

PRICE DECREASE

FOR SALE 64,172 SF INDUSTRIAL FREESTAND

20 COMMANDER BOULEVARD
SCARBOROUGH, ON



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Available for Sale



EXECUTIVE SUMMARY

Cushman & Wakefield ULC (the “Advisor”) has been retained by the Vendor to offer 20 Commander Blvd, Scarborough, for sale (the “Property”). 20 Commander is a 64,172 sq. ft. freestanding Industrial building located in central Scarborough.

The Property presents a unique opportunity to acquire a well located, centralized, and rare-sized industrial property with excellent access to highway 401. The building is currently vacant, and the landlord is open to both sale or lease scenarios. There is existing income from a solar panel lease on the rooftop of the building.

The property is a functional freestanding building with 16 ft. ceiling heights and 4 Truck level, 1 Van level & 1 Drive-In Shipping doors. The building is ideally located in Central Scarborough, just minutes from Highway 401, offering excellent access to low cost & skilled labor for various manufacturing users.

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PROPERTY HIGHLIGHTS

INCREDIBLE LOCATION

20 Commander is located in central Scarborough, just minutes from the McCowan exit on Highway 401. This central Scarborough location is coveted for its easy highway accessibility and access to both low cost and skilled manufacturing labor. Additionally, the property is located minutes from the Canadian Pacific Railway Toronto Yard offering excellent access to rail. The property is serviced well by local public transit, with bus routes running North/South along McCowan & East / West along Huntingwood Drive & Middlefield Road. In addition, the northernmost station on the new Scarborough Subway line is located just south at McCowan & Sheppard Avenue.

BUILDING SPECS

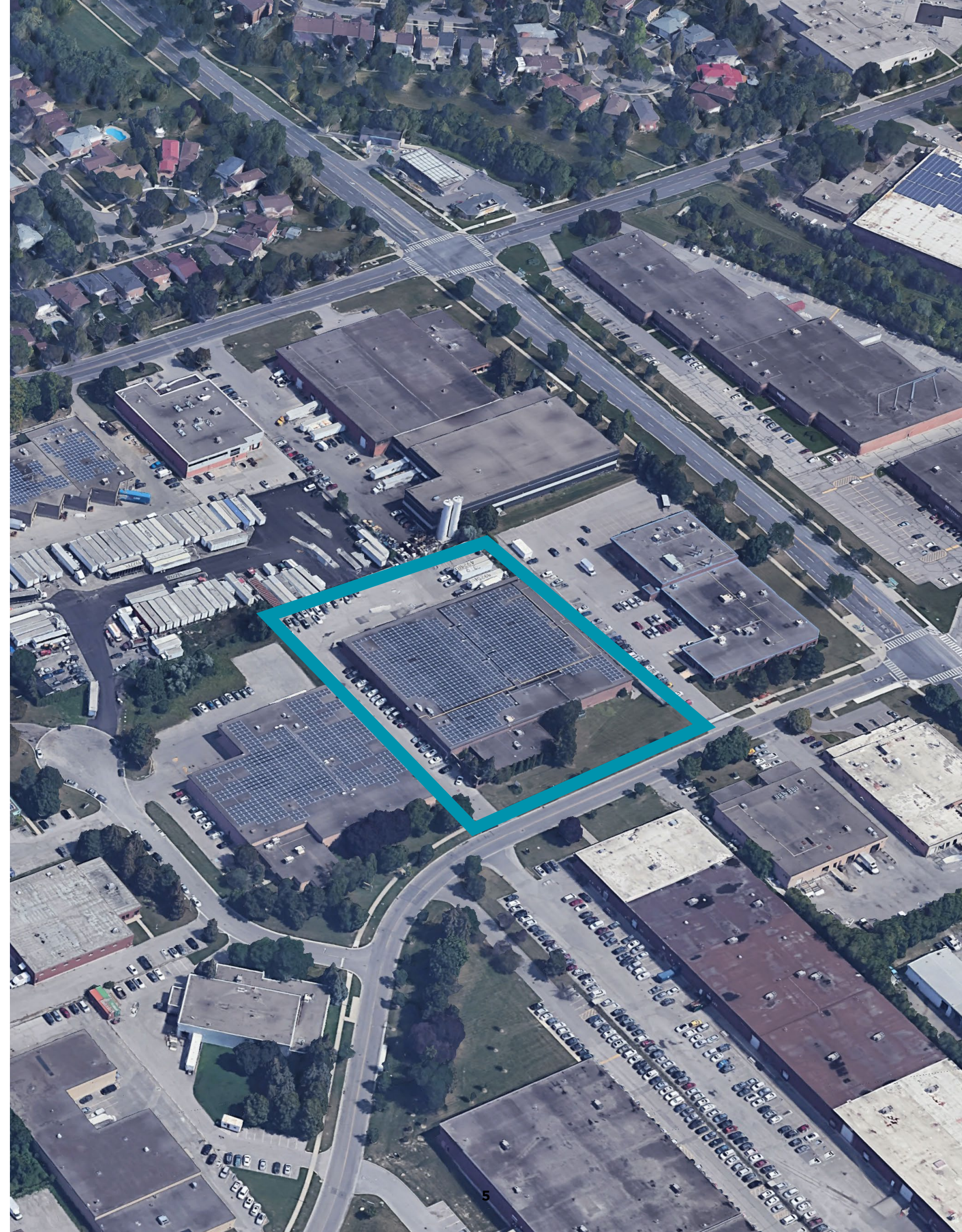
Catering to a wide range of manufacturing uses, 20 Commander offers 16 ft. ceiling heights and 4 Truck level, 1 Van level & 1 Drive-In Door. Approximately 13 % of the building is currently built out as office space, which includes approximately 2,500 square feet of tiled, air-conditioned “tech” area but this can be reduced if less is required. The building is clean and well maintained given the fact that it is institutionally owned by DREAM Industrial REIT.

AREA AMENITIES

20 Commander is close to various amenities. Chartwell Shopping Centre, at the corner of Huntingwood & Brimley offers various grocery, retail, food and service amenities, including Tim Horton's, Pizza Pizza and Bestco Fresh Foodmart. Just south of the building, additional amenities spread along Sheppard Avenue. Lastly, at McCowan & 401, you have Town Centre Plaza, which offers a mix of retail and food amenities including SVP Sports, Winner, Starbucks & others.

VACANT OCCUPANCY

The building is offered to the market for sale on a vacant basis.

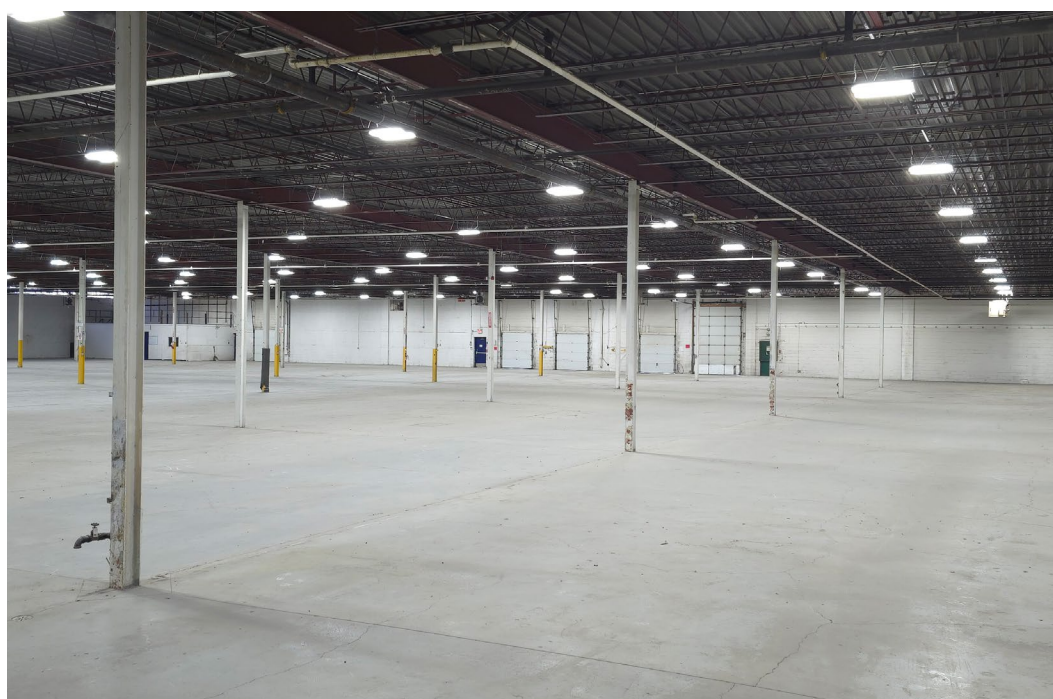


ASSET DETAILS

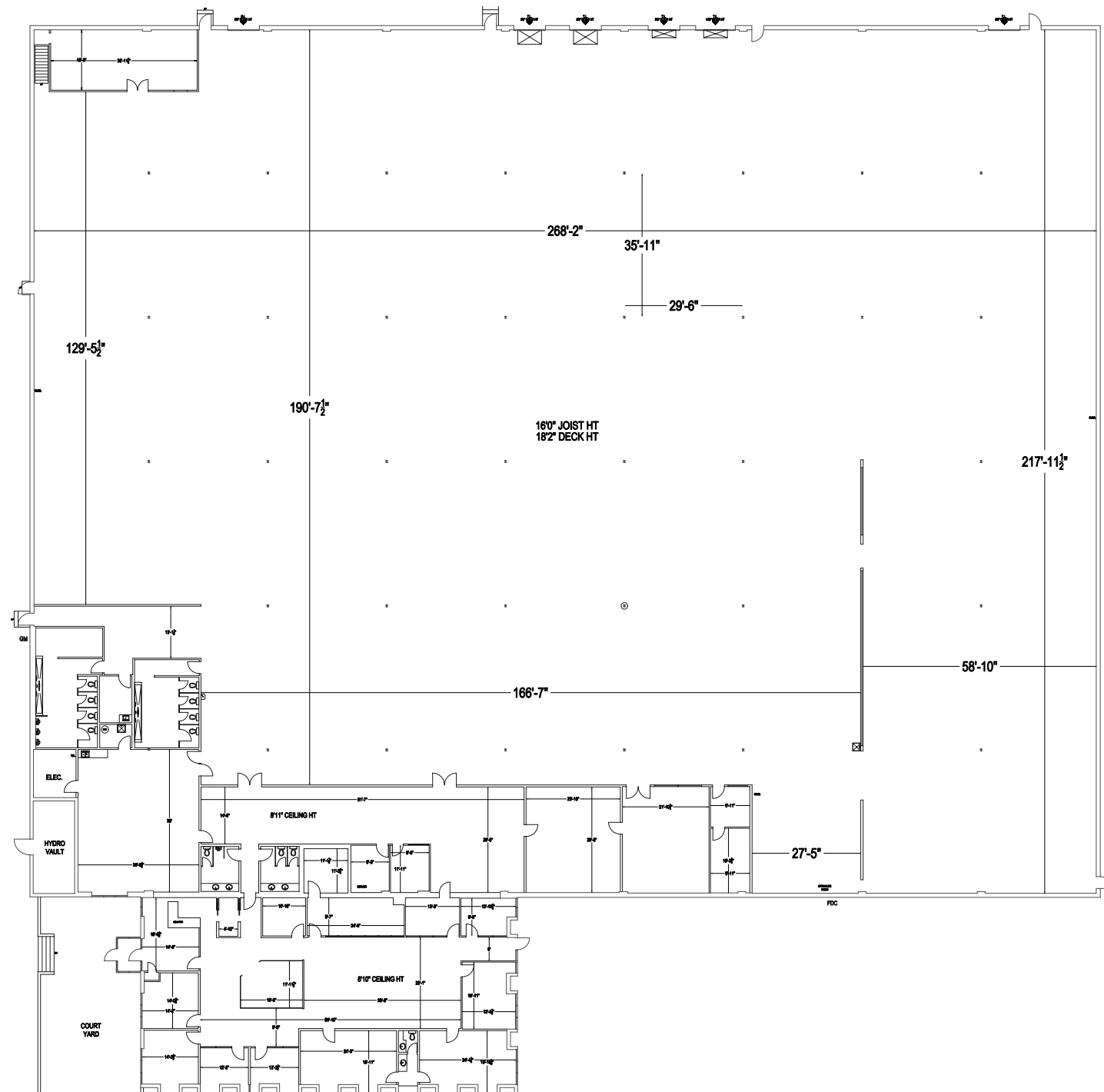
SITE DETAILS	
PIN	060870080
LEGAL DESCRIPTION	PT OF BLOCK B, PL M-1485, PT 2 PL 66R-18018. CITY OF TORONTO , CITY OF TORONTO PLANNING ACT CONSENT AS IN E258166
SITE AREA	2.945 Acres
FRONTAGE	320.39 FT
YEAR BUILT	1997
TOTAL BUILDING SIZE	64,172 SF
OFFICE COMPONENT	Approximately 13%
OCCUPANCY	Immediate
ZONING	E0.7
CLEAR HEIGHT	16’ 2”
SHIPPING	4 Truck Level Doors 1 Drive-in Door 1 Van Level Door
POWER SUPPLY	600 Volt/800 amp (to be verified)
PROPERTY TAXES	\$112,301 (2025)
ASKING PRICE	\$23,100,000



PHOTOS

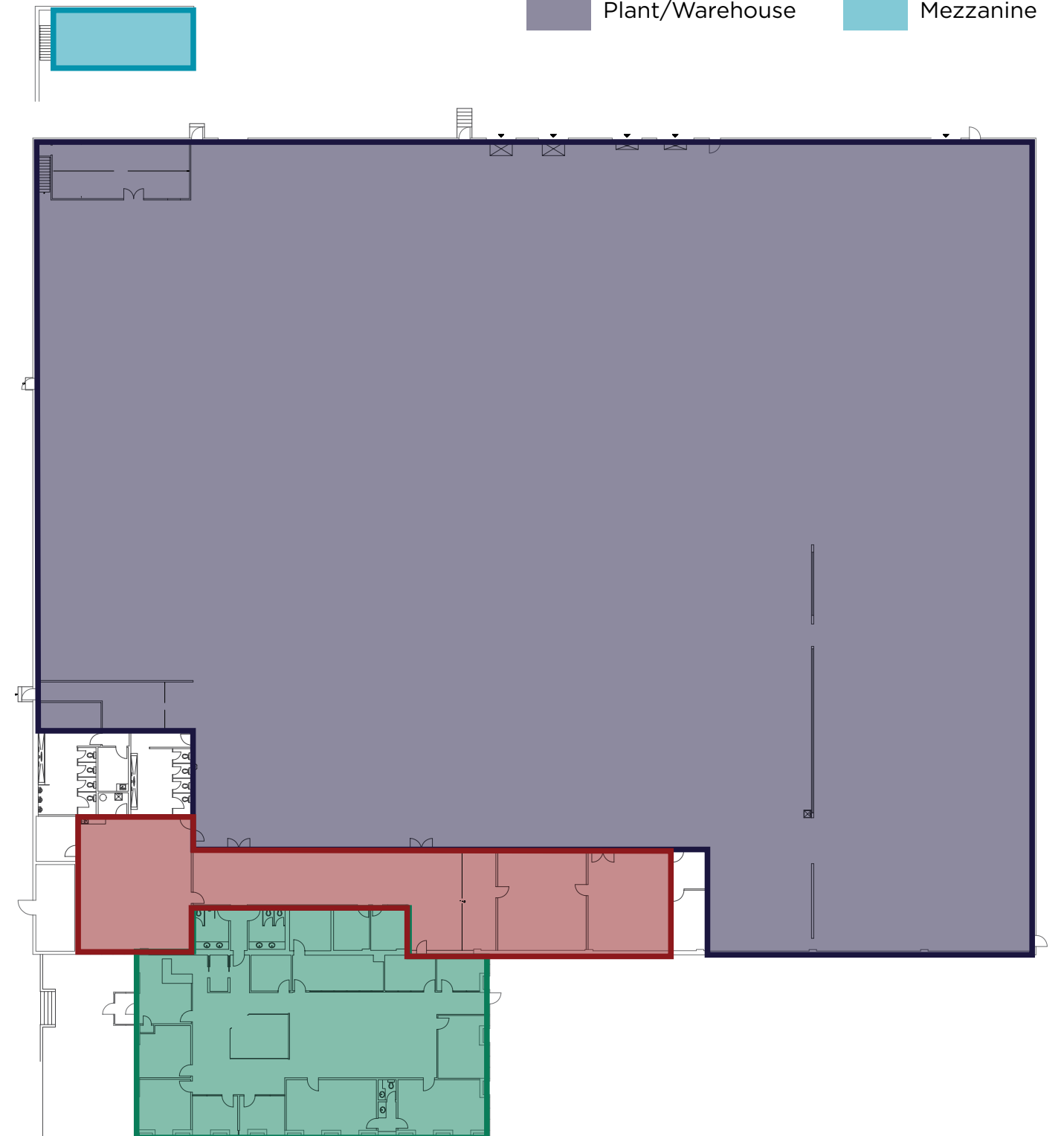


FLOOR PLANS



LEGEND

 Main Offices	 Tech area
 Plant/Warehouse	 Mezzanine



ZONING BYLAWS

- 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]
- 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
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal

Note: It is the buyer's responsibility to determine that their use is permitting under the zoning by-laws.



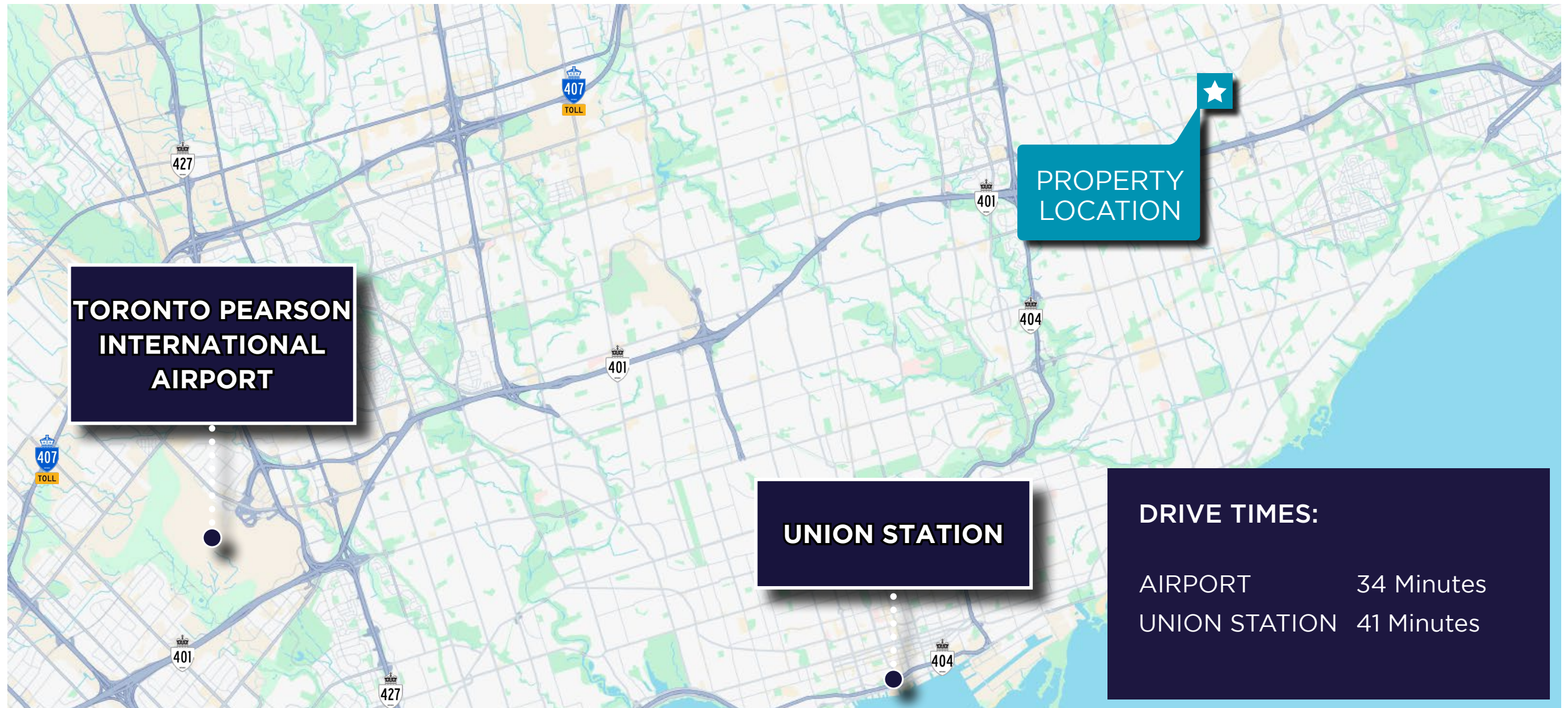
PUBLIC TRANSIT MAP



Transit Lines: ■ Scarborough RT ■ Scarborough Subway Extension

Bus Routes: ■ Bus 85 ■ Bus 169 ■ Bus 130

LOCATION MAP



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