




Freestanding Industrial Building | 9,300 SF on 0.511 Acres

For Lease & Sale

240 Raleigh Avenue, Scarborough ON

 **JLL** SEE A BRIGHTER WAY

Property Details

Location	Raleigh Ave & Birchmount Rd
Property Size	9,300 SF
Lot Area	0.511 Acres
Clear Height	15'
Shipping	4 drive-in doors
Asking Price	\$4,000,000
Asking Rate	\$14.95 psf net
TMI (2024)	\$3.75 psf

Highlights

- Well maintained freestanding building
- New roof (2024), new stucco façade (2023)
- New windows
- Side yard with large front driveway
- Full vacant possession possible
- Zoning permits a wide variety of uses
- Ample retail amenities nearby



240 Raleigh Ave / Scarborough ON

Exterior Photos

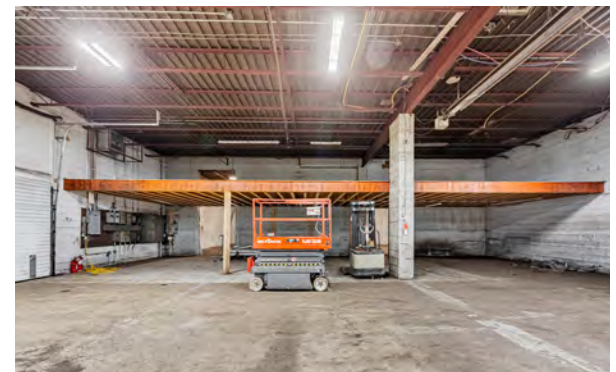


240 Raleigh Ave / Scarborough ON

Interior Photos



[Click To See More Photos](#)



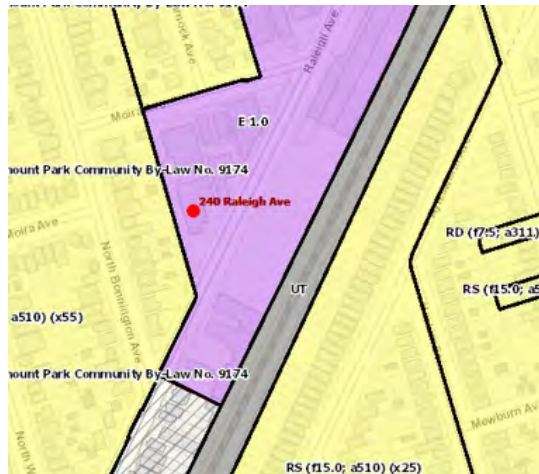
Zoning - E 1.0

Permitted Use

(1) Use – E Zone

In the E zone, the following uses are permitted:

Ambulance Depot
Animal Shelter
Artist Studio
Automated Banking Machine
Bindery
Building Supply Yards
Carpenter's Shop
Cold Storage
Contractors Establishment
Custom Workshop
Dry Cleaning or Laundry Plant
Financial Institution



Fire Hall
Industrial Sales and Service Use
Kennel
Laboratory

All Manufacturing Uses except:

- Abattoir, Slaughterhouse or Rendering of Animals Factory;
- Ammunition, Firearms or Fireworks Factory
- Asphalt Plant;
- Cement Plant, or Concrete Batching Plant;
- Crude Petroleum Oil or Coal Refinery
- Explosives Factory
- Industrial Gas Manufacturing
- Large Scale Smelting or Foundry Operations for the Primary Processing of Metals
- Pesticide or Fertilizer Manufacturing;
- Petrochemical Manufacturing
- Primary Processing of Gypsum
- Primary Processing of Limestone
- Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- Pulp Mill, Using Pulpwood or Other Vegetable Fibres;
- Resin, Natural or Synthetic Rubber Manufacturing;
- Tannery

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 PL 130592]

Permitted Use – with Conditions

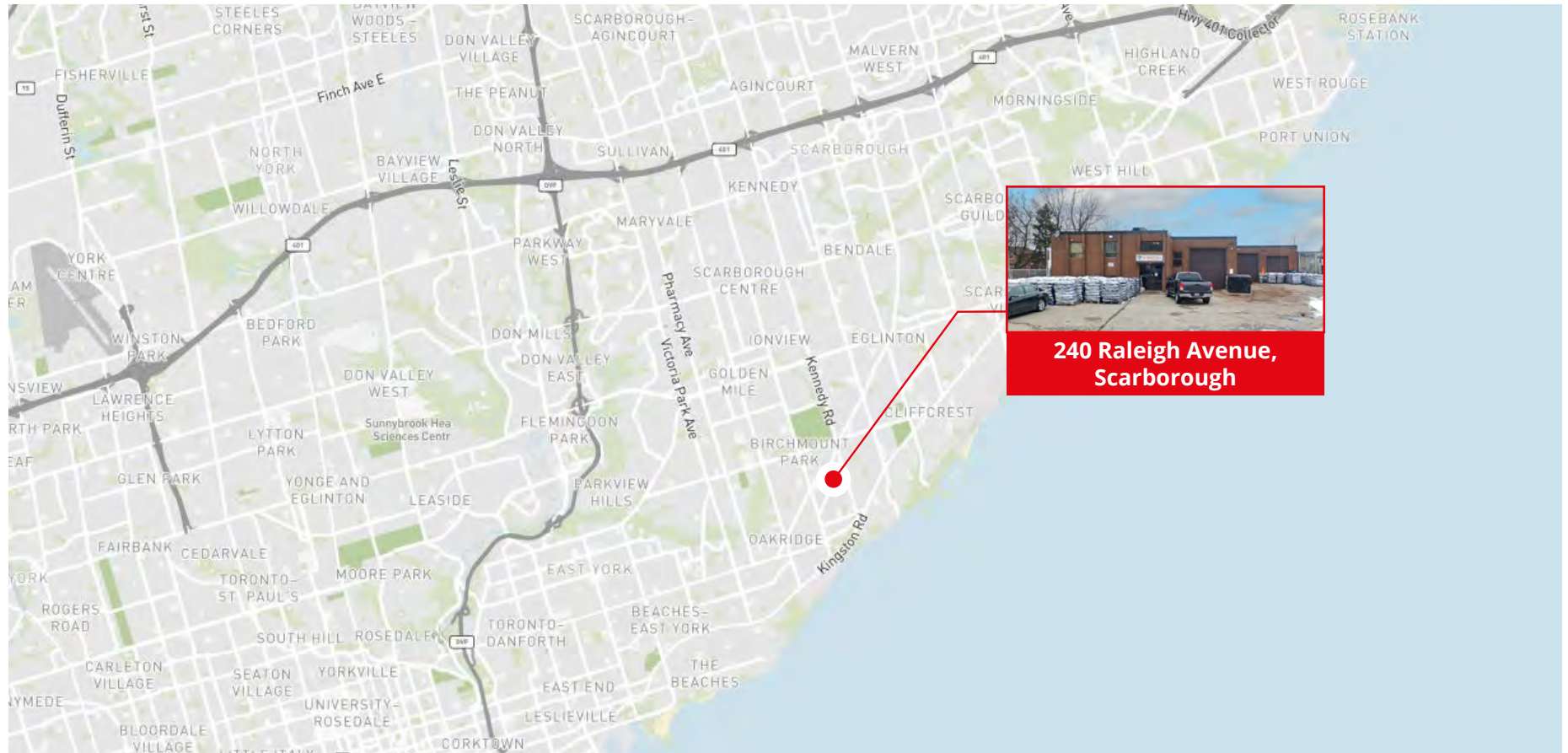
(1) Use with Conditions – E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

Body Rub Service (32)
Cogeneration Energy (26)
Crematorium (33)
Drive Through Facility (5,21)
Eating Establishment (1,19,30)
Metal Factory Involving Forging and Stamping (25)
Outdoor Patio (9)
Open Storage (1)
Public Utility (27,29)
Recovery Facility (8)
Recreation Use (7)
Renewable Energy (26)
Retail Service (3)
Retail Store (4,30)
Shipping Terminal (11)
Take-out Eating Establishment (1,30)
Transportation Use (28)
Vehicle Depot (6)
Vehicle Fuel Station (16,30)
Vehicle Repair Shop (23)
Vehicle Service Shop (17,31)
Vehicle Washing Establishment (18) [By-law: 1198-2019]

240 Raleigh Ave / Scarborough ON

Location



**240 Raleigh Avenue,
Scarborough**



Kern Ghotra

Vice President | Sales Representative

Kern.Ghotra@jll.com

+1 416 302 0171

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage, Inc. All rights reserved.