



FOR SALE 64,172 SF INDUSTRIAL FREESTAND

20 COMMANDER BOULEVARD
SCARBOROUGH, ON



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GREG RACIC*
Vice President
Direct: +1 416 756 5465
greg.racic@cushwake.com

MIKE BROWN*
Senior Vice President
Direct: +1 416 756 5416
mike.brown@cushwake.com

MICHAEL WOOD*
Associate
Direct: +1 416 756 5406
michael.wood2@cushwake.com

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.

Cushman & Wakefield ULC
1500 Don Mills Road, Suite 401
Toronto, ON M3B 3K4
416-494-9500
Fax: 416-494-9444
cushmanwakefield.com

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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

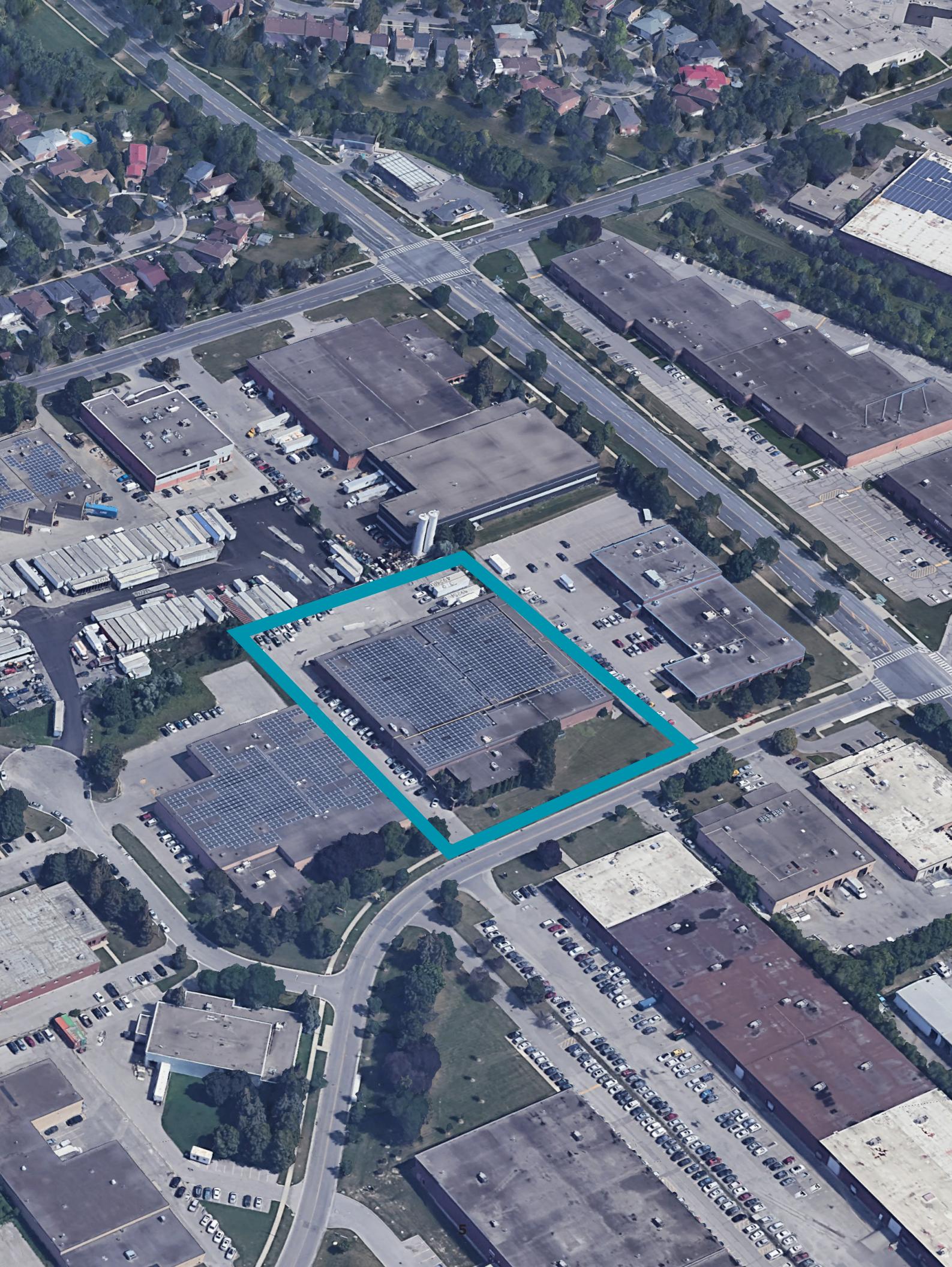
Catering to a wide range of manufacturing uses, 20 Commander offers 16 ft. ceiling heights and 4 Truck level, 1 Van level & 1 Drive-In Door. Approximately 13 % of the building is currently built out as office space, which includes approximately 2,500 square feet of tiled, air-conditioned “tech” area 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%

ASKING PRICE Speak to Listing Agents

OCCUPANCY Immediate

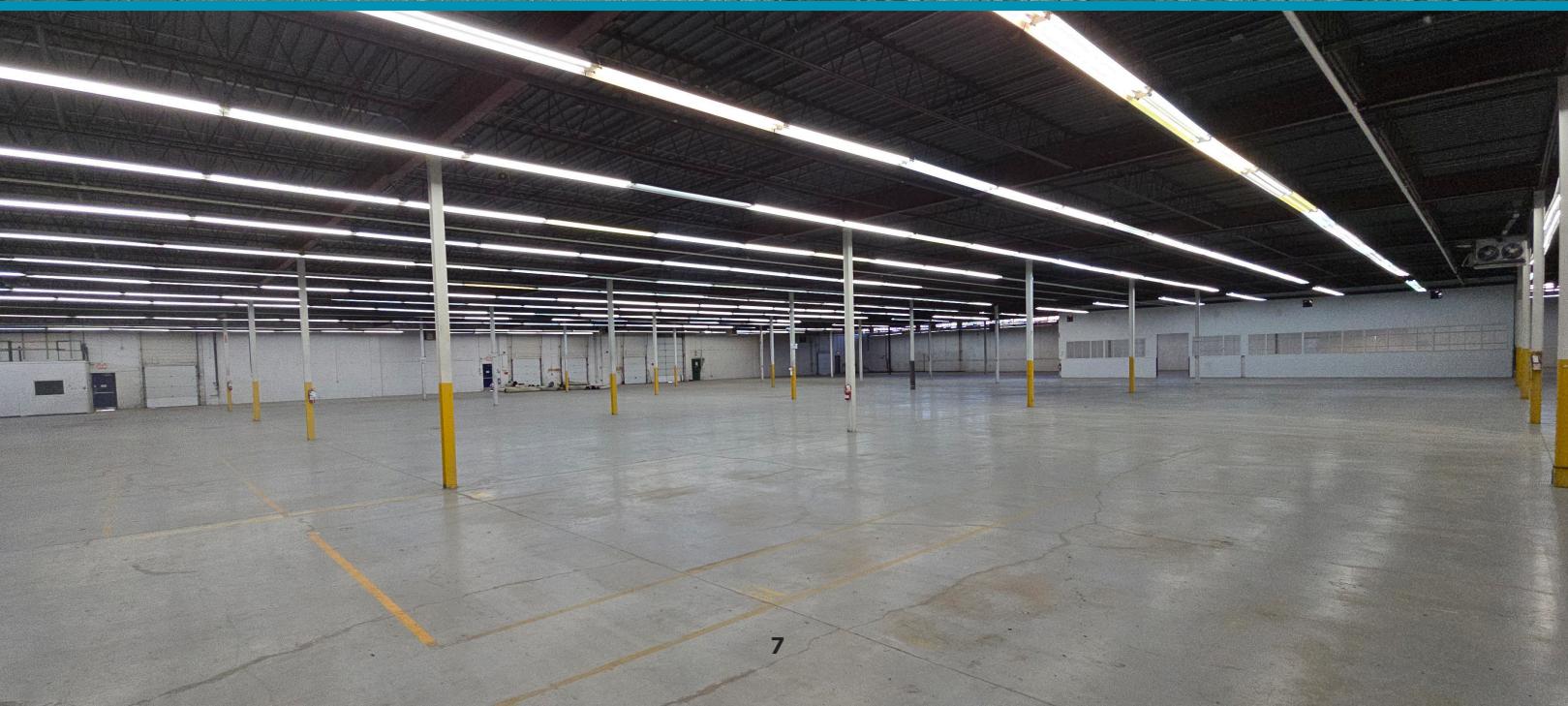
ZONING E0.7

CLEAR HEIGHT 16' 2"

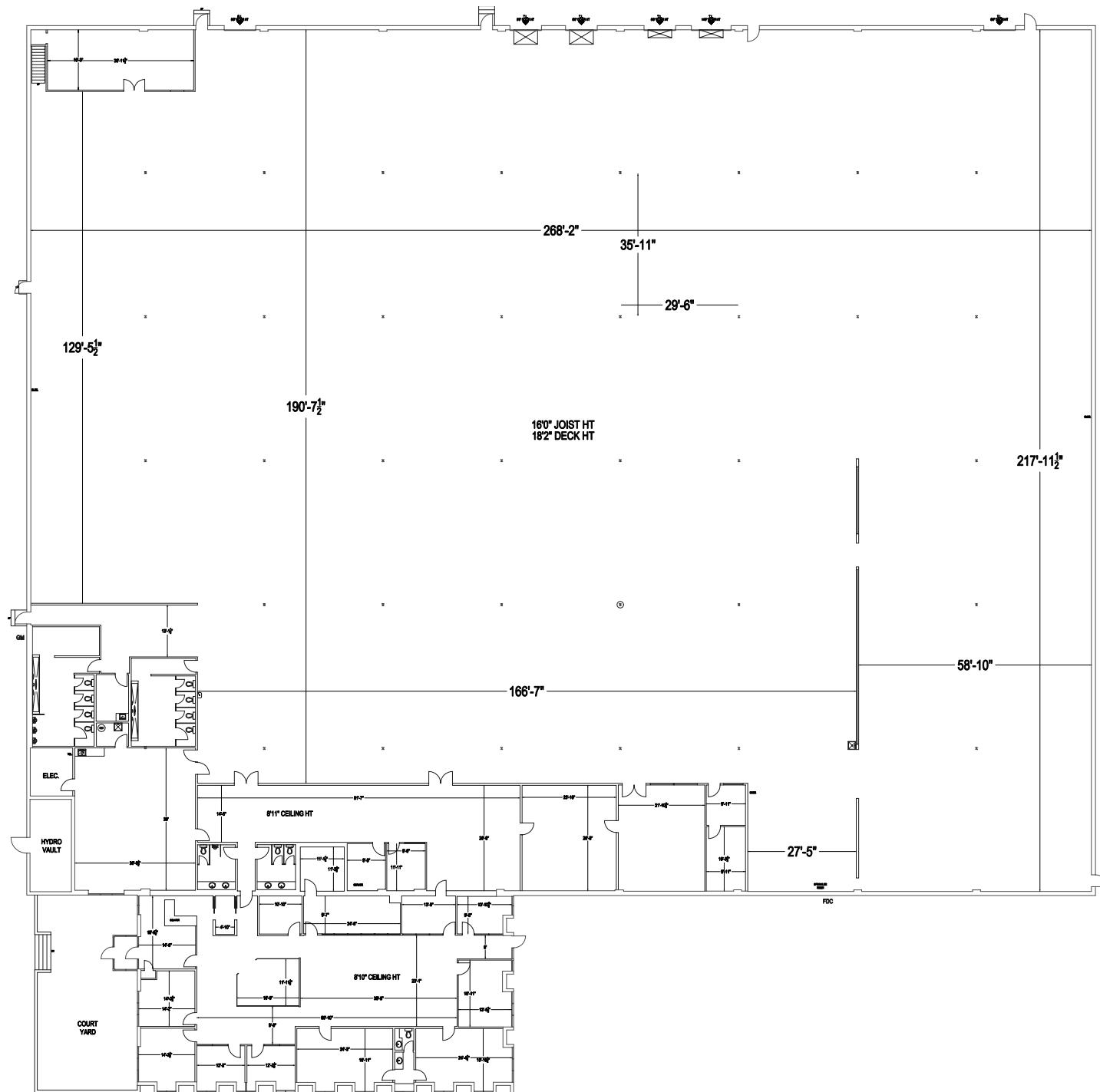
SHIPPING
4 Truck Level Doors
1 Drive-in Door
1 Van Level Door

POWER SUPPLY: 600 Volt/1,200 amp (to be verified)

PROPERTY TAXES \$102,708 (2024)



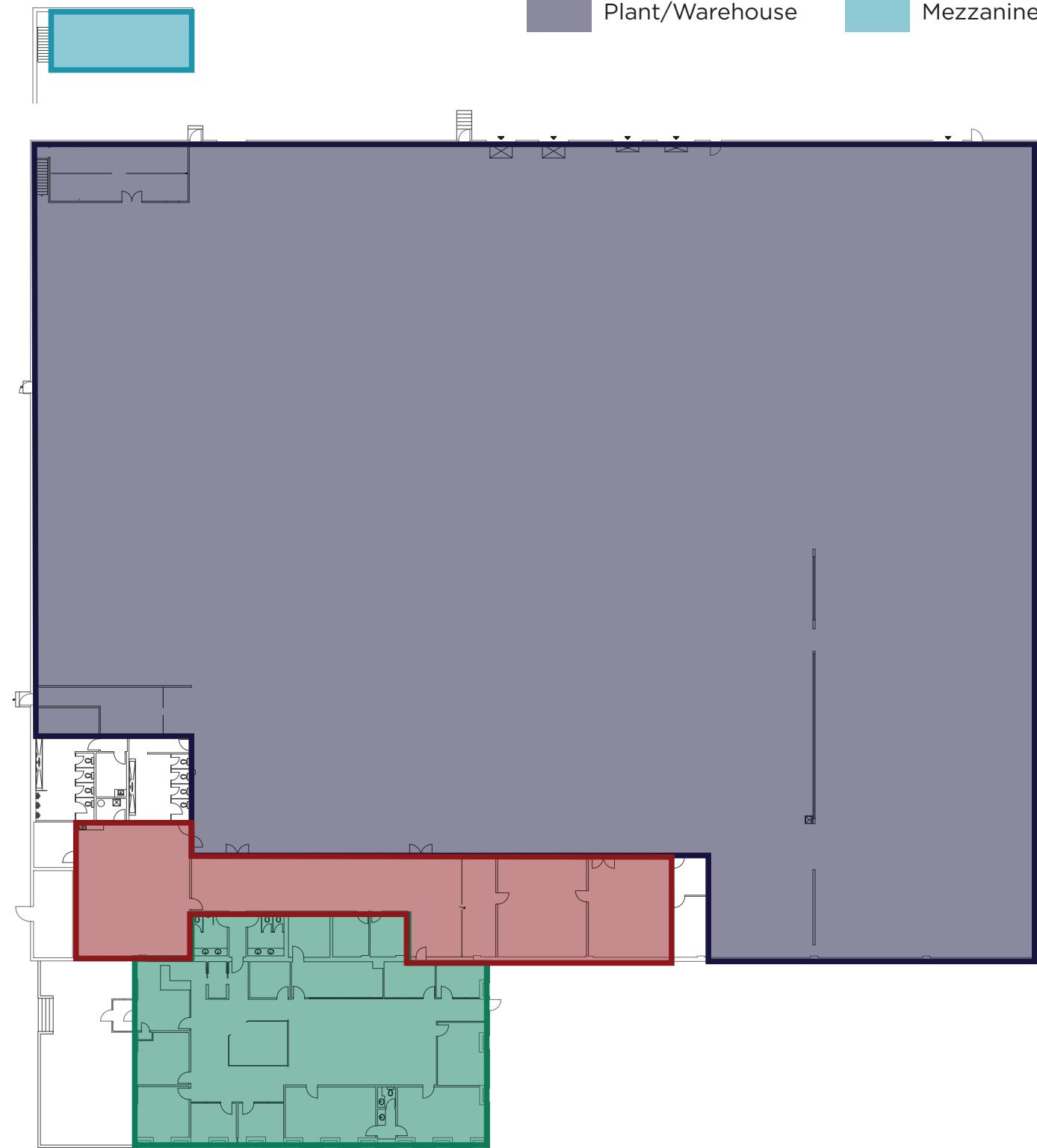
FLOOR PLAN



FLOOR PLAN

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

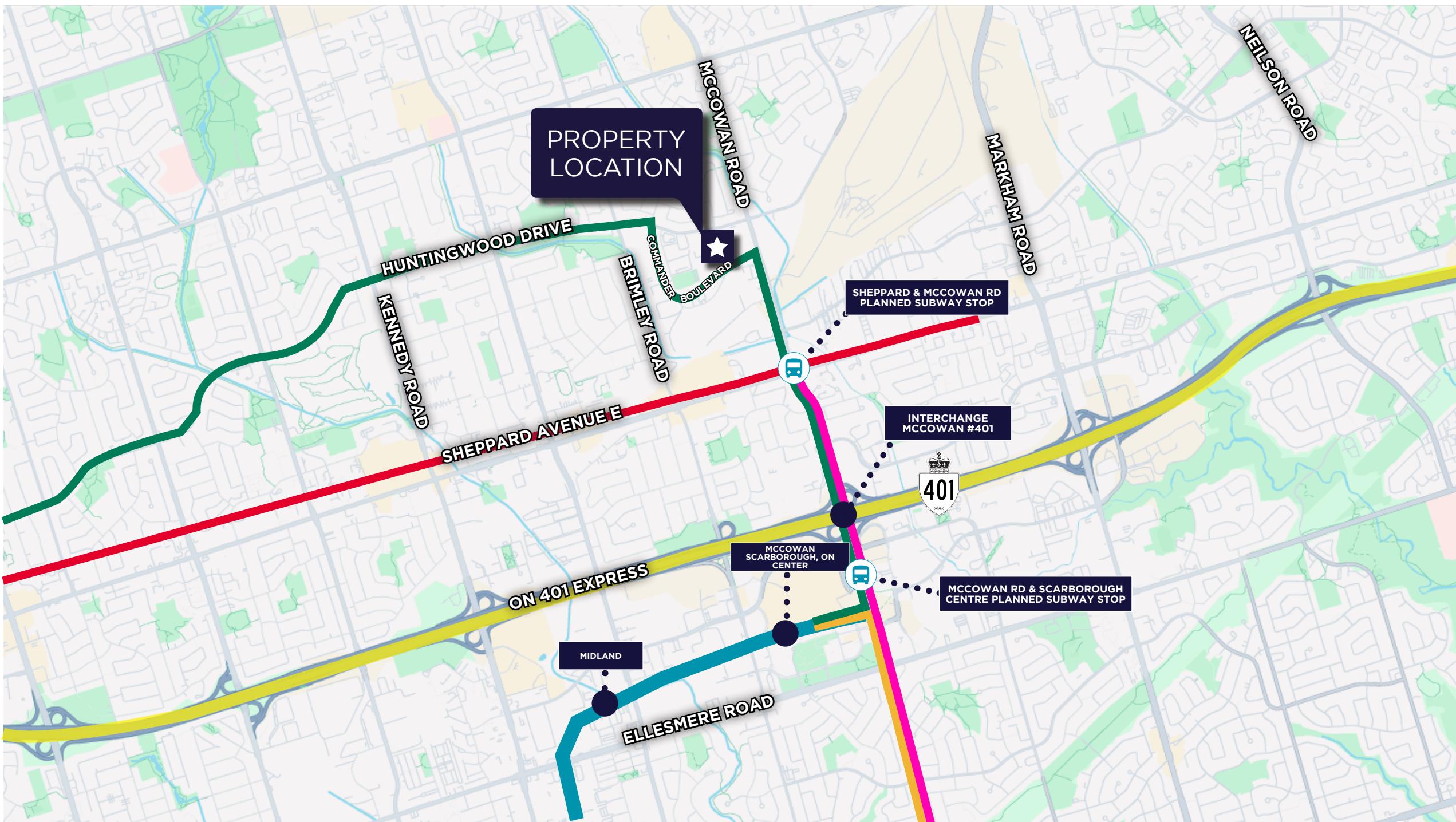
PERMITTED USES WITH CONDITIONS

- 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.



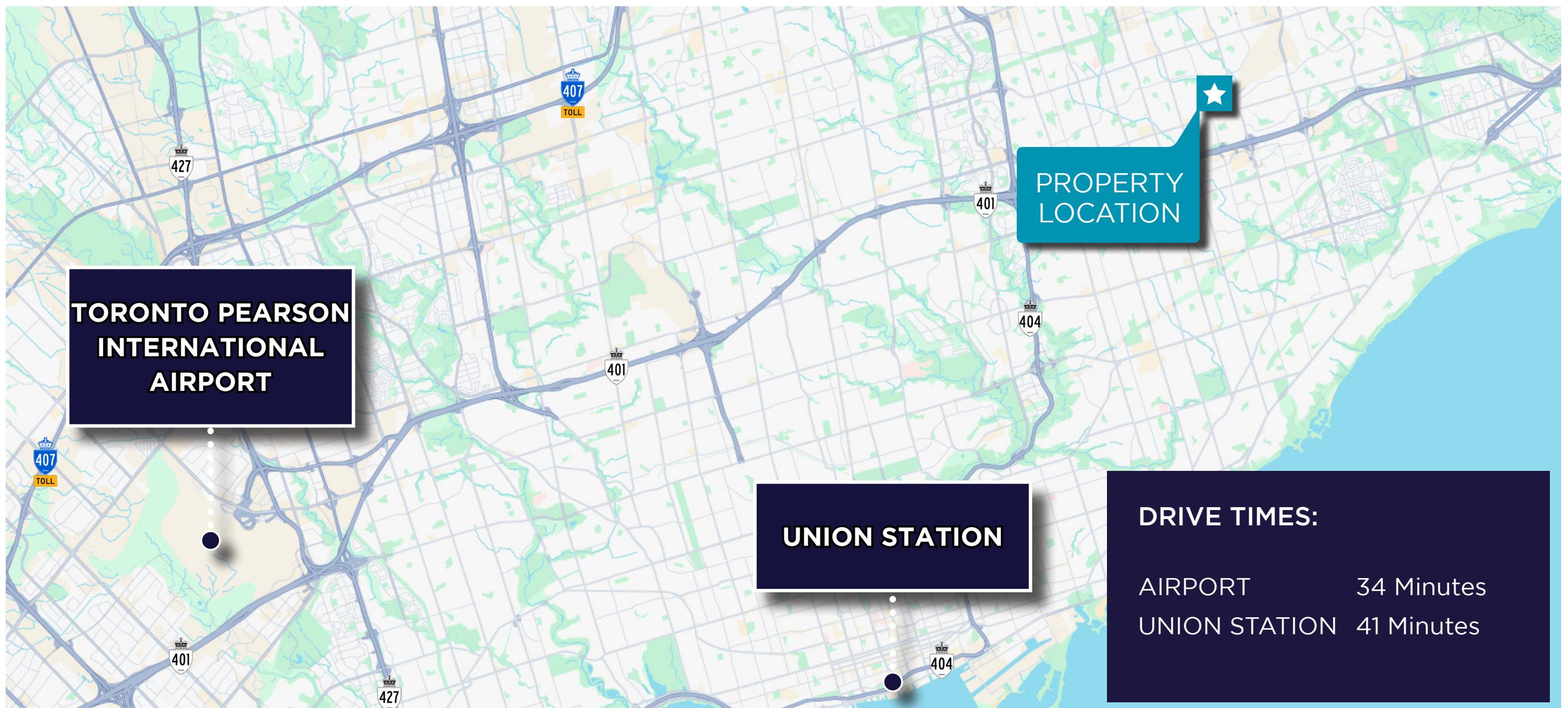
PUBLIC TRANSIT MAP



Transit Lines: — Scarborough RT — Scarborough Subway Extension

Bus Routes: — Bus 85 — Bus 169 — Bus 130

LOCATION MAP



1500 Don Mills Road, Suite 401
Toronto, Ontario M3B 3K4
Direct: +1 416 494 9500
cushmanwakefield.com

Greg Racic
Vice President
Commercial Sales & Leasing
416 756 5465
greg.racic@cushwake.com

Mike Brown
Senior Vice President
Commercial Sales & Leasing
416 756 5416
mike.brown@cushwake.com

Michael Wood
Associate
Commercial Sales & Leasing
416 756 5406
michael.wood2@cushwake.com