



Freestanding Industrial Building | 20,699 SF on 1.86 Acres

For Sale

350 Middlefield Road, Scarborough, ON

 JLL SEE A BRIGHTER WAY

350 Middlefield Rd/Scarborough, ON

Excellent Opportunity For Uses and/or Investors

Freestanding Industrial Building with Expansion Potential



Property details

Intersection	Finch Ave E & McCowan Rd
Total lot area	1.86 acres
Total building size	20,699 SF
Shipping	2 truck level & 1 drive-in
Clear height	18'
Zoning	E 0.7
Taxes (2026)	\$58,056
Asking Price	\$9,999,000

Property highlights:

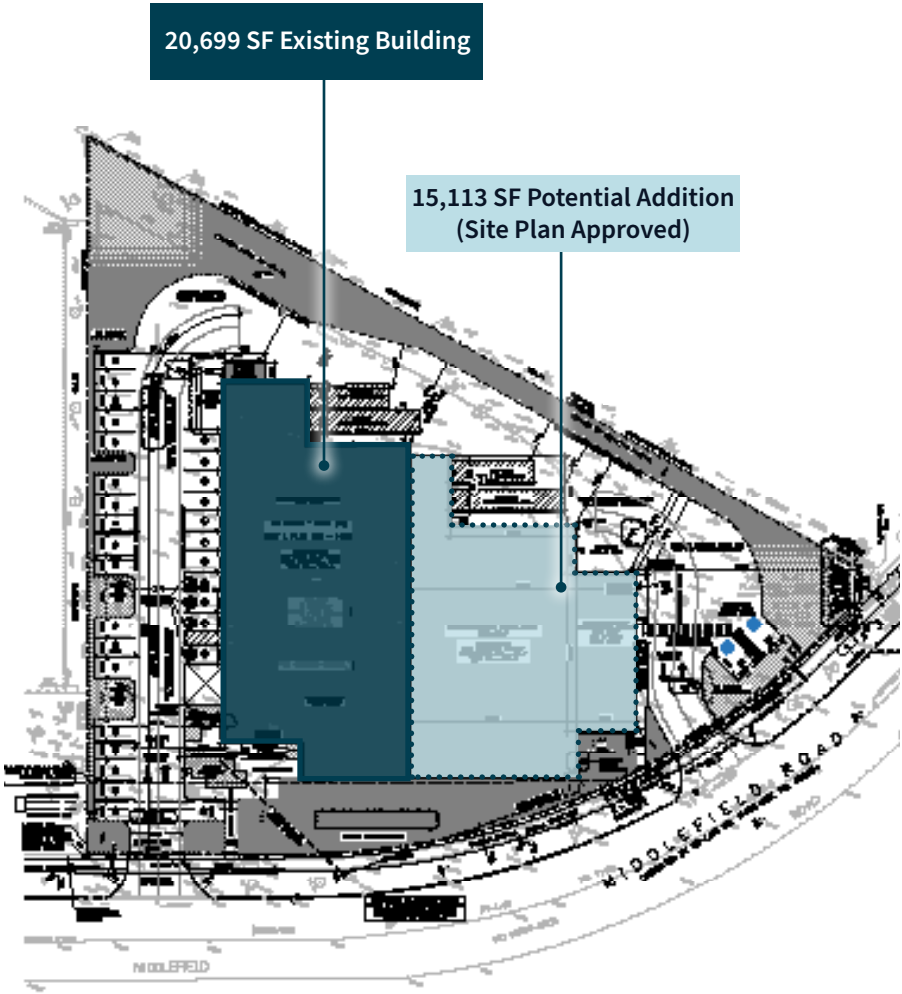
- Rare freestanding industrial facility in prime Central Scarborough location
- Oversized lot with 0.9 acre of excess land
- Significant future expansion potential with site plan approval for an additional 15,113 sf
- Strong shipping functionality
- Exceptional transit connectivity with bus stop directly at building entrance



Proposed Siteplan

Gross Floor Area

	Existing Building (sf)	Proposed Addition (sf)	Proposed Total (sf)
Ground Floor	15,317	12,863	28,180
Second Floor	5,382	2,250	7,632
Total GFA	20,699	15,113	35,812



Zoning

As per the City of Toronto's current zoning by-laws, the subject property is zoned E 0.7.

E 0.7

60.20.20.10 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:

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]

60.20.20.20 Permitted Use – with Conditions

(1) Use with Conditions – E Zone

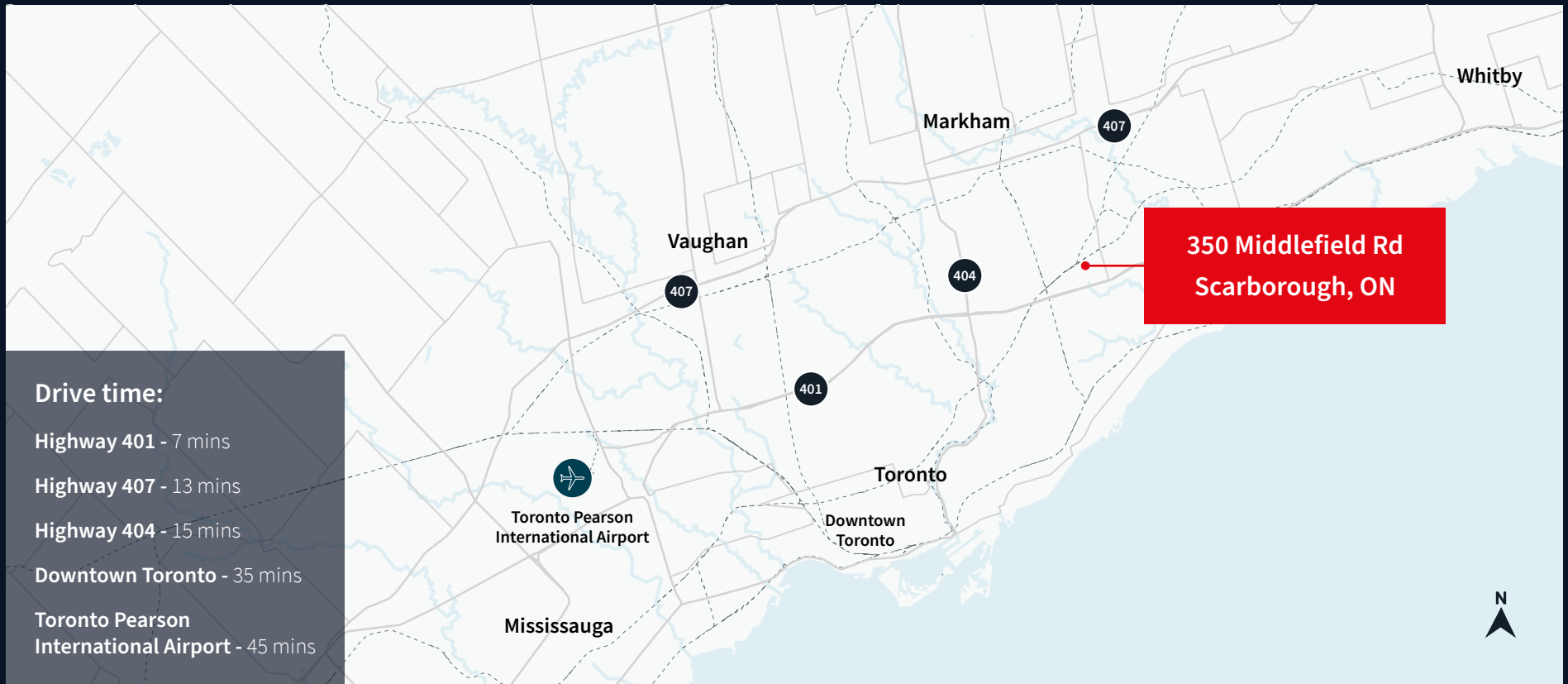
In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

Body Rub Service (32)
Cogeneration Energy(26)
Crematorium (33)
Drive Through Facility (5,21)
Eating Establishment (1,19,30)
Marihuana production facility (2)
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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