



AVISON  
YOUNG

New  
Price

# Industrial building for sale

## 70 DYNAMIC DRIVE SCARBOROUGH

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## INDUSTRIAL BUILDING FOR SALE

70 DYNAMIC DRIVE, SCARBOROUGH

### BUILDING SIZE

22,854 sf (3,168 sf bonus mezzanine)

### 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

\$9,350,000

### 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



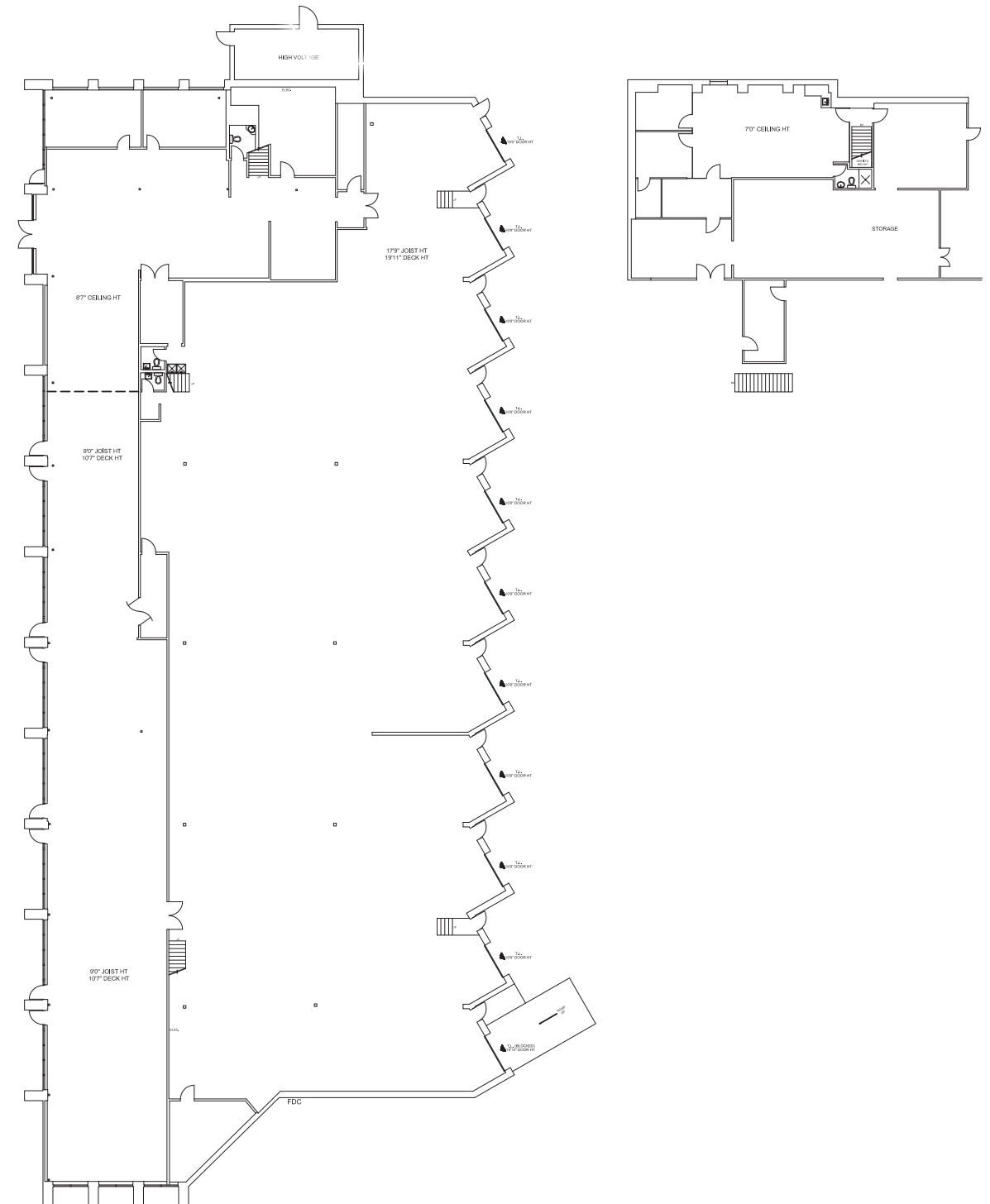


# INDUSTRIAL BUILDING FOR SALE

70 DYNAMIC DRIVE, SCARBOROUGH

## FLOOR PLAN

Showroom and Office:	8,615 SF <i>(office area can be reduced to 15%)</i>
2 <sup>nd</sup> Floor Office <i>(Bonus Mezzanine):</i>	3,168 SF <i>(includes mezzanine)</i>
Warehouse:	14,239 SF
<b>Total Area</b>	<b>26,022 SF</b>





ZONING: EMPLOYMENT HEAVY (EH 0.7)

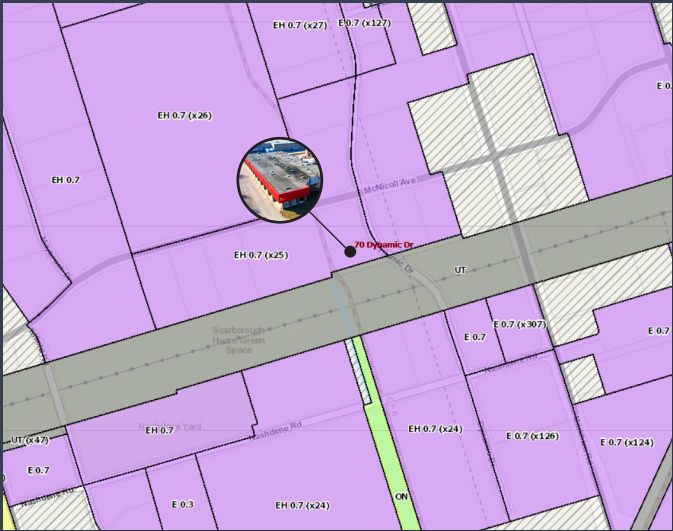
PERMITTED USE

- 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]



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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



DRIVE TIMES IN MINUTES

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

\$

47  
BANKS

Fork and Spoon Icon

328  
RESTAURANTS

Gas Pump Icon

31  
GAS STATIONS

Shopping Bag Icon

849  
RETAIL





## FOR MORE INFORMATION

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Updated: 02/24/25