



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:** \$19.95 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



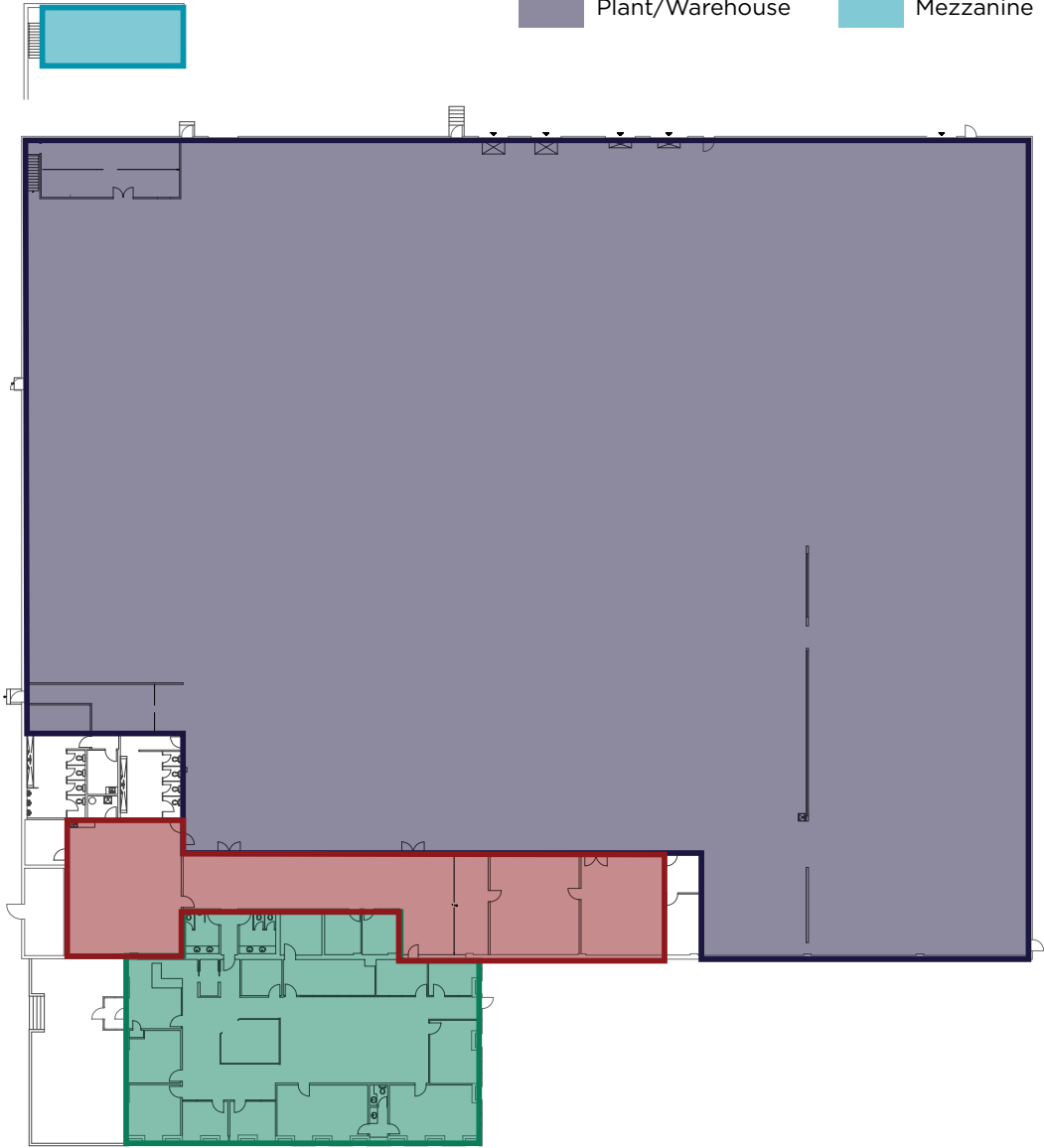
# 20 COMMANDER BOULEVARD

## SCARBOROUGH, ON

### FLOOR PLAN - AREA USES

#### LEGEND

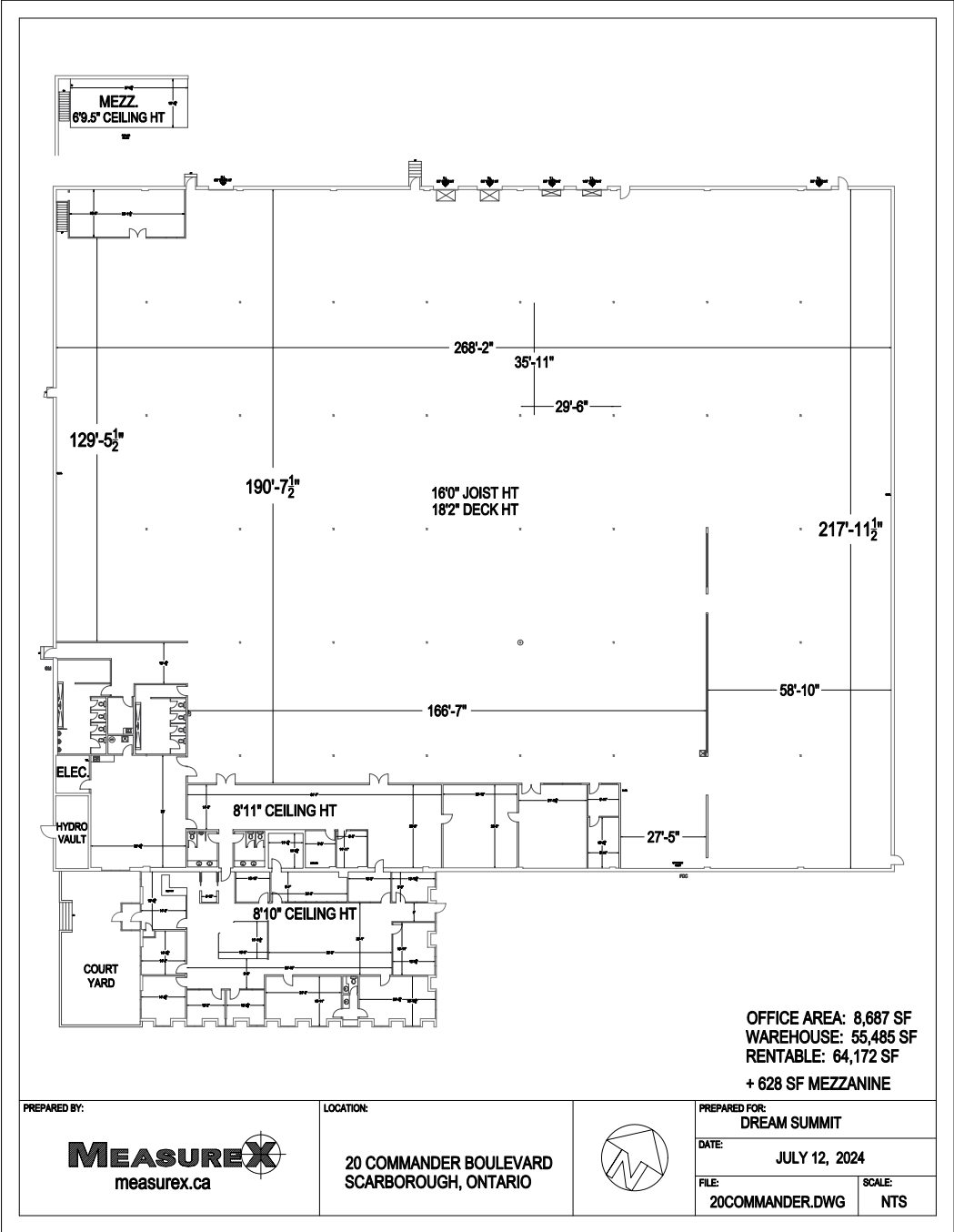
- |                 |           |
|-----------------|-----------|
| Main Offices    | Tech area |
| Plant/Warehouse | Mezzanine |



# 20 COMMANDER BOULEVARD

## SCARBOROUGH, ON

### 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





## FOR MORE INFORMATION, CONTACT:

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