

For Lease

105 Nugget Avenue
Scarborough, ON

Freestanding Industrial Facility



Property Highlights

Discover a rare standalone industrial facility offering full site control, private operations, and excellent accessibility. Situated on a 0.91-acre lot, this detached building provides the independence and functionality that modern industrial users demand.

The property features a fully fenced and gated rear yard, ideal for outside storage, vehicle parking, or material handling. Whether your business involves logistics, construction, or light manufacturing, the secure yard supports a wide range of operational needs. Inside, the building presents a move-in-ready environment with recent upgrades. The office area has been modernized with new windows and finishes, while the warehouse showcases a newly installed epoxy floor, creating a clean, professional, and efficient workspace for staff and equipment.

Located minutes from Highway 401, the site benefits from direct access via two arterial routes, ensuring quick connectivity throughout the Greater Toronto Area and beyond. This location supports efficient shipping, deliveries, and customer access. Employees will also appreciate the surrounding restaurants, cafés, and nearby services, enhancing day-to-day convenience.

Zoned EH0.7 (Employment Heavy Industrial), the property accommodates a wide range of permitted uses, including manufacturing, warehousing, distribution, and contractor operations—with outdoor storage permitted.



Location
McCowan Road &
Nugget Avenue



Total area
11,300 SF



Office area
10%



Warehouse area
90%



Shipping doors
1 TL, 1 DI



Net Rent
\$17.95 PSF



TMI
\$4.00 PSF



Available
Immediate



Clear height
18'



Zoning
EH 0.7



Office / Warehouse



Amenities/Transit

1. Gourmet Malaysia Restaurant
2. Canadian Tire
3. Canadian Tire Gas
4. Mark's
5. Silver Spoon Restaurant
6. Matusuda Japanese Grill
7. Tim Hortons
8. Naan Kabob
9. RBC
10. Markahm Station Restaurant
11. Food Basics
12. Francesca Italian Bakery
13. Tim Hortons
14. Town Centre Plaza
15. Scarborough Superstore
16. Mr. Sub



TTC





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