




# For Sale

**55,673 SF on 2.60 Acres**  
**Multi-Unit Industrial Building**

 **JLL** SEE A BRIGHTER WAY

**90-128 Production Dr, Scarborough**



# Excellent Users / Investors Opportunity



HIGHWAY 401

MARKHAM RD

2 mins to Highway 401

PROGRESS AVE

PRODUCTION DR



**90-128 Production Dr / Scarborough**

# Multi-Unit Industrial Building For Sale

- Scarborough industrial hub:  
55,000 SF on 2.6 Acres
- 13 units generate ±\$760,000 2025  
NOI with a 2.1-year WALT\*
- 93% leased (avg. in place rent \$14.64 net psf)
- Up to 25,000 SF can be delivered  
vacant for an owner-user
- Ideal users/investors opportunity
- Sale/demo clause allows investors  
to re-lease at higher market  
rents and capture upside
- 2 minutes to Highway 401
- Steps to TTC

\* WALT: Weighted Average Lease Term



## Building Size

55,673 sf on 2.60 acres



## Clear Height

16 ft



## Shipping

16 TL & 2 DI



## Zoning

E 0.7 (x165)



## Location

Hwy 401 & Markham Rd



## Parking

60 spaces



## Taxes (2025)

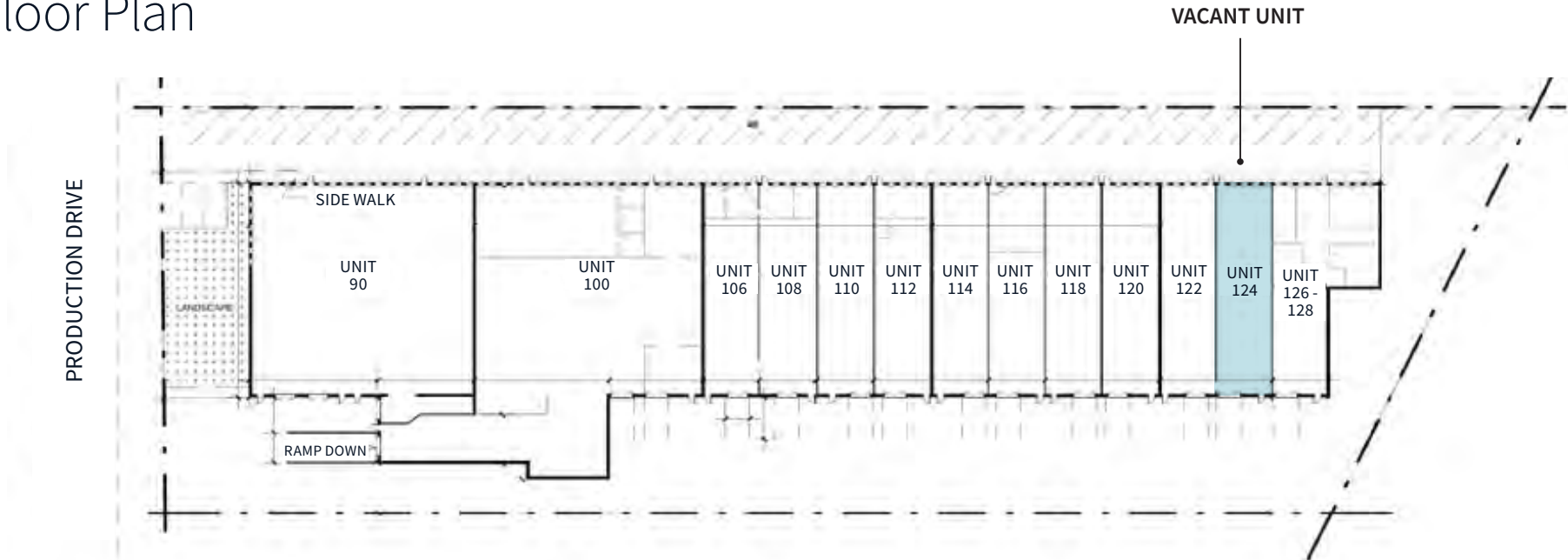
\$89,137.48



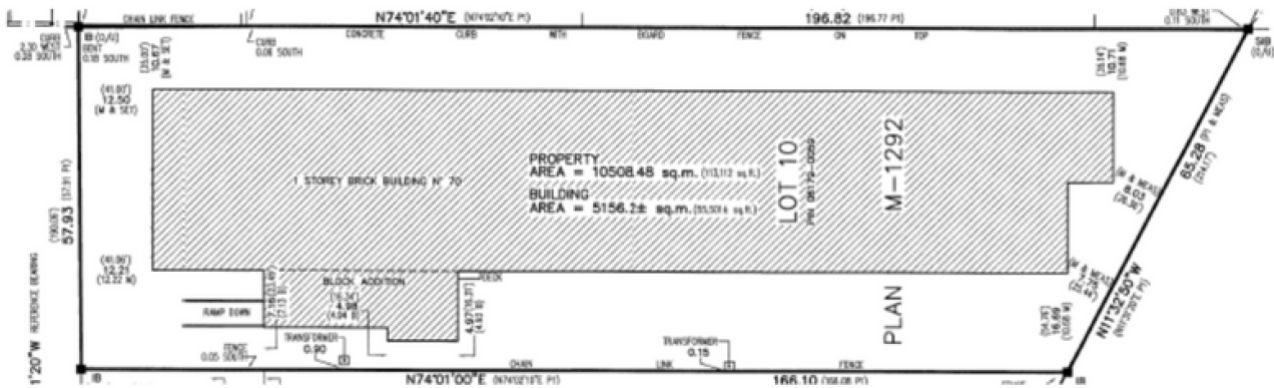
## Asking Price

\$17,500,000

Floor Plan



Site Plan





Exterior Photos

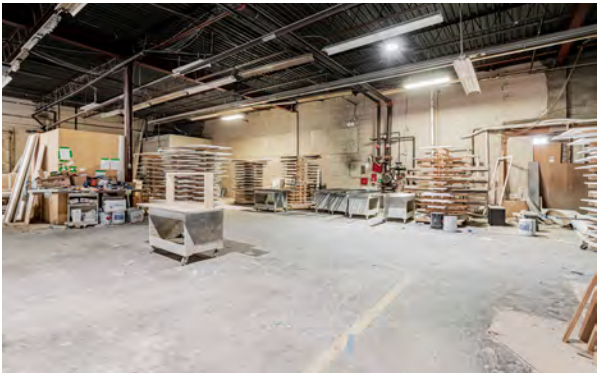
 [Click To See More Photos](#)





Interior Photos

 [Click To See More Photos](#)



## Zoning - E 0.7 (x165)

### 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]

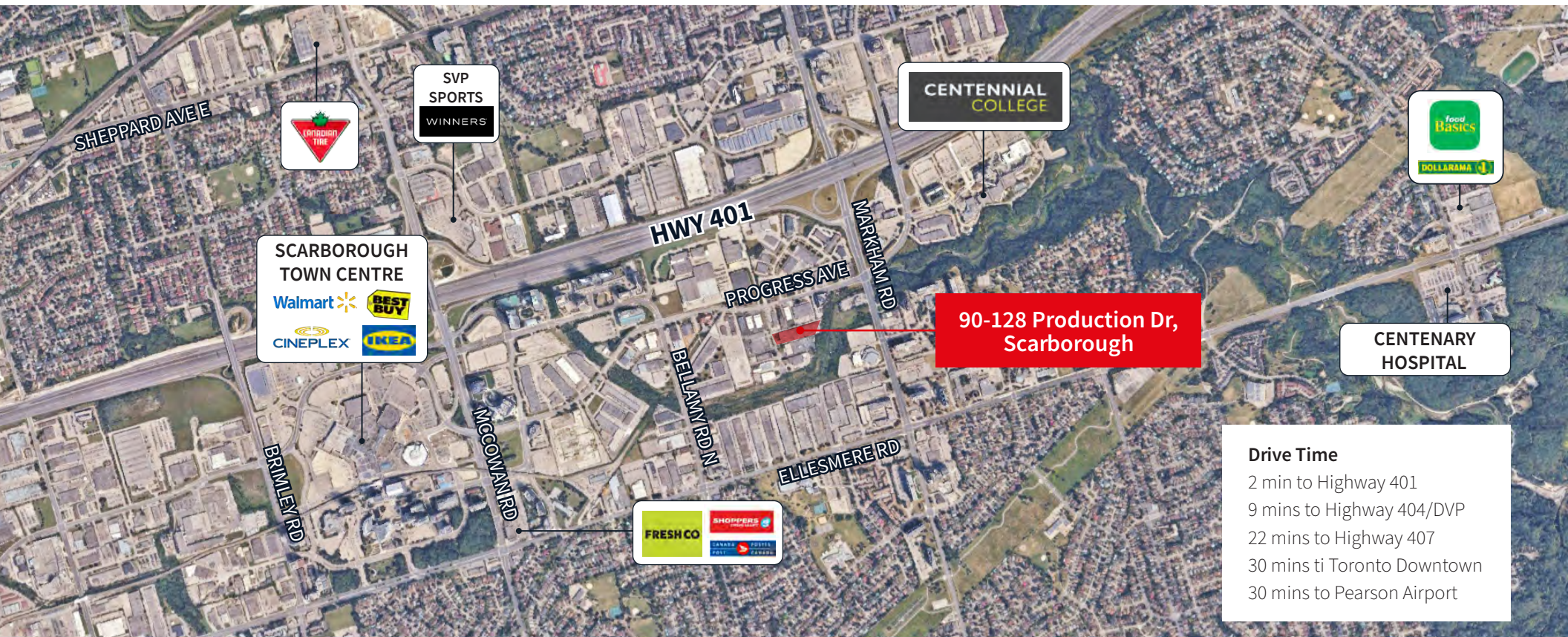
### Permitted Use – with Conditions

(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]





#### Drive Time

2 min to Highway 401  
 9 mins to Highway 404/DVP  
 22 mins to Highway 407  
 30 mins to Toronto Downtown  
 30 mins to Pearson Airport

For more information:

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

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

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