

Highly Functional Warehouse Space | 18,800 sf available

For Lease

112 Sinnott Road, Scarborough ON



112 Sinnott Road / Scarborough ON



Property Details

18,800 sf
15' - 17'
2 truck level & 2 drive-in doors
E 1.0
\$12.95 psf net
\$4.50 psf
Immediate

Freestanding Industrial Building

Property Highlights



Prime Industrial Building Located in Scarborough



Highly Functional Warehouse Space

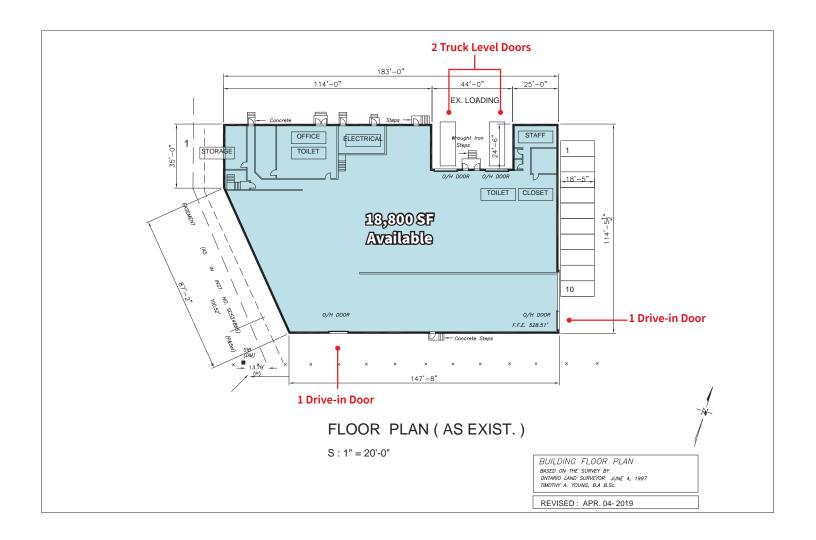


Easy Access to Highway 401 & DVP

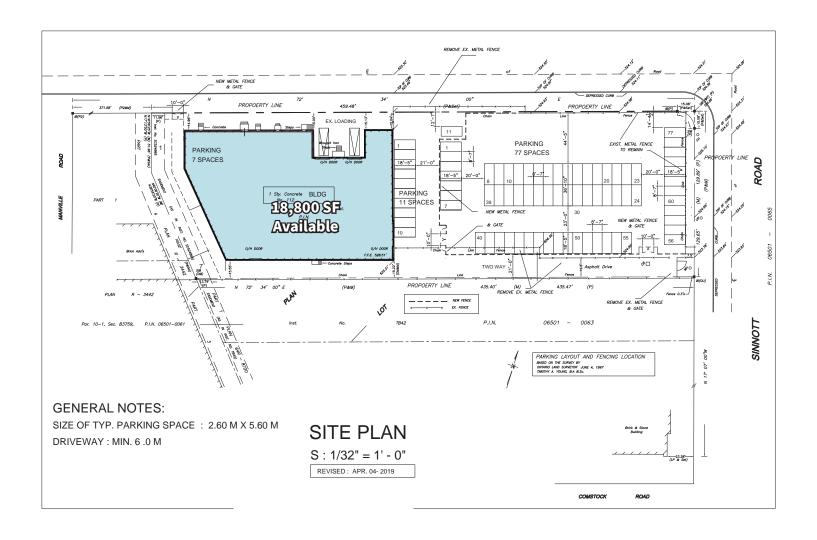


Wide Variety of Uses Permitted

Floor Plan



Site Plan



112 Sinnott Road / Scarborough ON



















Zoning - E 1.0

Permitted Use - E 1.0

(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:

- 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
- 2) Ammunition, Firearms or Fireworks Factory
- 3) Asphalt Plant;
- 4) Cement Plant, or Concrete Batching Plant;
- 5) Crude Petroleum Oil or Coal Refinery
- 6) Explosives Factory
- 7) Industrial Gas Manufacturing
- 8) Large Scale Smelting or Foundry Operations for the Primary

Processing of Metals

- 9) Pesticide or Fertilizer Manufacturing;
- 10) Petrochemical Manufacturing
- 11) Primary Processing of Gypsum
- 12) Primary Processing of Limestone
- 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives:
- 14) Pulp Mill, Using Pulpwood or Other Vegetable Fibres;
- 15) Resin, Natural or Synthetic Rubber Manufacturing;
- 16) 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]

(1) JLL SEE A BRIGHTER WAY













Bryan Li, MBA**
Executive Vice President
416.564.8388
bryan.li@jll.com

** Broker | * Sales Representative

Ryan McDonnell*
Associate Vice President
647.204.8134
ryan.mcdonnell@jll.com

James Wagstaff*
Associate Vice President
647.640.2244
james.wagstaff@jll.com

Jenny Fang*
Sales Associate
416.823.6256
jenny.fang@jll.com

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 maybe 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. ©2025. Jones