

FREESTANDING INDUSTRIAL BUILDING

# FOR SALE

70 MAYBROOK DRIVE  
SCARBOROUGH



SIZE (SQ.FT.)

±40,703

CLEAR HEIGHT

16'

SHIPPING

3 TL





FOR SALE

# 70 MAYBROOK DR, SCARBOROUGH

## HIGHLIGHTS



Corner lot with high exposure in North Scarborough



Clean and open warehouse space



Immediate vacant possession



Easy access to Highway 401/407



Ample on-site parking



Steps to TTC bus stop



Can easily add 1 additional truck level  
& 2 drive-in doors<sup>1</sup>

<sup>1</sup>Please refer to the floor plan with proposed upgrades on page 6.





FREESTANDING INDUSTRIAL BUILDING

# EXCELLENT USERS OPPORTUNITY

## PROPERTY DETAILS

LOT AREA

1.87 Acres

CLEAR HEIGHT

16'

BUILDING (SQ. FT.)

±40,703

SHIPPING DOOR<sup>2</sup>

3 TL

OFFICE (SQ. FT.)

±2,404

ASKING PRICE

\$13,900,000

<sup>2</sup> TL: truck level door. Can easily add 1 additional truck level door and 2 drive-in doors.

## ZONING

E 0.7

Permissive zoning allows warehousing, distribution, manufacturing, storage as well a wide range of other uses.

- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ STORAGE
- ✓ + MANY OTHER USES



CLICK TO SEE MORE ZONING INFORMATION

70 MAYBROOK DR., SCARBOROUGH





FRONT DOOR



SHIPPING AREA



WAREHOUSE



OFFICE



[CLICK TO SEE MORE PHOTOS](#)



FOR SALE

# FREESTANDING INDUSTRIAL BUILDING



70 MAYBROOK DR, SCARBOROUGH

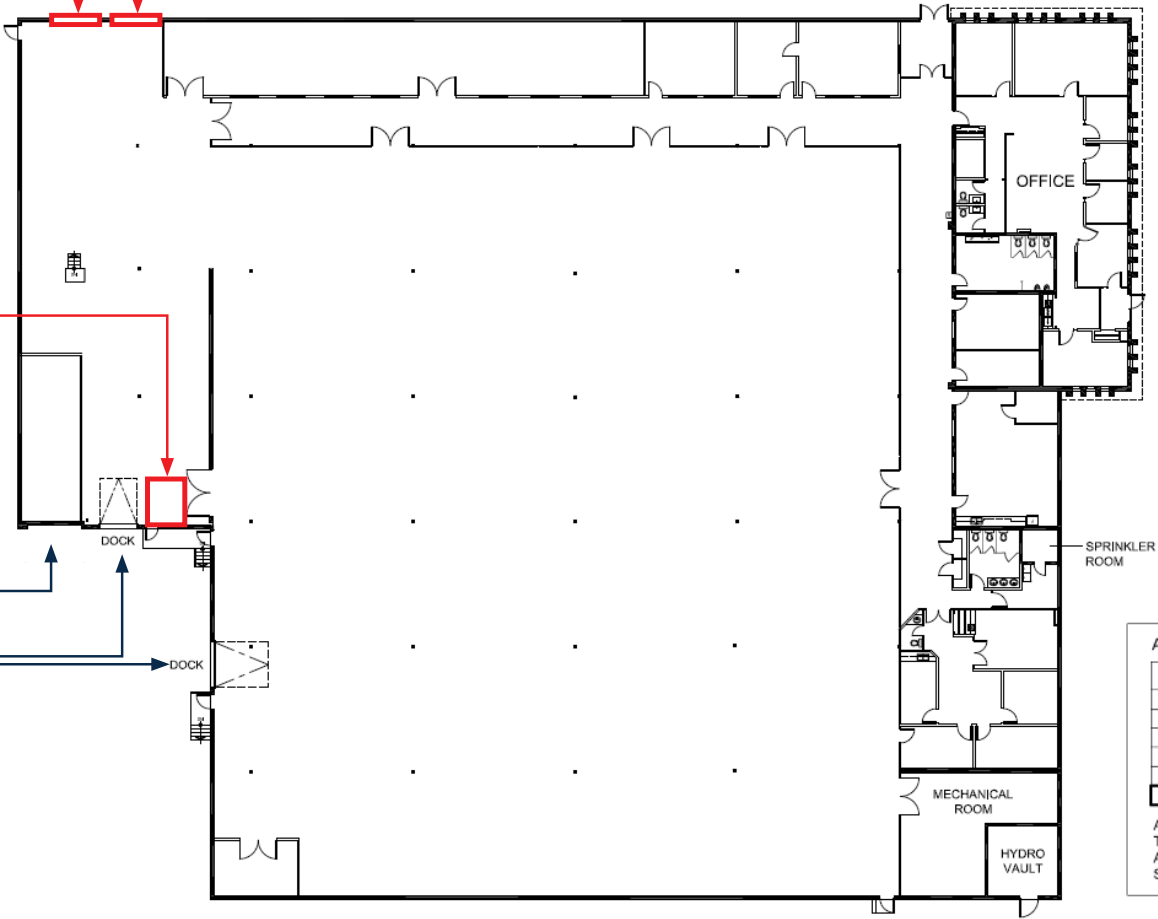
FLOOR PLAN

Proposed Upgrade:  
2 Additional Drive-in  
Doors

Proposed Upgrade:  
1 Additional Truck  
Level Door

1 Truck Level Door  
(Enclosed Dock Door)

2 Truck Level Doors



AREA SUMMARY	
	RENTABLE AREA
OFFICE	2,404 S.F.
WAREHOUSE	37,232 S.F.
SPRINKLER ROOM	73 S.F.
MECHANICAL ROOM	734 S.F.
HYDRO VAULT	260 S.F.
TOTAL	40,703 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2019 SINGLE TENANT OCCUPANCY



AMENITIES NEARBY

MCCOWAN RD

STEELES AVE E

BUS 53



70 MAYBROOK DRIVE

MIDDLEFIELD RD

MAYBROOK DR

MCCOLL AVE

PASSMORE AVE

DYNAMIC DR

MARKHAM RD

TAPSCOTT RD



BUS 102

MARKHAM RD

BUS 42

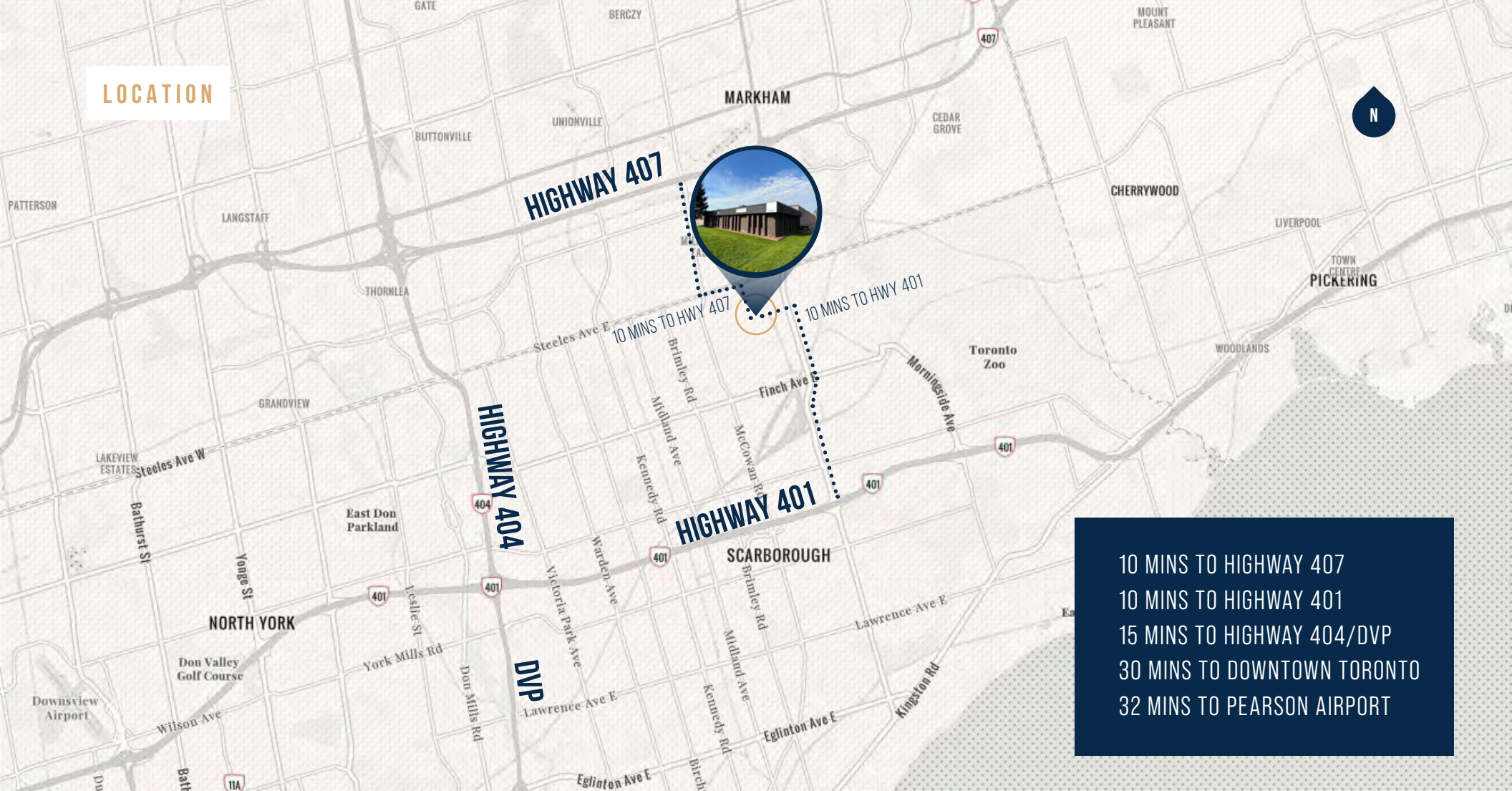
BUS 130

MCCOLL AVE





## LOCATION



## CONTACT US

**BRYAN LI, MBA\*\***  
Executive Vice President  
bryan.li@jll.com  
+1 416 564 8388

**JENNY FANG\***  
Sales Associate  
jenny.fang@jll.com  
+1 416 823 6256

**RYAN MCDONNELL\***  
Associate Vice President  
ryan.mcdonnell@jll.com  
+1 647 204 8134

**JAMES WAGSTAFF\***  
Associate Vice President  
james.wagstaff@jll.com  
+1 647 640 2244



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