



# 50-70 Novopharm Court Scarborough, ON

Convenience of a superior commercial location with easy access to Highway 401 and ample parking.



## Property Features

Lot Size .....	2.5 AC
Building Area .....	41,887 SF
Zoning .....	Industrial E0.6
Clear Height .....	16 ft
Shipping .....	13 Truck Level Doors
Office Space .....	23%
Possession .....	March 2025
Asking Price .....	\$449 PSF
Power .....	347/600 Volts, 800 Amps*
Parking .....	50+ Stalls
Taxes (2023) .....	\$69,035.87 (2024)

\*capacity to upgrade to 1,200 AMPS

### SALES CONTACT INFO

#### Andrew Gallifent\*

☎ (647) 988-4644  
✉ agallifent@kolt.ca

#### Brandon Liu\*

☎ (647) 740-9888  
✉ bliu@kolt.ca

#### Robert Logiudice\*

☎ (647) 863-7530  
✉ rlogiudice@kolt.ca

#### Yukie Chu\*

☎ (647) 879-3298  
✉ ychu@kolt.ca

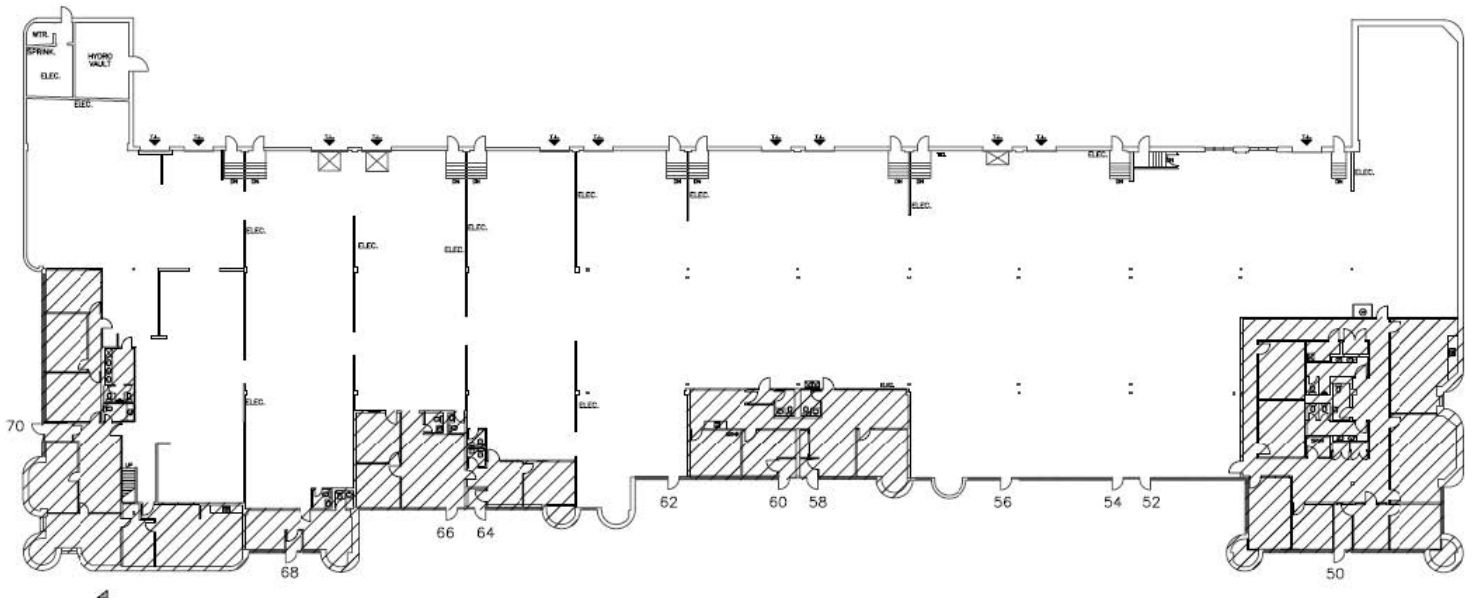
# Industrial Property FOR SALE





## Floor Plan

Floorplan may not be accurate to layout, dimensions or scale



### SALES CONTACT INFO

**Andrew Gallifent**  
Sales Representative

☎ (647) 988-4644  
✉ agallifent@kolt.ca

**Brandon Liu**  
Sales Representative

☎ (647) 740-9888  
✉ bliu@kolt.ca

**Robert Logiudice**  
Sales Representative

☎ (647) 863-7530  
✉ rlogiudice@kolt.ca

**Yukie Chu**  
Sales Representative

☎ (647) 879-3298  
✉ ychu@kolt.ca