

FOR SALE

12,750 SF ON 4.5 ACRES



RARE OUTSIDE STORAGE



75 NASHDENE ROAD
SCARBOROUGH, ON

INDUSTRIAL FACILITY WITH EXCESS LAND PERMITTING OUTSIDE STORAGE

PROPERTY HIGHLIGHTS

Freestanding industrial facility located on a 4.512-acre site in Scarborough's established employment area. The property includes approximately 3.5 acres of excess land, providing outside storage potential, multiple points of site access, and flexibility for a range of industrial and employment uses.

Building Size: 12,750 SF

Site Area: 4.512 Acres (~3.5 Acres Excess Land)

Office Area: Second Floor Reception with Executive Offices

Clear Height: 20'

Loading: 4 Drive-In Doors (14' x 12')

Bay Size: Four 25' x 50' service/repair bays

Parking: Ample Surface Parking

Zoning: E0.3 - Employment
(Permitting Outdoor Storage)

Site Access: 3 Access Points, Including 2 from Nashdene Road & 1 from Tiffield Road

Possession: January 1, 2028
(with potential for earlier occupancy)

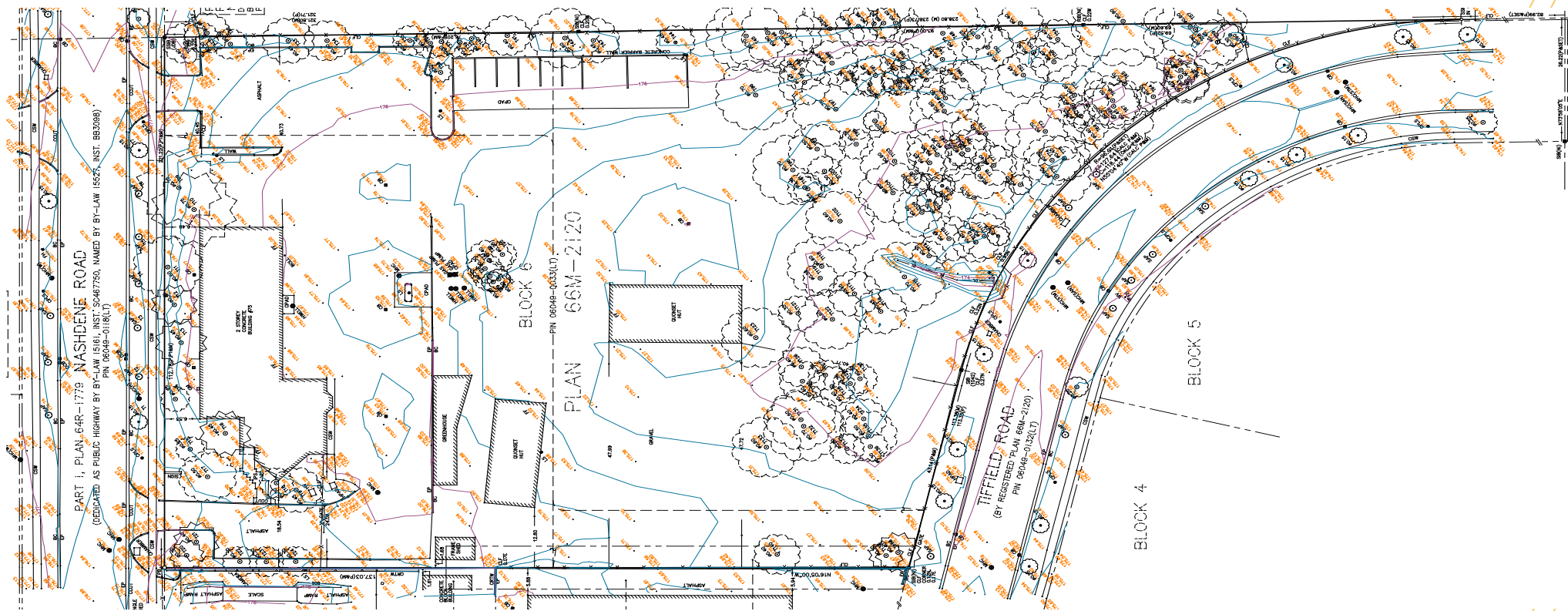
Asking Price: \$18,250,000



4.512 Acres in Established Employment Node



12,750 SF Freestanding Facility



SITE PLAN
4.512 ACRES

A DRIVING WORKFORCE

Strategically positioned within minutes of Highways 401 and 407, the property offers efficient access across the GTA and key regional transportation corridors.



282,100
POPULATION (2023)
Within 5 Km



322,358
POPULATION PREDICTION (2033)
Within 5 Km

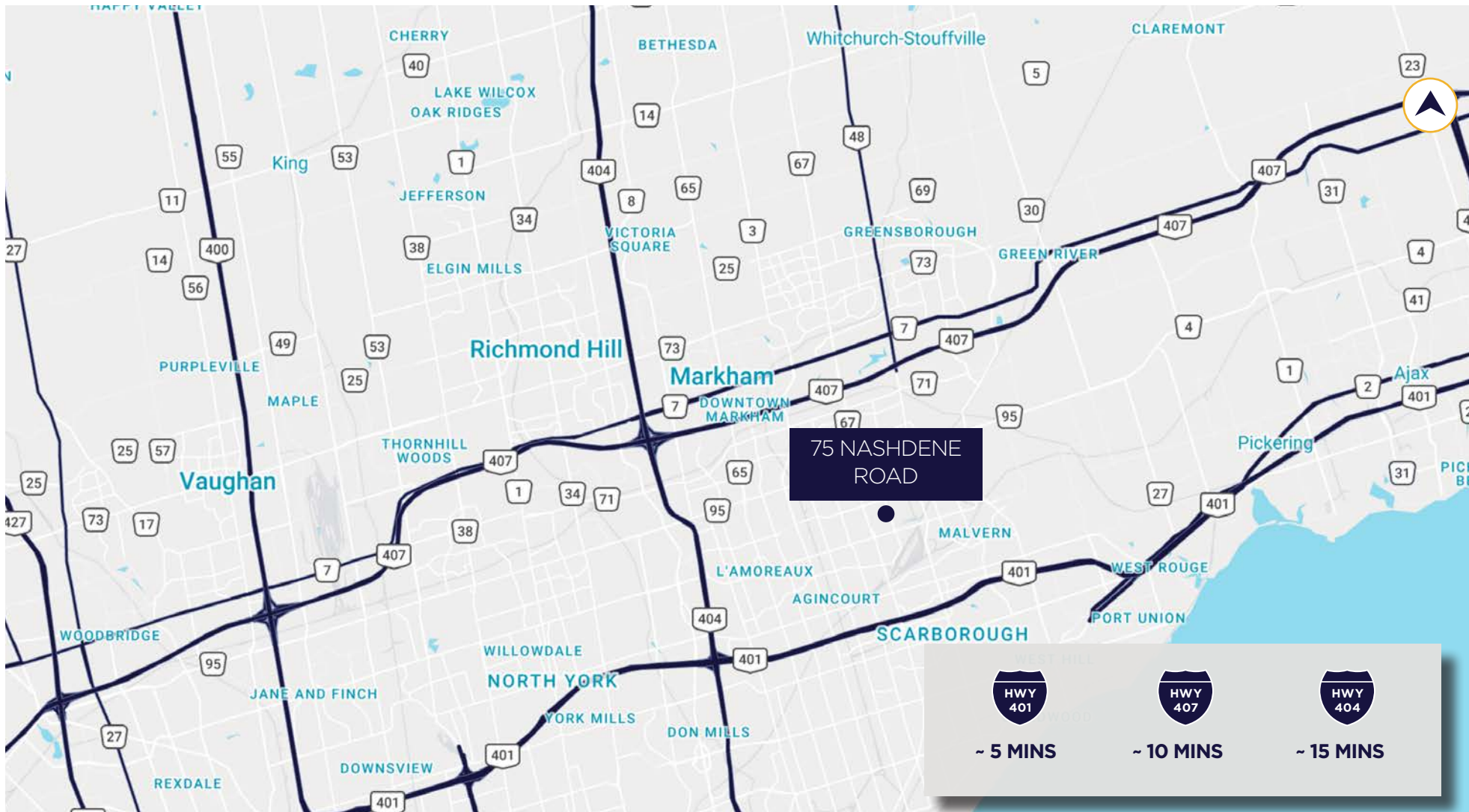


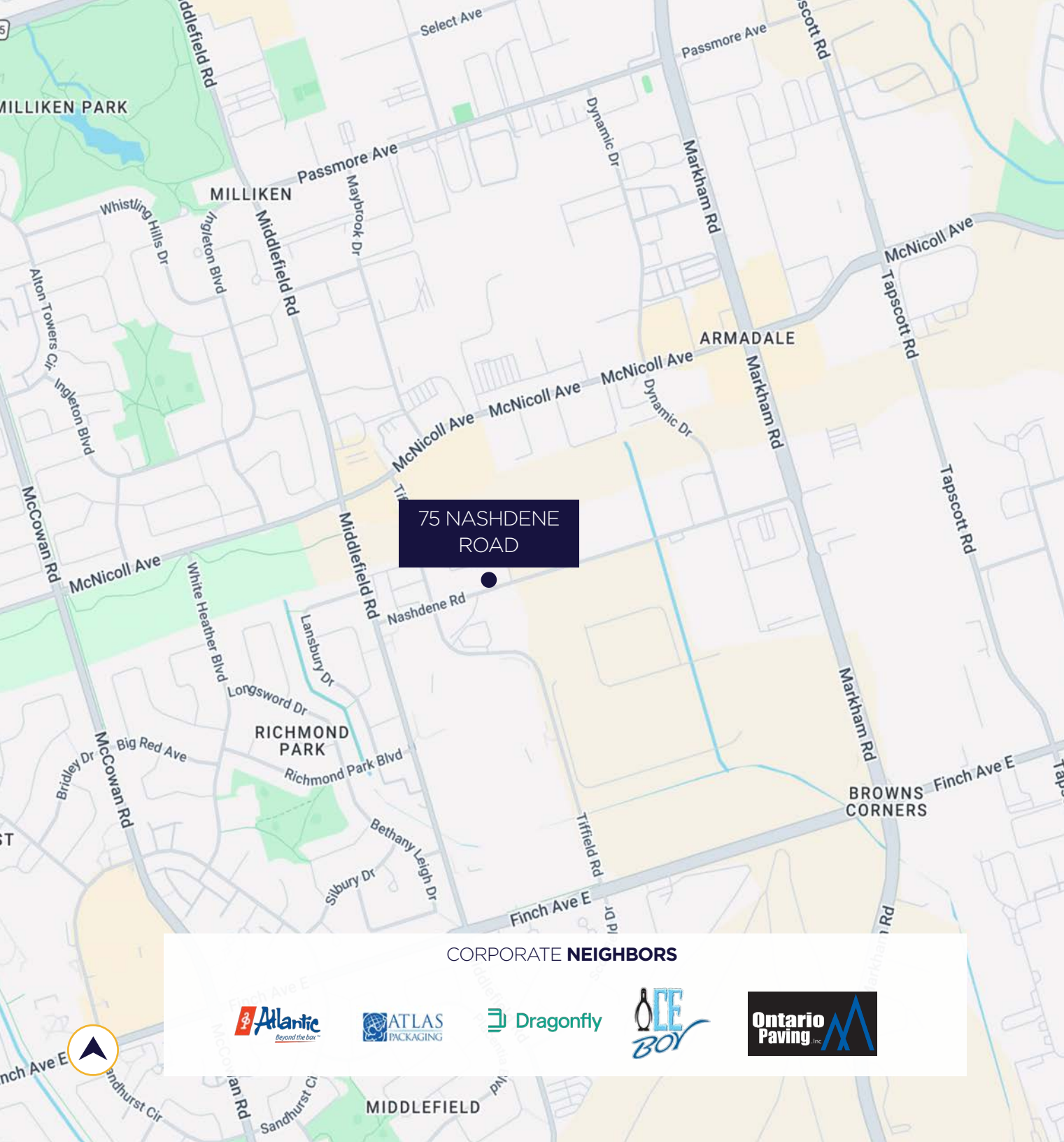
\$91,769
AVG. INCOME
Within 5 Km

991,348
POPULATION (2023)
Within 10 Km

1,140,707
POPULATION PREDICTION (2033)
Within 10 Km

\$99,414
AVG. INCOME
Within 10 Km





75 NASHDENE
ROAD

CORPORATE NEIGHBORS



8 MIN

TO MILLIKEN
GO STATION

10 MIN

TO SCARBOROUGH
TOWN CENTRE

10 MIN

TO SCARBOROUGH
CENTRE STATION

20 MIN

TO MARKHAM CENTRE

30 MIN

TO DOWNTOWN TORONTO

30 MIN

TO TORONTO PEARSON
INTERNATIONAL AIRPORT





AREA AMENITIES

14th Ave

Steeles Ave E

Finch Ave E

Markham Rd

Sheppard Ave E

75 Nashene Road Scarborough, ON

Remington Parkview Golf and Country Club

Cedarbrae Golf And Country Club

L'Amoreaux North Park

East Highland Creek

0 0.25 0.5 1 Kilometers

NORTH

CUSHMAN & WAKEFIELD

Businesses and Amenities shown on the map include:

- Circle K, Esso, Tim Hortons, Subway, Popeyes, RONA, BMO, Scotiabank, RBC, TD Bank, Walmart, Pet Valu, Hero Certified Burgers, Sherwin Williams, Pizzeria Nova, Burrito Bar, CIBC, Little Caesars Pizza, A&W, GoodLife Fitness, Pioneer, Burger King, Papa John's, Rexall, Pharmasave, Bath Fitter, Tim Hortons, Remedy's Rx, Esso, Country, Duflex, DOLLARAMA, STARBUCKS, Pizza Hut, RONA, Popeyes, Tim Hortons, Scotiabank, DOLLARAMA, Tim Hortons, Scotiabank, NOFRILLS, Wendy's, Tim Hortons, Scotiabank, RBC, CENTEX, PETRO-CANADA, Shell, Tim Hortons, BMO, Mobil, MR.SUB, Pioneer, Tim Hortons, Burger King, Popeyes, Subway, Papa John's, BURRITO BAR, SHOPPERS, NOFRILLS, A&W, Rexall, COUNTRY, Pizza, Pizza, KFC, Hart, Circle K, Pizza Hut, KFC, HERO CERTIFIED BURGERS, TD Bank, Popeyes, SHOPPERS, CIBC, PETRO-CANADA, RBC, LEON'S, HARVEY'S, BURGER KING, Tim Hortons, Mobil, Tim Hortons, Circle K, Esso, Tim Hortons.

CONTACT INFORMATION

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