




**Highly Functional Warehouse Space | 18,800 sf available**

# For Lease

112 Sinnott Road, Scarborough ON

 **JLL** SEE A BRIGHTER WAY



**112 Sinnott Road / Scarborough ON**



# Freestanding Industrial Building

## Property Highlights



Prime Industrial Building  
Located in Scarborough



Highly Functional Warehouse Space



Easy Access to Highway 401 & DVP

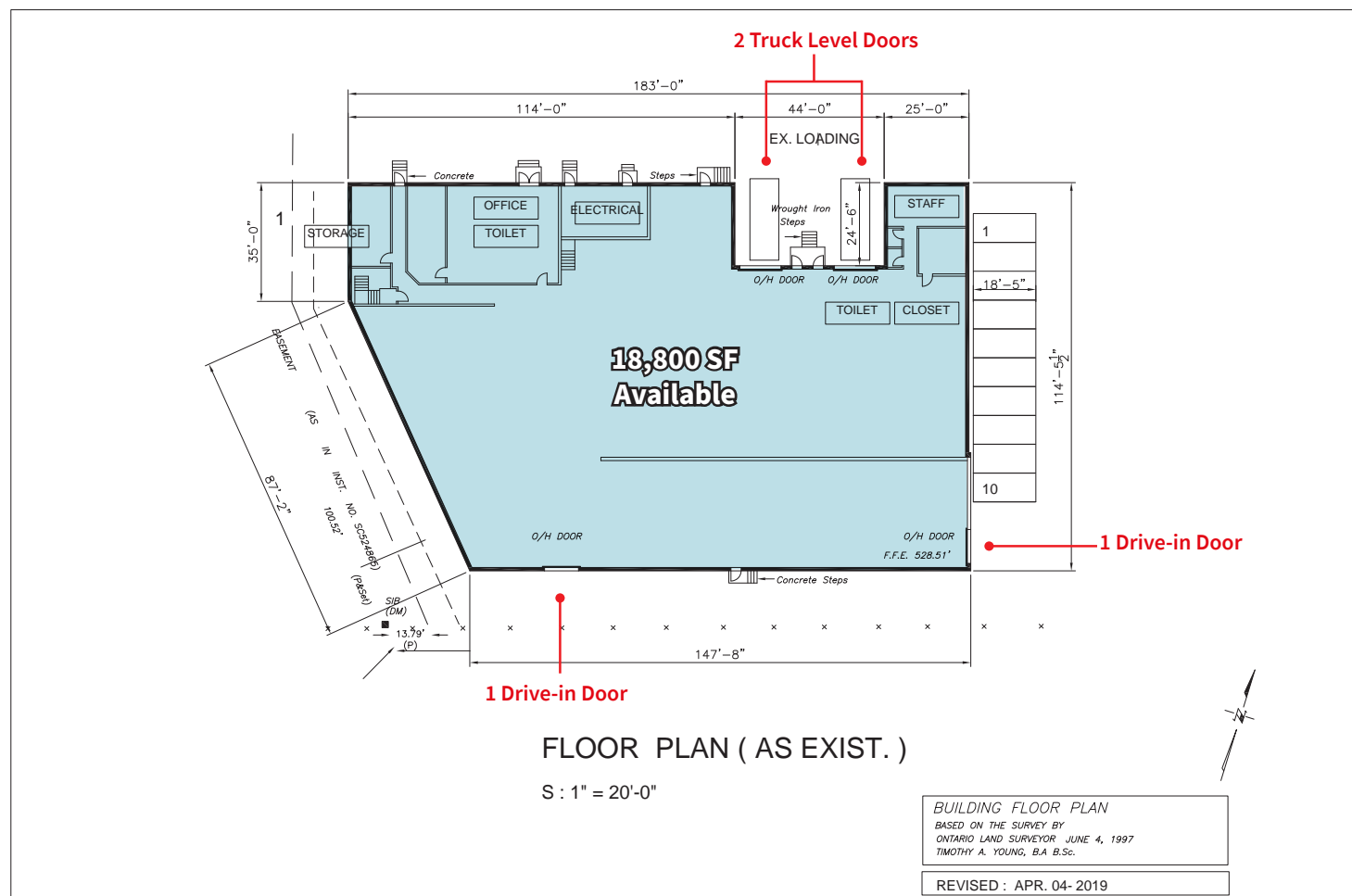


Wide Variety of Uses Permitted

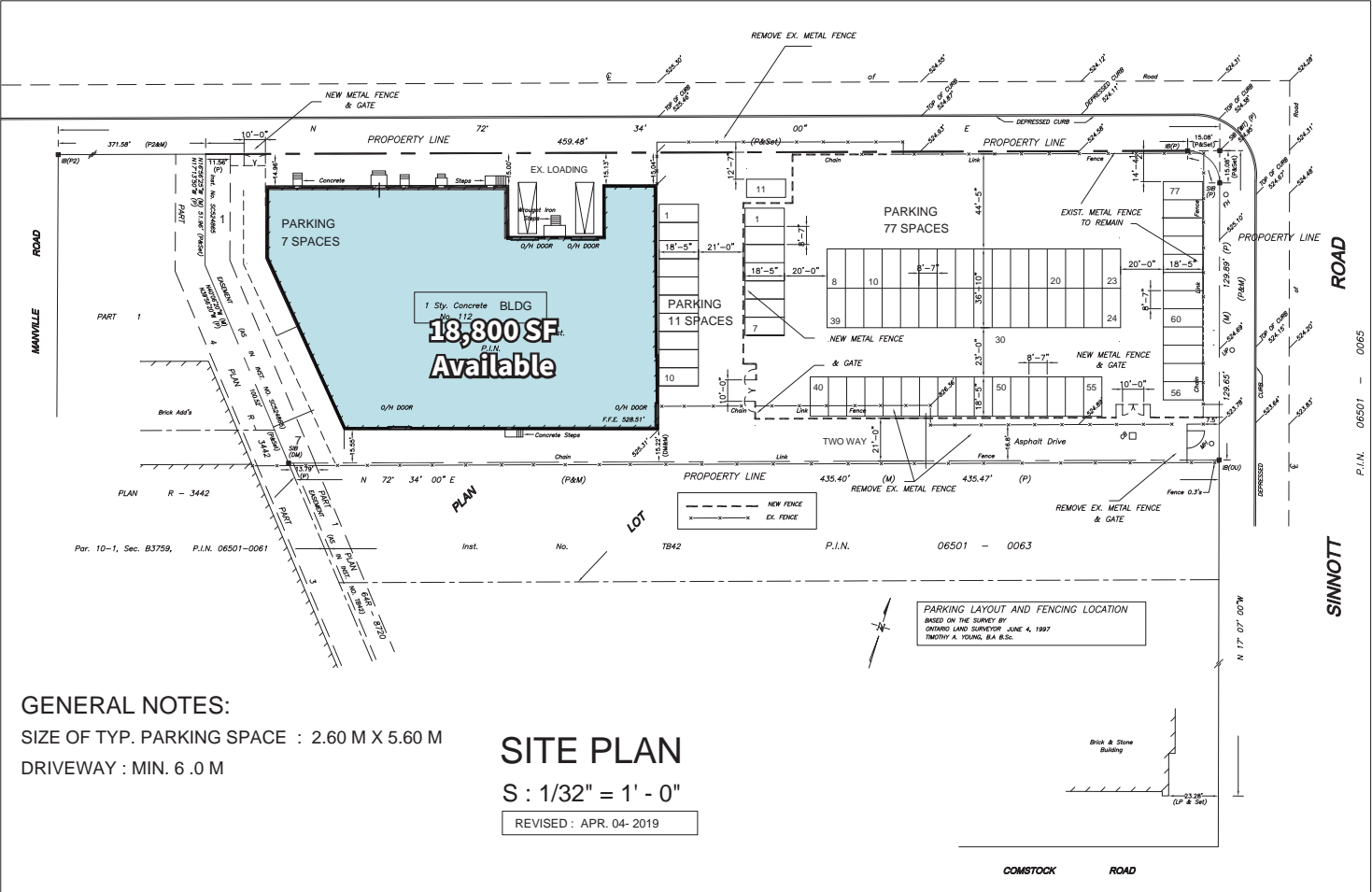
## Property Details

<b>Building Size:</b>	18,800 sf
<b>Clear Height:</b>	15' - 17'
<b>Shipping:</b>	2 truck level & 2 drive-in doors
<b>Zoning:</b>	E 1.0
<b>Asking Rent:</b>	\$12.95 psf net
<b>TMI (2025):</b>	\$4.50 psf
<b>Possession:</b>	Immediate

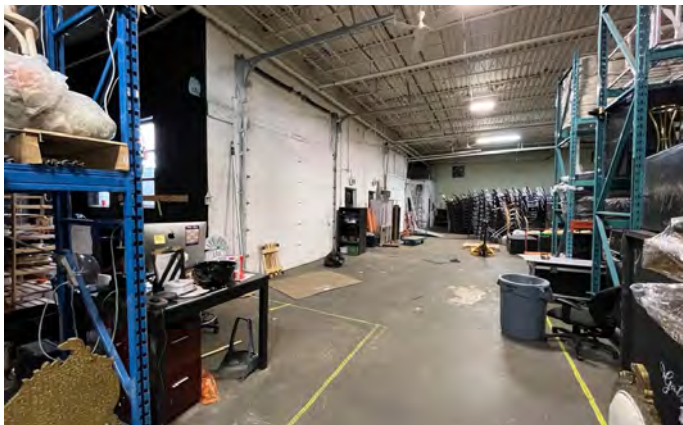
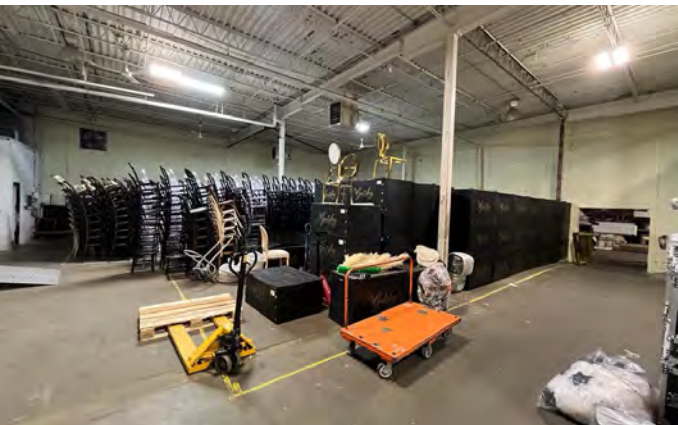
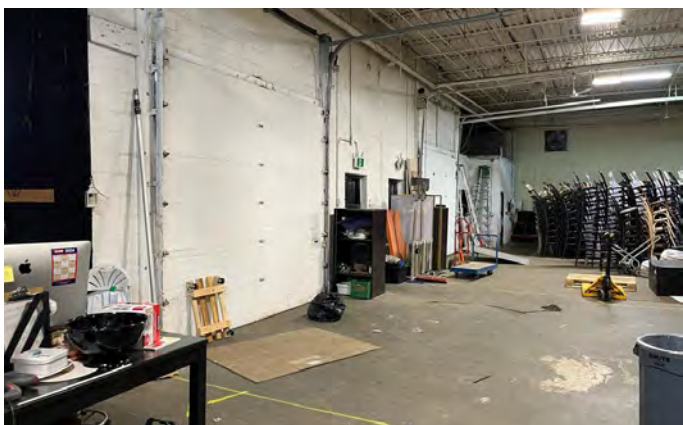
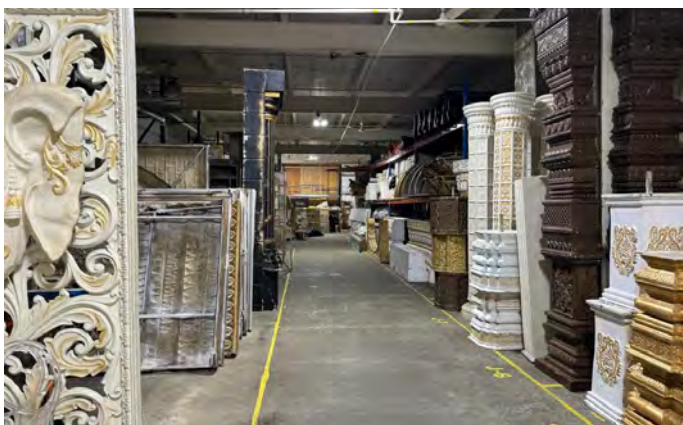
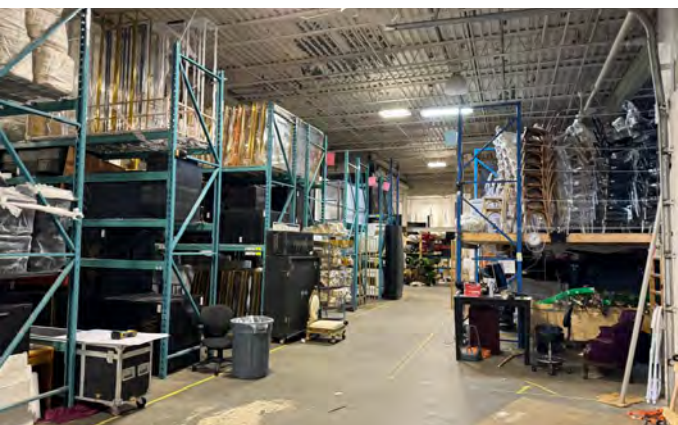
## Floor Plan



Site Plan







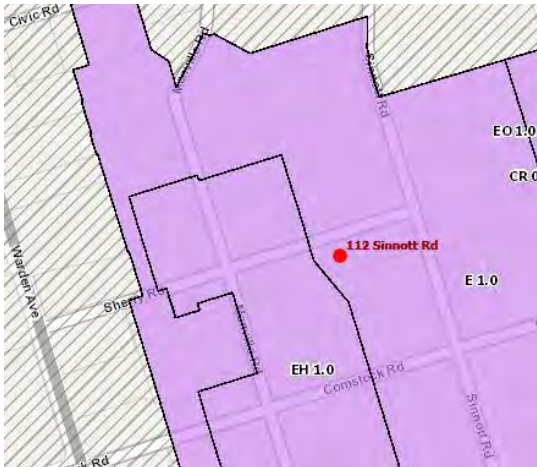
## **Zoning - E 1.0**

### **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]

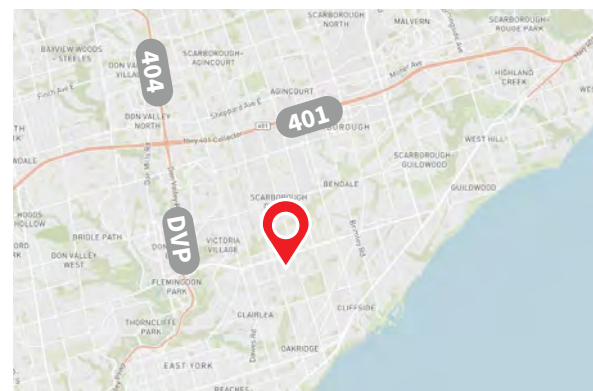
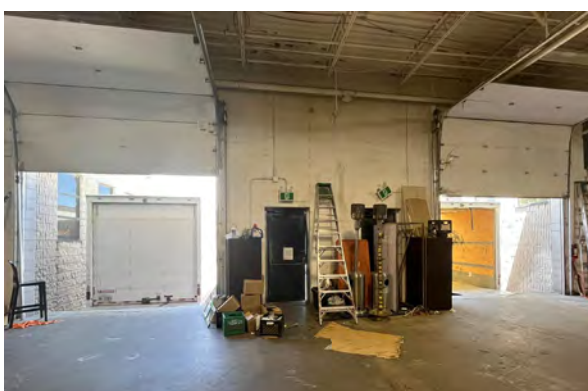
### **Permitted Use – with Conditions**

#### (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]





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