



SEE A BRIGHTER WAY

FOR LEASE

950

Warden Avenue

Scarborough

Freestanding Building

Property Highlights

Functional warehouse in Toronto's established Golden Mile district. This well-maintained facility supports a wide range of industrial operations. Large open floorplates with ample parking and yard space. Warden Avenue frontage with quick access to Eglinton Avenue East, HWY 401, DVP, Warden Station and the future Eglintno Crosstown LRT, as well as TTC. Many nearby retail and dining options nearby.

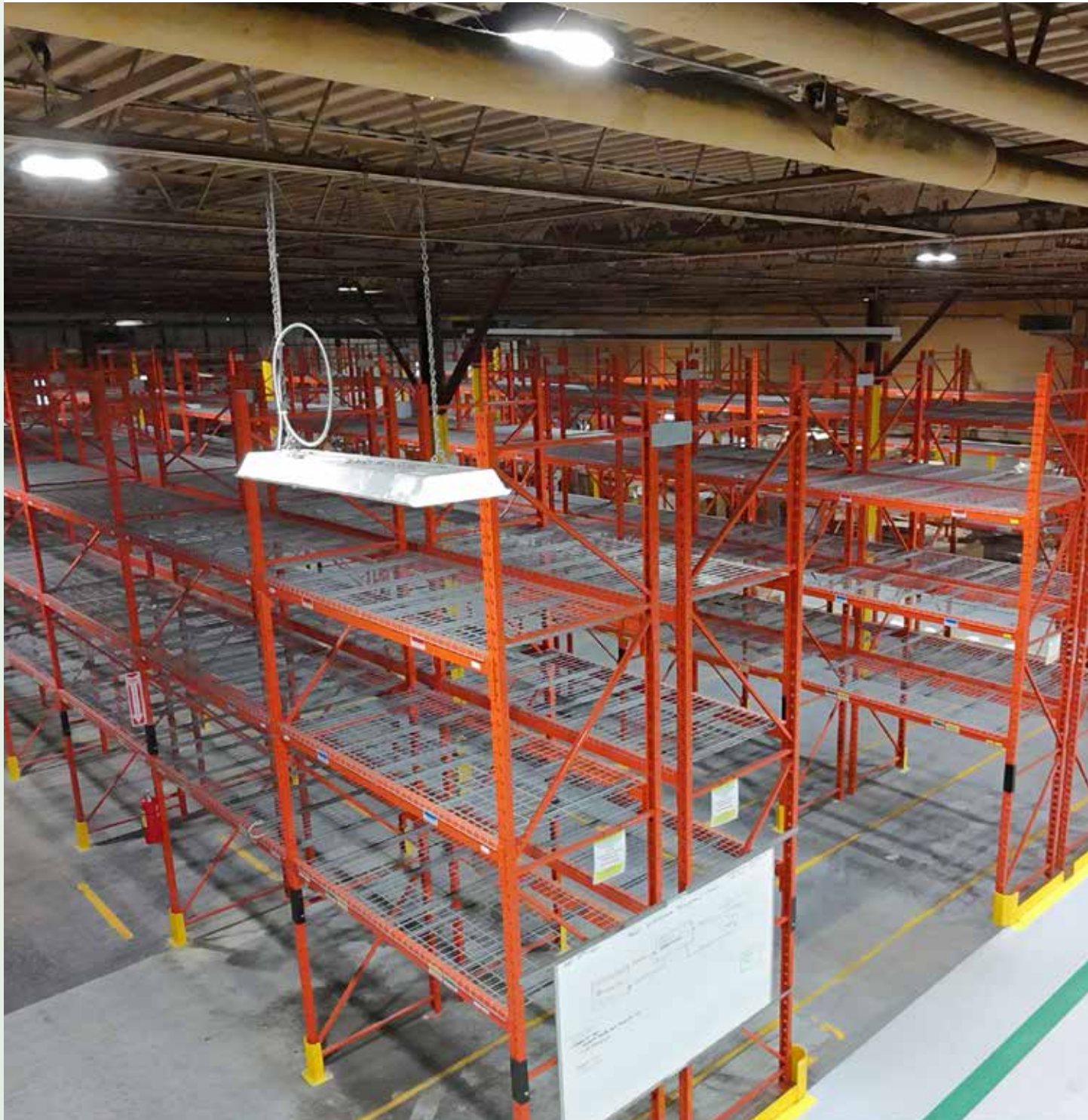
	Location	Warden Avenue / Eglinton Avenue
	Total area	86,000 SF
	Office area	20%
	Warehouse area	80%
	Clear height	16'
	Shipping	5 Truck level doors 2 Drive-in doors
	Net Rent	\$13.50 PSF
	TMI	\$4.50 PSF (2025)
	Zoning	E 1.0
	Available	Immediate



Office
Interior Photos



Warehouse Interior Photos



Location Map

950
Warden Avenue,
Scarborough

Warden Avenue

Eglinton Avenue

Wexford
Park

Birchmount Rd

Amenity Map

● RESTAURANTS

- 1. Tim Hortons
- 2. Subway
- 3. Pizza Pizza
- 4. Boston Pizza
- 5. The Burgers Priest
- 6. East Side Mario's
- 7. Kelseys
- 8. Mandarin

● GAS STATION

- 1. Petro-Canada
- 2. Shell
- 3. Esso
- 4. Sunoco

● RETAIL

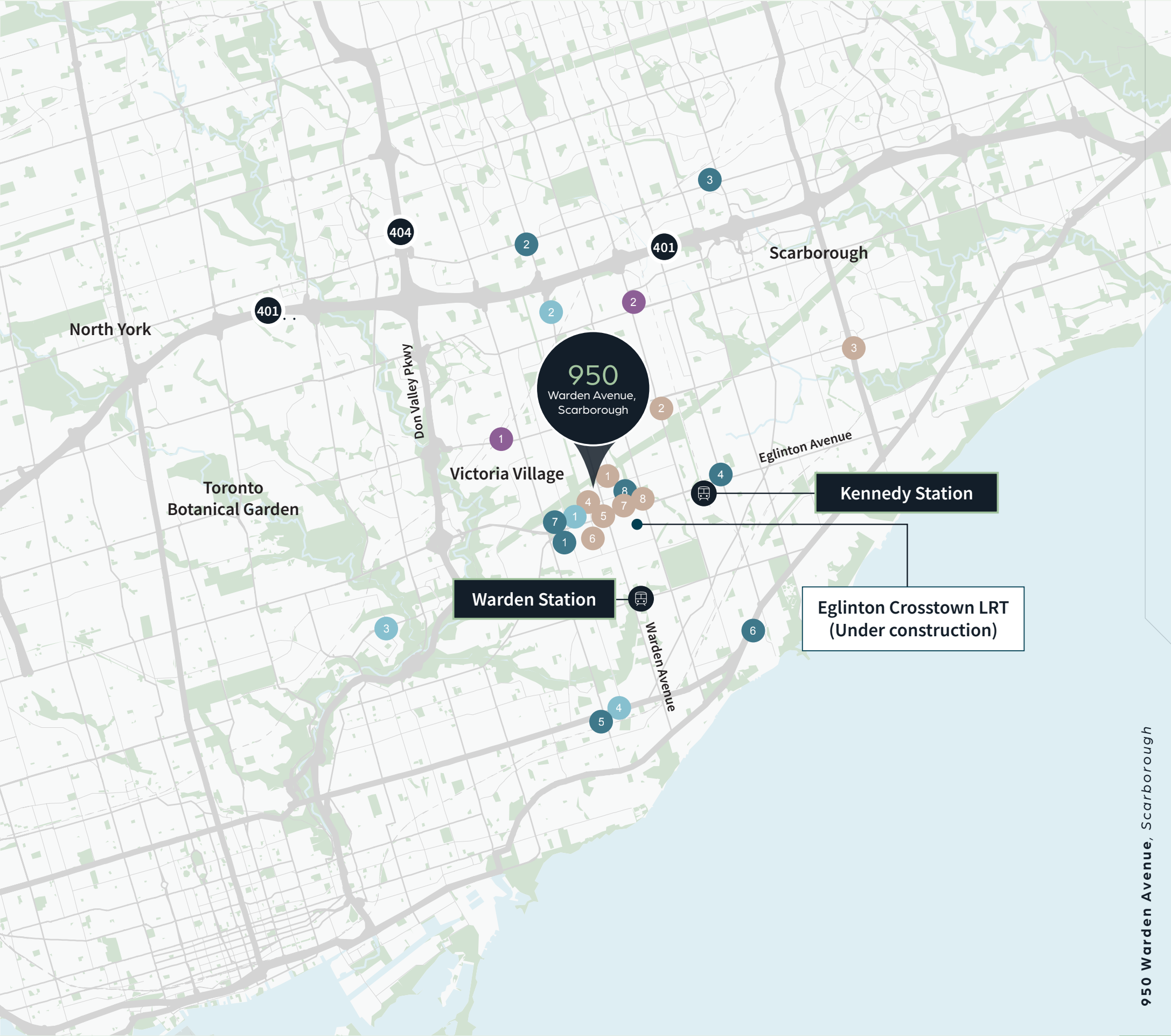
- 1. Eglinton Square Shopping Centre
- 2. Warden Woods Plaza
- 3. Canadian Tire
- 4. Dollarama
- 5. Metro
- 6. Shoppers Drug Mart
- 7. No Frills
- 8. Costco

● FITNESS

- 1. GoodLife Fitness
- 2. Planet Fitness

🚗 DRIVETIMES

Highway 404	32 Km 30 mins
Highway 407	15 Km 32 mins
Highway 7	25 Km 30 mins
Highway 401	6 Km 12 mins
Downtown	17 Km 30 mins
Airport	19 Km 38 mins





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