

# 1160 BIRCHMOUNT RD

SCARBOROUGH, ON

8,625 SF OF INDUSTRIAL SPACE FOR LEASE



**Bluetick**  
REALTY INC., BROKERAGE

**SAM SHAH**

**BROKER**

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# INDUSTRIAL SPACE AVAILABLE FOR LEASE

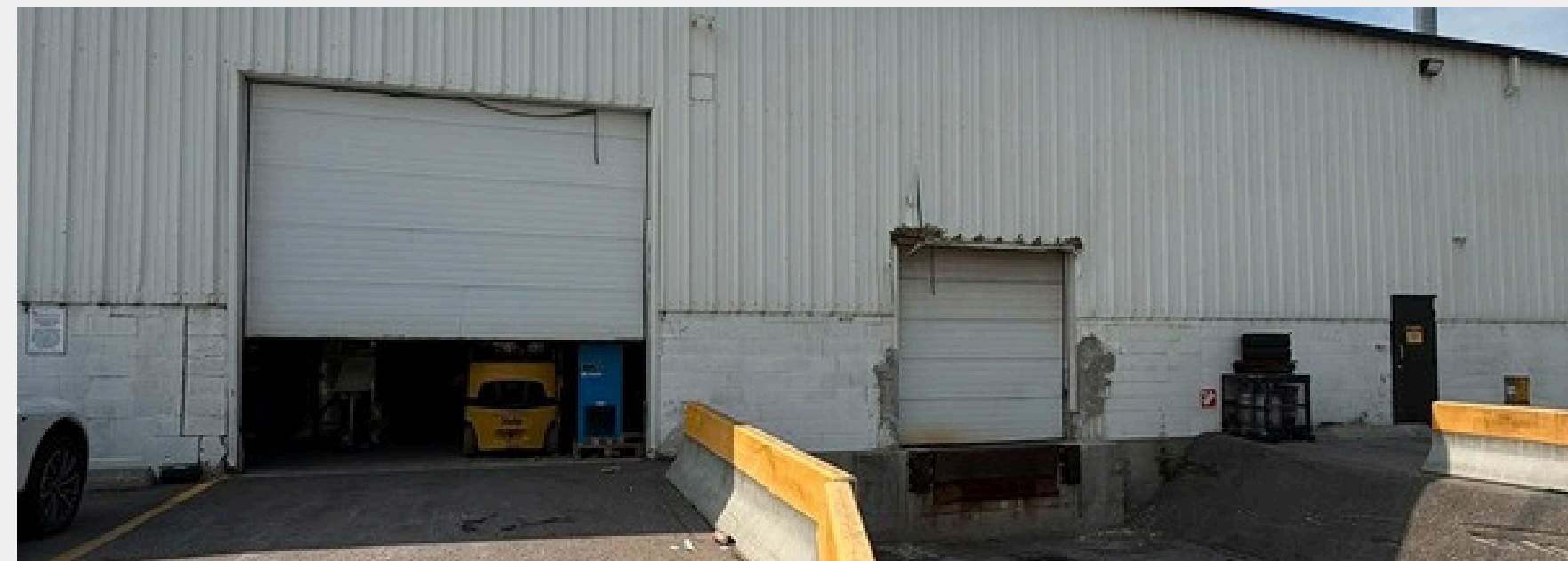
1160 BIRCHMOUNT RD

## SPACE DETAILS:

Suite:	3A
Area Sq. Ft.:	8,625 Sq. Ft.
Available From:	Sept 1, 2026
Base Rent:	\$16 per Sq. Ft.
Additional (TMI) Rent:	\$5.25 per Sq. Ft.
Loading Door:	1
Drive-in Door:	1
Ceiling Height:	20'
Viewing Timings:	11AM - 4PM   Mon-Fri   24 hrs notice needed

\*Tenant is responsible for conducting their own due diligence with the City regarding zoning, parking, and permitted use of the space.

\*For interior pictures and Floor plans, please contact us



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# ZONING DETAILS: E 1.0

## PERMITTED USES:

- Manufacturing Facility
- Wholesaling Facility
- Medical Treatment
- Ambulance Depot
- Cold Storage
- Medical Office
- Many More

Positioned within the established industrial corridor of Scarborough, 1160 Birchmount Road, a functional industrial space designed to support a range of business operations. Strategically located with convenient access to Highway 401, Highway 404, and the Don Valley Parkway, the property delivers exceptional connectivity across the GTA.



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