

20 COMMANDER BOULEVARD
SCARBOROUGH, ON



**CUSHMAN &
WAKEFIELD**



20 COMMANDER BOULEVARD

SCARBOROUGH, ON

BUILDING SPECS

Total Building Size:	64,172 SF
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Office Area	8,687 SF
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Warehouse Area	55,485 SF
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Warehouse Clear Height:	16' 2"
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Shipping Facilities:	4 Truck Level Doors 1 Drive In Door 1 "Van Level" Door
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Asking Net Rent:	\$18.95 PSF
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TMI:	\$5.16 PSF (2025)
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Welcome to 20 Commander Boulevard - a quality freestanding industrial facility located in high demand North Scarborough. This property provides your company with full control over parking, shipping and product flow as well as providing a strong business image. The prime location is positioned for excellent access to highway #401 and to a vast labour pool. Well configured with 13% office offering a balanced layout for plant/warehouse and administrative functions. Excellent access to public transportation. Close proximity to many local amenities. Professionally managed & owned by Dream Industrial - ensuring a well-kept facility for your business success.

Landlord is undertaking significant upgrades that includes high-bay LED lighting throughout the warehouse. Approximately 4,000 SF of the offices is as air-conditioned tech/assembly area with tiled flooring & drop ceiling

20 COMMANDER BOULEVARD SCARBOROUGH, ON



20 COMMANDER BOULEVARD SCARBOROUGH, ON



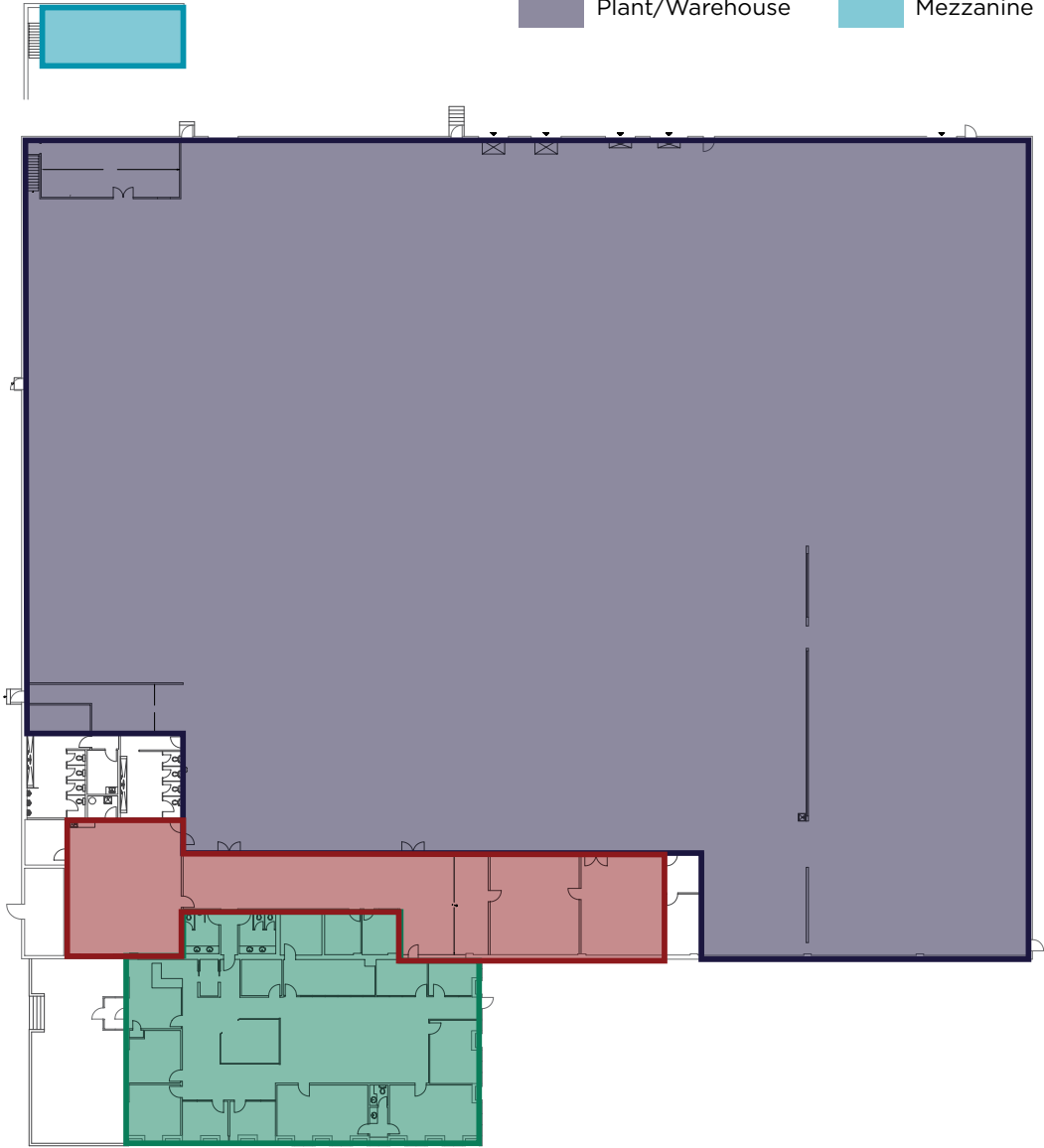
20 COMMANDER BOULEVARD

SCARBOROUGH, ON

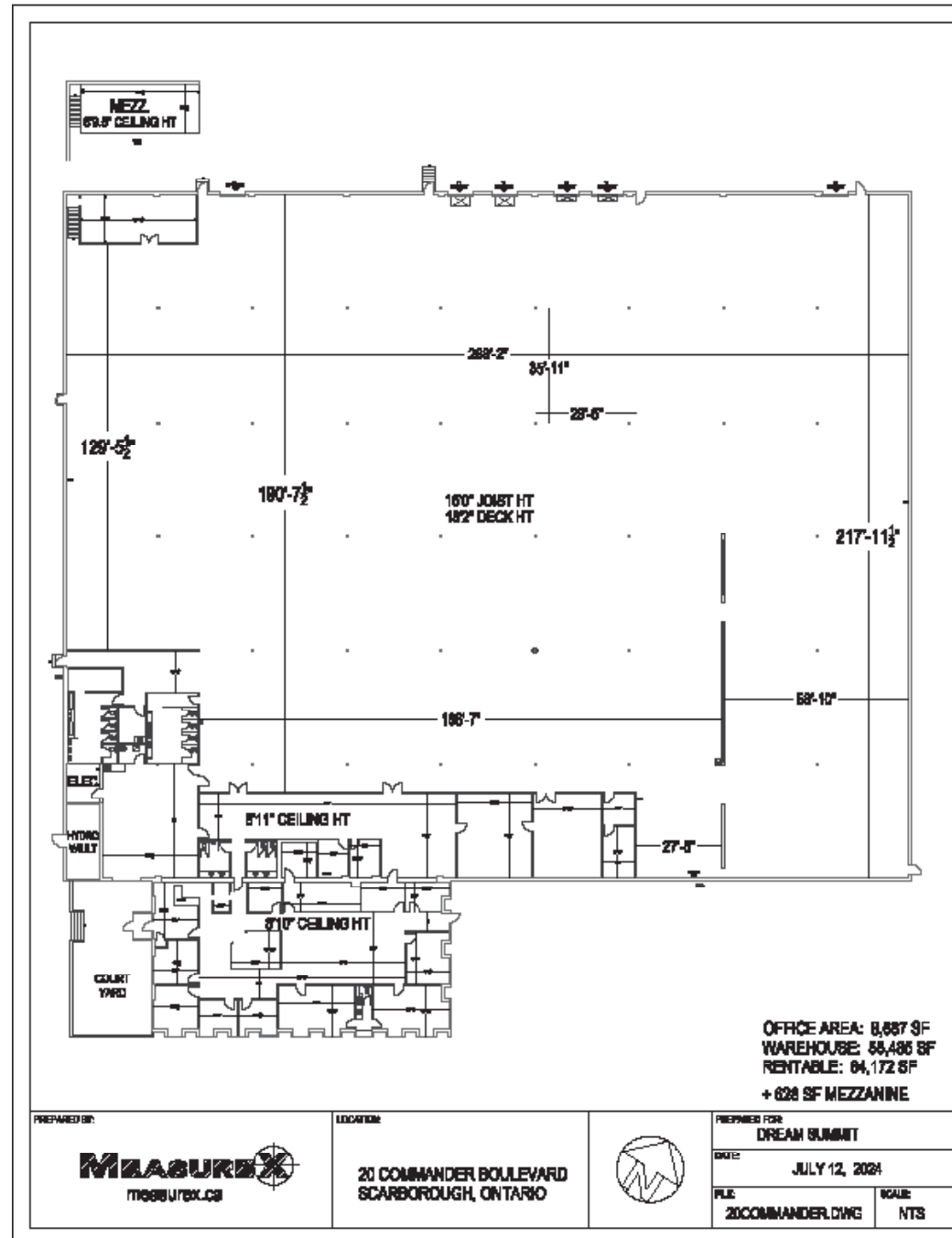
FLOOR PLAN - AREA USES

LEGEND

- | | |
|-----------------|-----------|
| Main Offices | Tech area |
| Plant/Warehouse | Mezzanine |



FLOOR PLAN



20 COMMANDER BOULEVARD

SCARBOROUGH, ON

LOCATION MAP



Transit Lines: ■ Scarborough RT ■ Scarborough Subway Extension

Bus Routes: ■ Bus 85 ■ Bus 169 ■ Bus 130

20 COMMANDER BOULEVARD SCARBOROUGH, ON

PROXIMITY TO TORONTO AND AIRPORT



20 COMMANDER BOULEVARD

SCARBOROUGH, ON

ZONING 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
- Manufacturing
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use [By-law: OMB PL130592]
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop

PERMITTED USES WITH CONDITIONS

- Marihuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage



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**CUSHMAN &
WAKEFIELD**

