

AVISON
YOUNG



Industrial building for sale

70 DYNAMIC DRIVE

SCARBOROUGH

Brent McKean

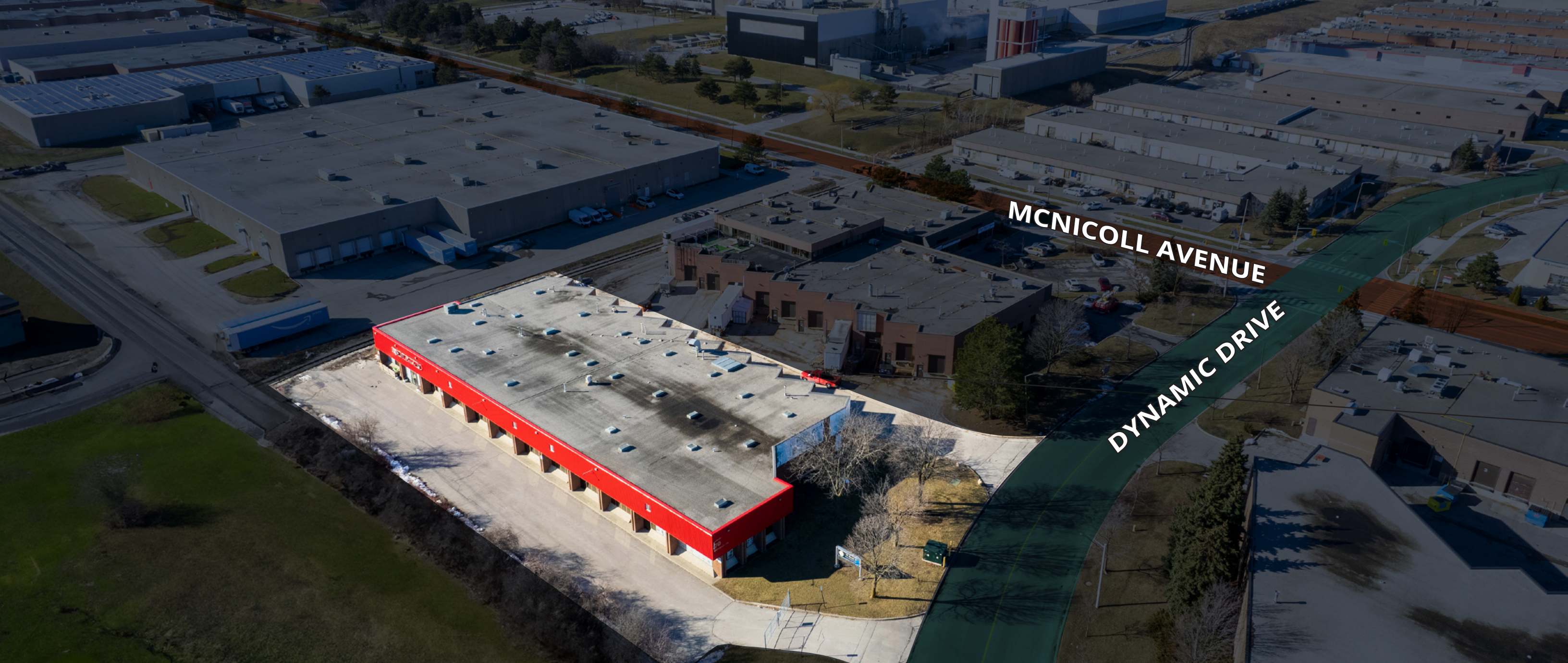
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INDUSTRIAL BUILDING FOR SALE

70 DYNAMIC DRIVE, SCARBOROUGH

BUILDING SIZE

26,022 sf

OFFICE

45% *(office area can be reduced to 15%)*

YEAR BUILT

1980

SHIPPING

10 Truck Level & 1 Drive In

LOT SIZE

1.34 acres

CLEAR HEIGHT

17'8"

ZONING

Employment Heavy (EH 0.7)

ANNUAL TAXES (2024)

\$38,815.54

ASKING PRICE

Speak to Listing Agents

HIGHLIGHTS

- Potential to condo or demise building (up to 11 units)
- Minutes to Highway 401 & 407
- Public transit nearby
- Restaurants, banks, groceries and retail nearby
- Surrounded by excellent labour pool



INDUSTRIAL BUILDING FOR SALE

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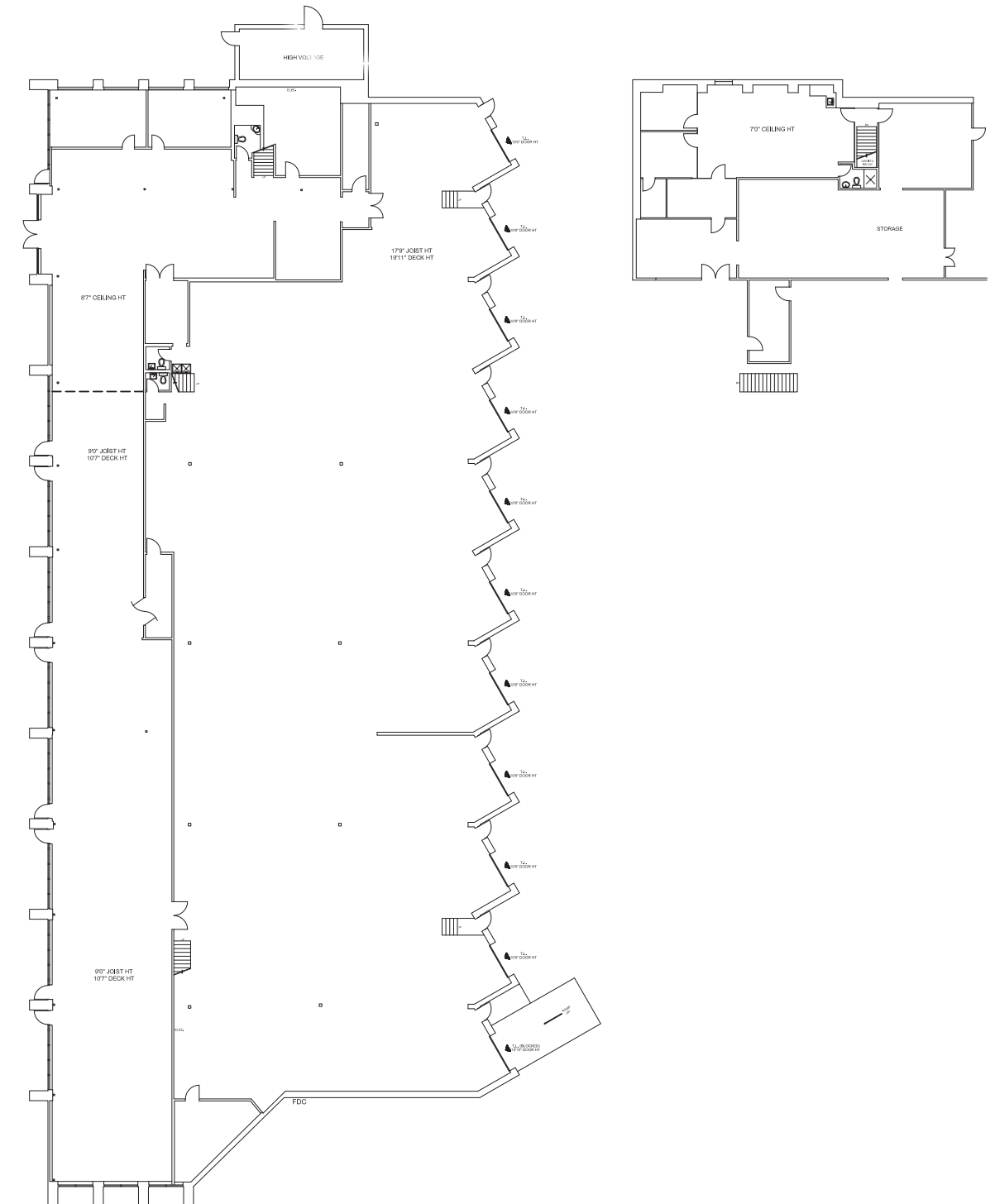
FLOOR PLAN

Showroom and Office: 8,615 SF (*office area can be reduced to 15%*)

2nd Floor Office: 3,168 SF

Warehouse: 14,239 SF

Total Area 26,022 SF



ZONING: EMPLOYMENT HEAVY (EH 0.7)

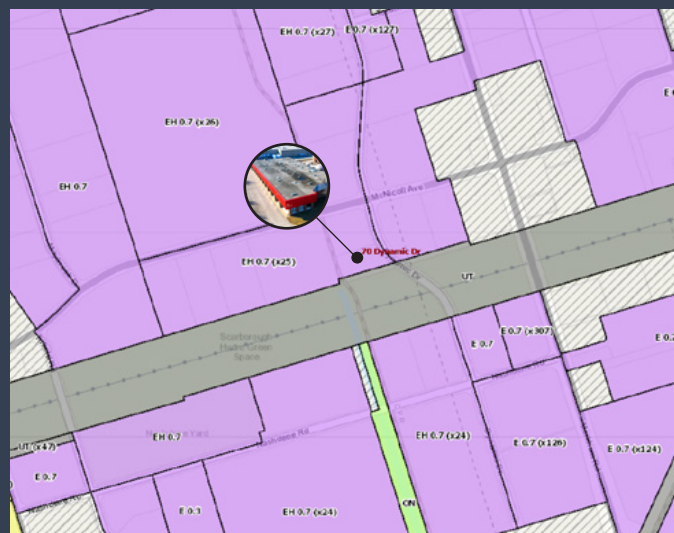
PERMITTED USE

- Ambulance Depot
- Animal Shelter
- Bindery
- 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
- All Manufacturing Uses except:
 - 1) Ammunition, Firearms or Fireworks Factory;
 - 2) Crude Petroleum Oil or Coal Refinery;
 - 3) Explosives Factory;
 - 4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station [By-law: OMB PL130592]

ZONING: EMPLOYMENT HEAVY (EH 0.7)

PERMITTED USE (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 [By-law: 0403-2014] [By-law: 1124-2018]



INDUSTRIAL BUILDING FOR SALE

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DEMOGRAPHICS

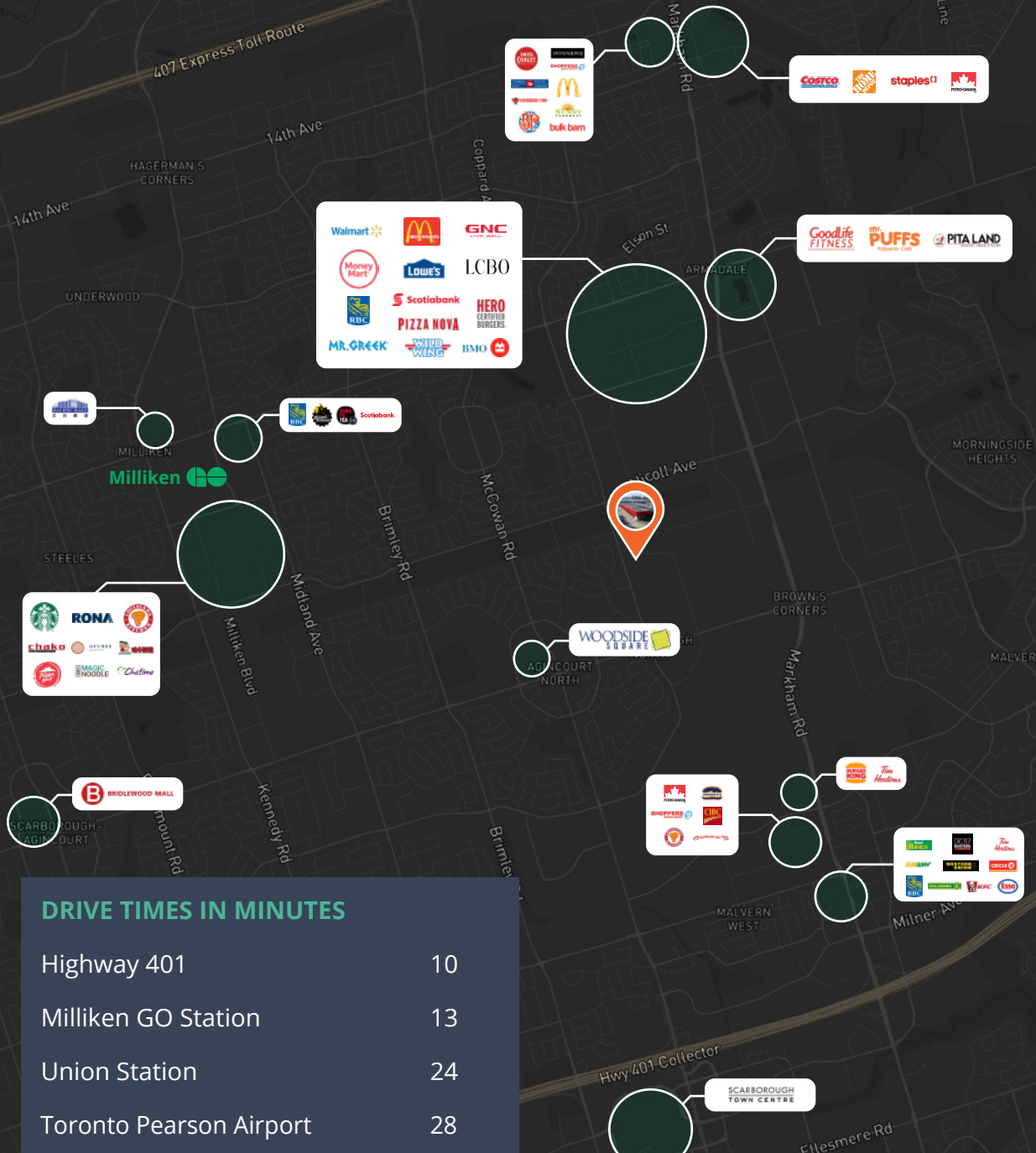
253,294	41.4	3.12
2023 TOTAL POPULATION	2023 MEDIAN AGE	2023 AVERAGE FAMILY SIZE
115,296	73,058	\$117,411.04
2023 TOTAL DAYTIME POPULATION	2023 FAMILIES	2023 AVERAGE HOUSEHOLD INCOME

\$
47
BANKS

328
RESTAURANTS

31
GAS STATIONS

849
RETAIL



DRIVE TIMES IN MINUTES

Highway 401	10
Milliken GO Station	13
Union Station	24
Toronto Pearson Airport	28



FOR MORE INFORMATION

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