



**4,500 SF
Cooler/Freezer
Included**

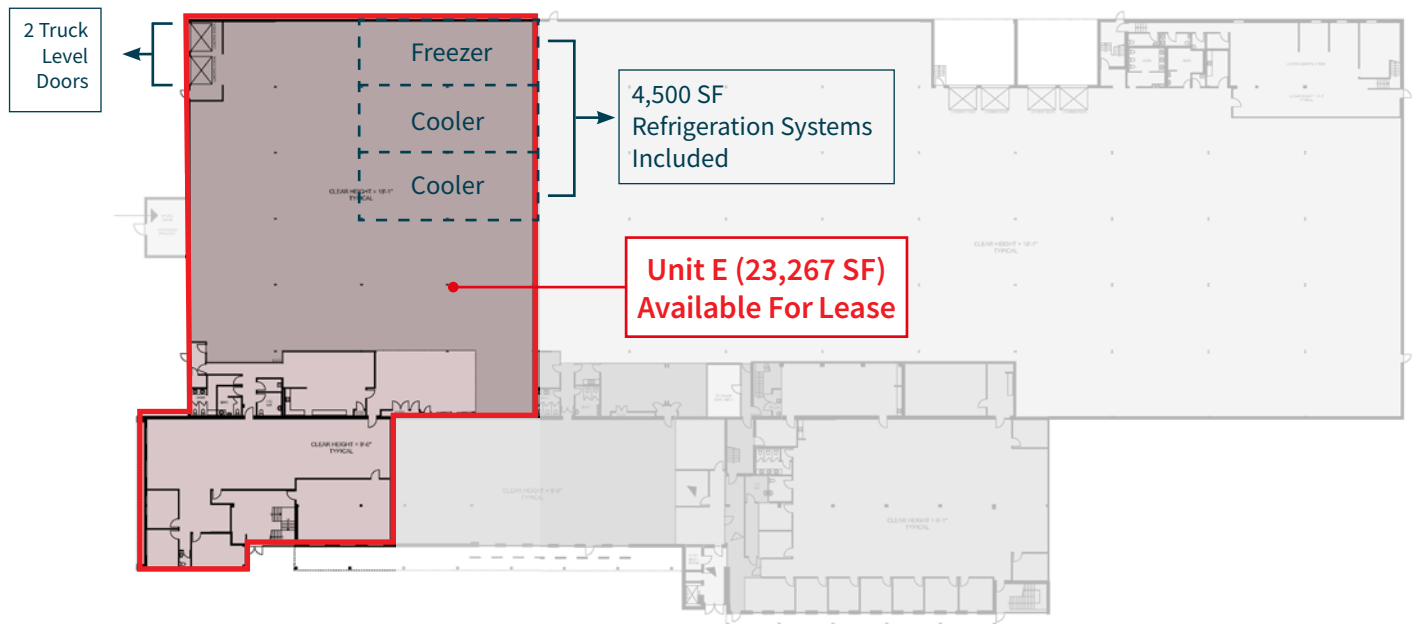
 **JLL** SEE A BRIGHTER WAY

For Lease

23,267 SF Warehouse Space

1870 Birchmount Rd Unit E, Scarborough

Floor Plan



Location:

Birchmount Rd / Highway 401

Total Size:

23,267 sf

Warehouse Space:

16,122 sf

Clear Height:

18'

Shipping:

2 truck level doors

List Price:

\$17.50 psf net

TMI (2026):

\$4.50 psf

Zoning:

E0.8 (x182)

Possession:

Flexible

Highlights:



Includes 4,500 sf, 3-year-old refrigeration systems (over \$1M investment)



Two coolers (~3,000 sf) and one freezer (~1,500 sf)



Turnkey cold storage eliminates significant tenant capital expenditure



Fixed utilities at \$2.00 psf annually (hydro, gas and water)



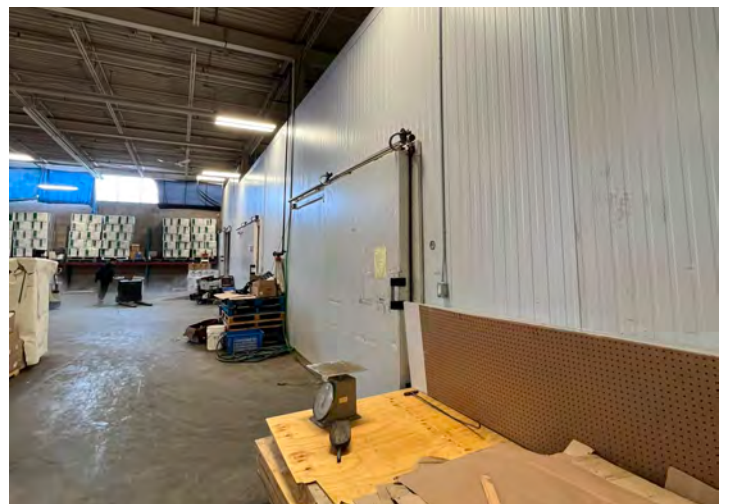
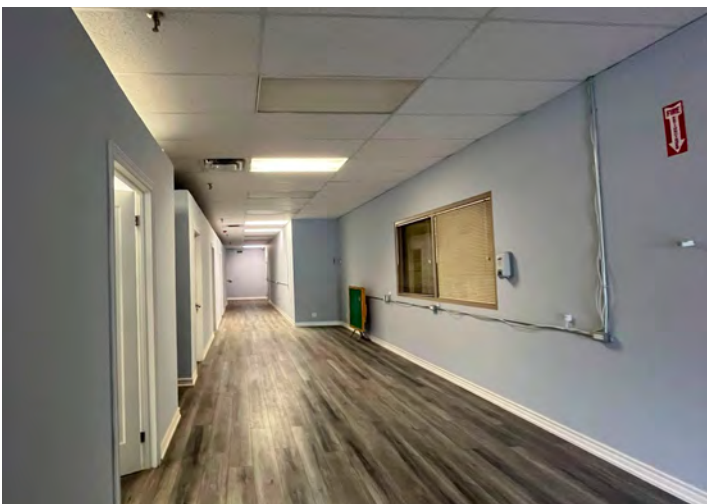
Ideal for food processing, distribution, or temperature-controlled operations



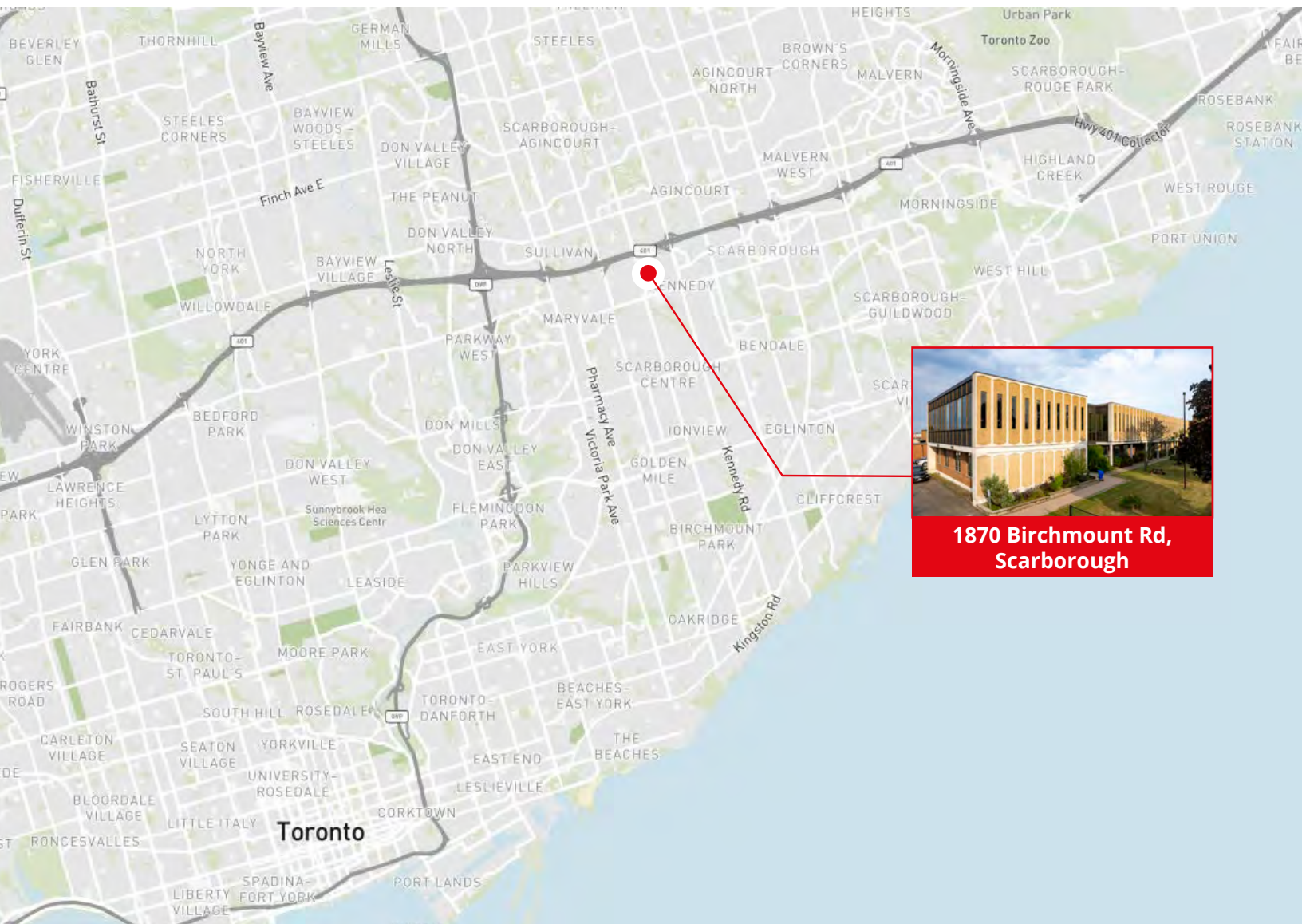
Flexible occupancy with fully operational cold storage equipment



5 minutes to Highway 401, TTC service at doorstep



Location



**1870 Birchmount Rd,
Scarborough**

Contact

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

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

Ryan McDonnell*
Associate Vice President
647.204.8134
Ryan.Mcdonnell@jll.com