

49

UNDERWRITERS ROAD
SCARBOROUGH, ON



FOR SALE
OR LEASE



CUSHMAN &
WAKEFIELD

// BUILDING FEATURES

ADDRESS	49 Underwriters Road
LOCATION	Lawrence Avenue & Warden Avenue
BUILDING SIZE	26,706 SF
OFFICE AREA	3,036 SF
LOT SIZE	1 acre
ZONING	EH 1.0
CLEAR HEIGHT	13'6" clear
SHIPPING	5 TL and 2 Drive-in doors
POWER	2 separate services: 600v/200 amp & 110V/200amps
FOR SALE	\$10,550,000
FOR LEASE	\$16.00 PSF
TAXES	\$52,267.73 (2025)

COMMENTS:

- Freestanding industrial building
- Renovated facade
- 5 truck level doors (located on the south side of the building, not 53' accessible)
- Building is equipped with two separate electrical services
- Great location with easy access to Highway 401, DVP and downtown core



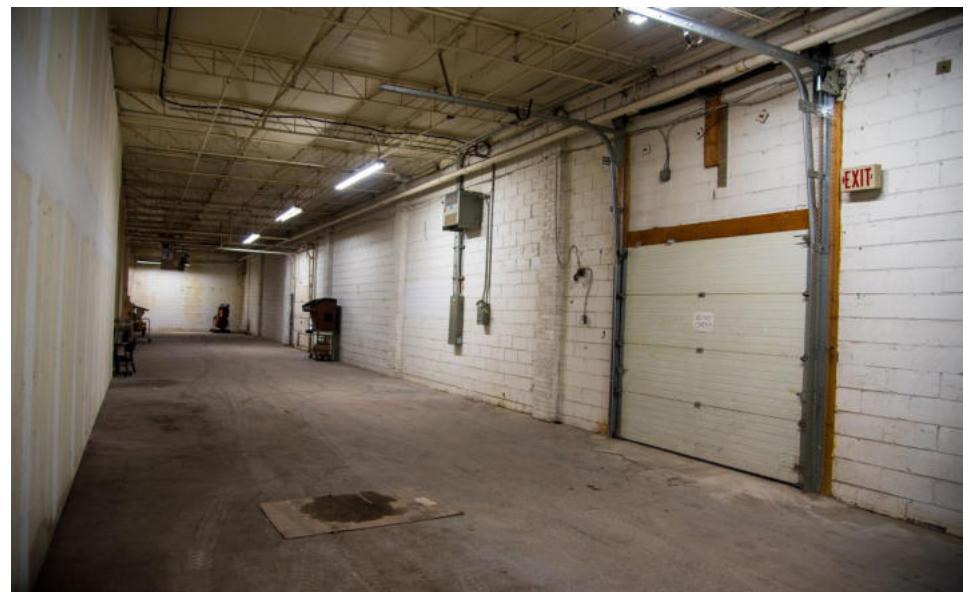
// 49 UNDERWRITERS ROAD, SCARBOROUGH, ON

// EXTERIOR IMAGES



// **49 UNDERWRITERS ROAD, SCARBOROUGH, ON**

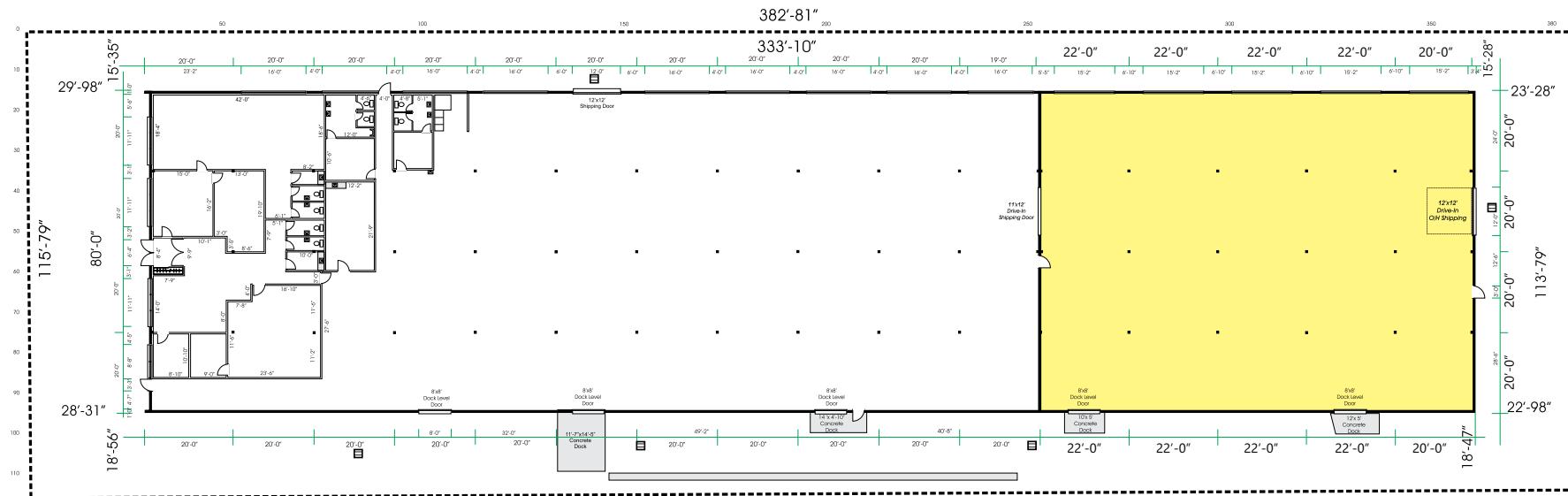
// INTERIOR IMAGES



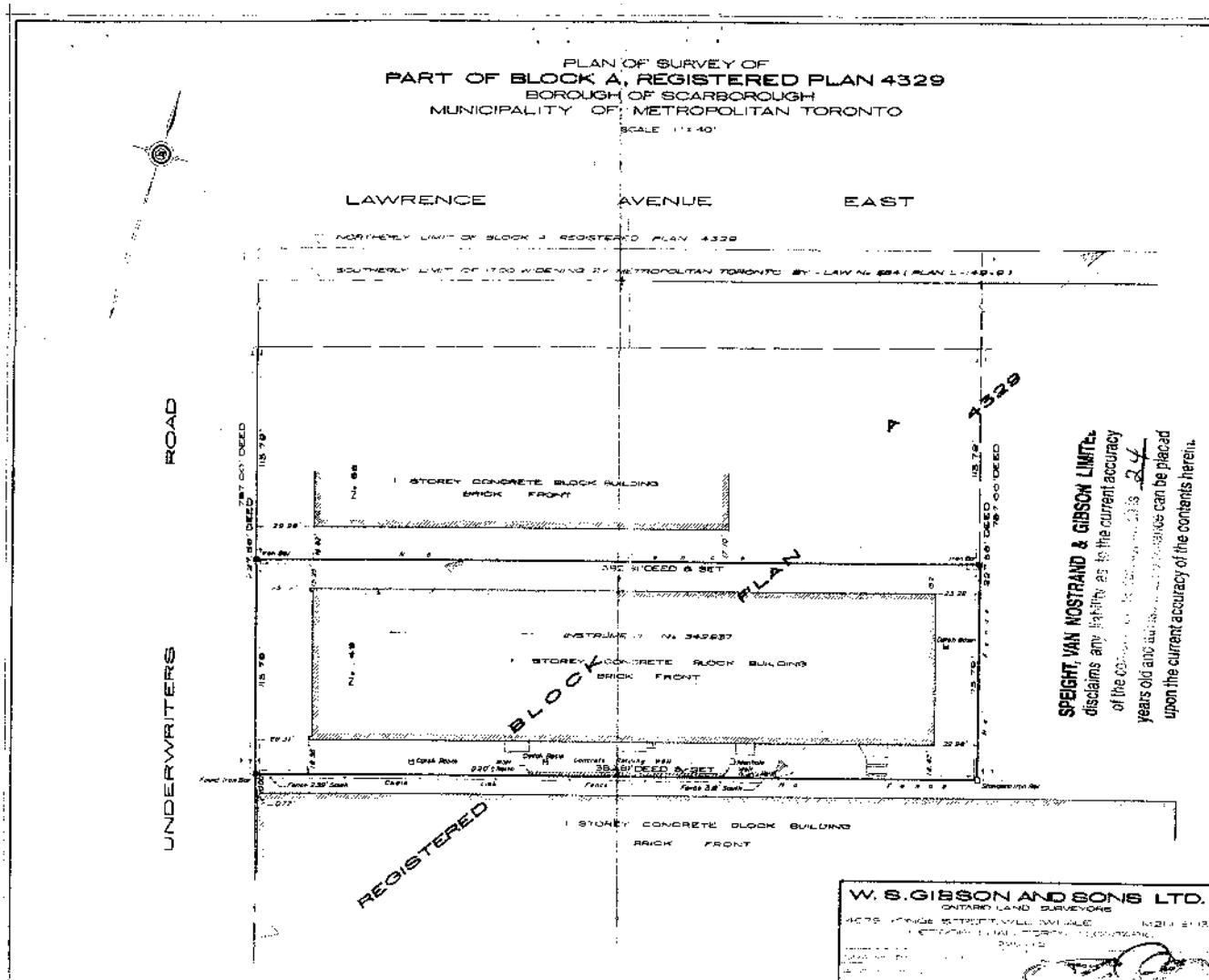
// INTERIOR IMAGES



// FLOOR PLAN



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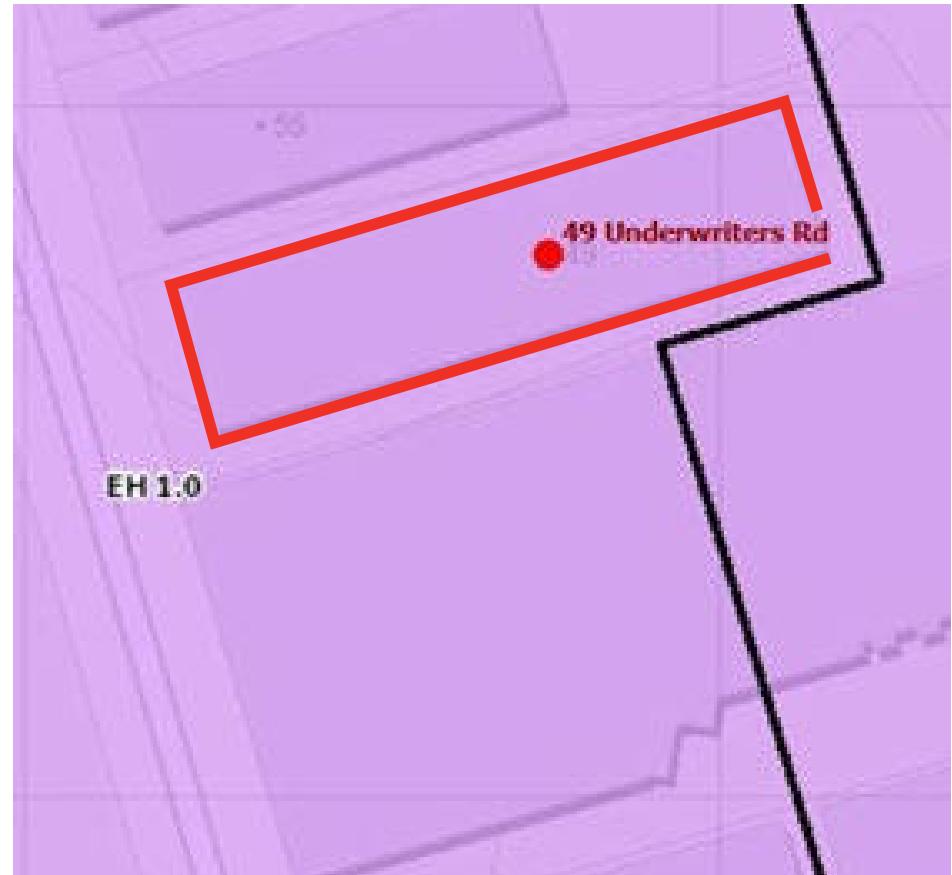
// ZONING MAP

EH 1.0 PERMITTED USES:

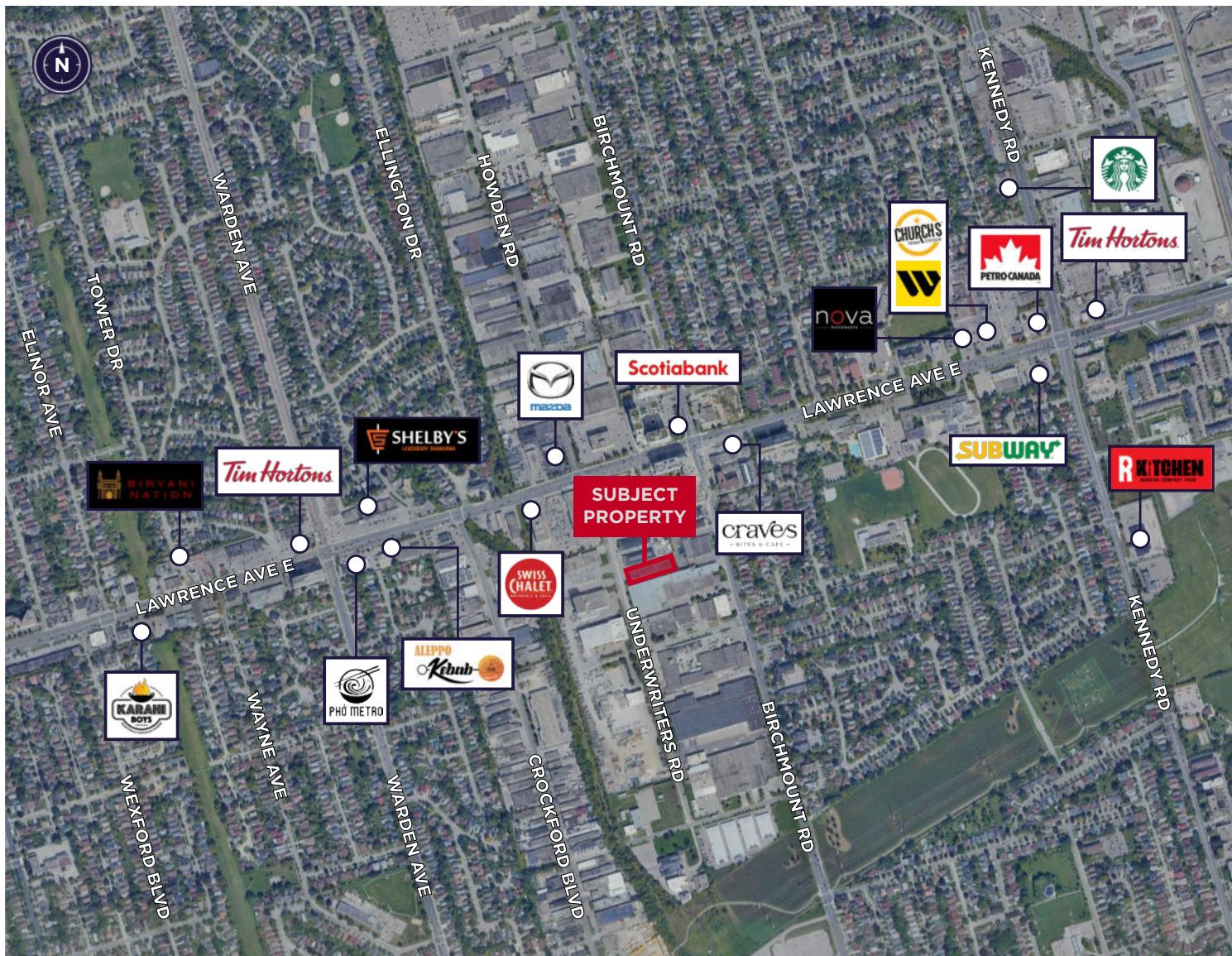
- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- Manufacturing
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer

PERMITTED USES WITH CONDITIONS:

- Cogeneration Energy
- Crematorium
- Marihuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop



// AMENITIES MAP



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