



SEE A BRIGHTER WAY

FOR LEASE

950

Warden Avenue

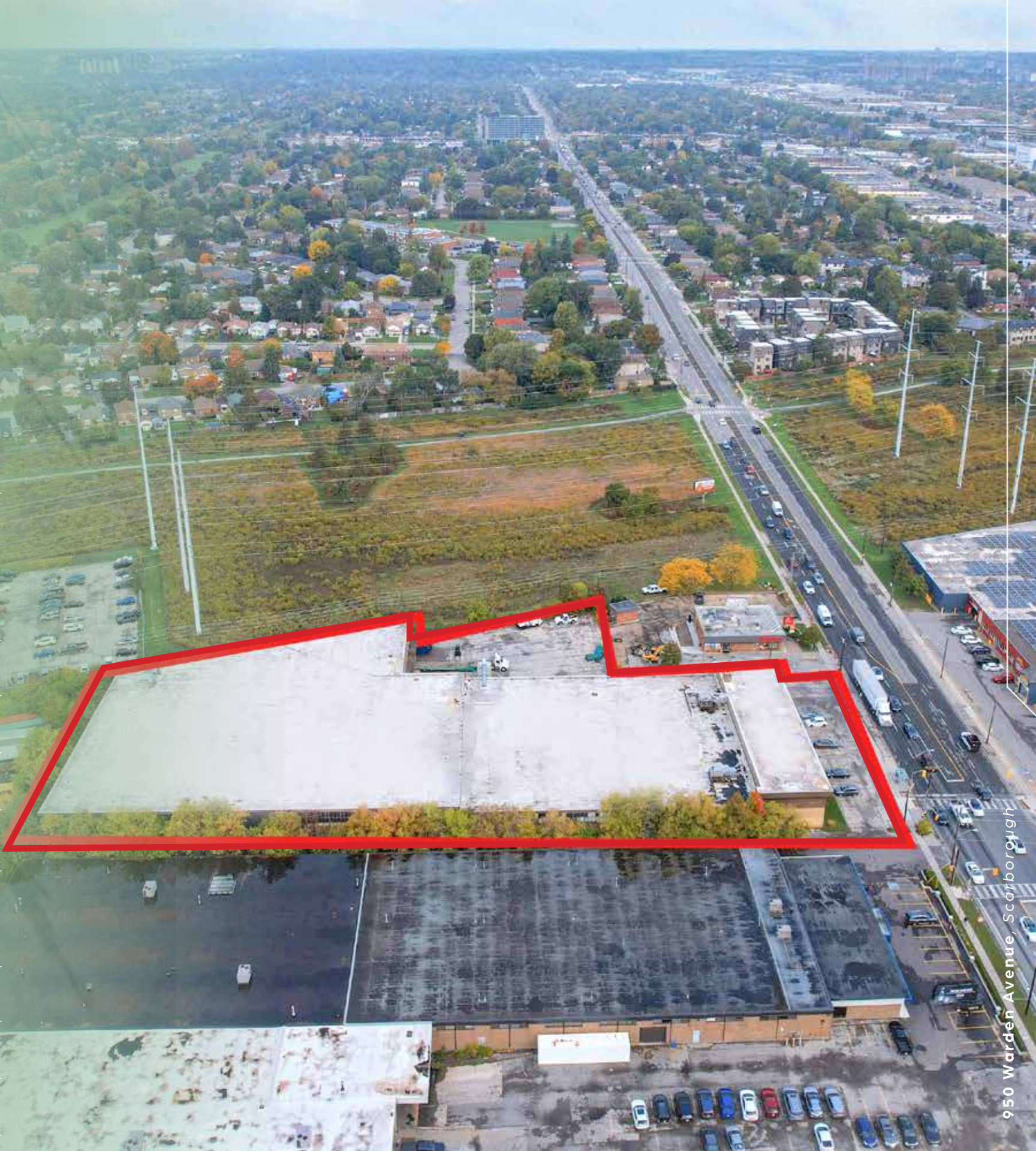
Scarborough

Freestanding Facility | 96,888 SF

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 Eglinton Crosstown LRT, as well as TTC. Many nearby retail and dining options nearby.

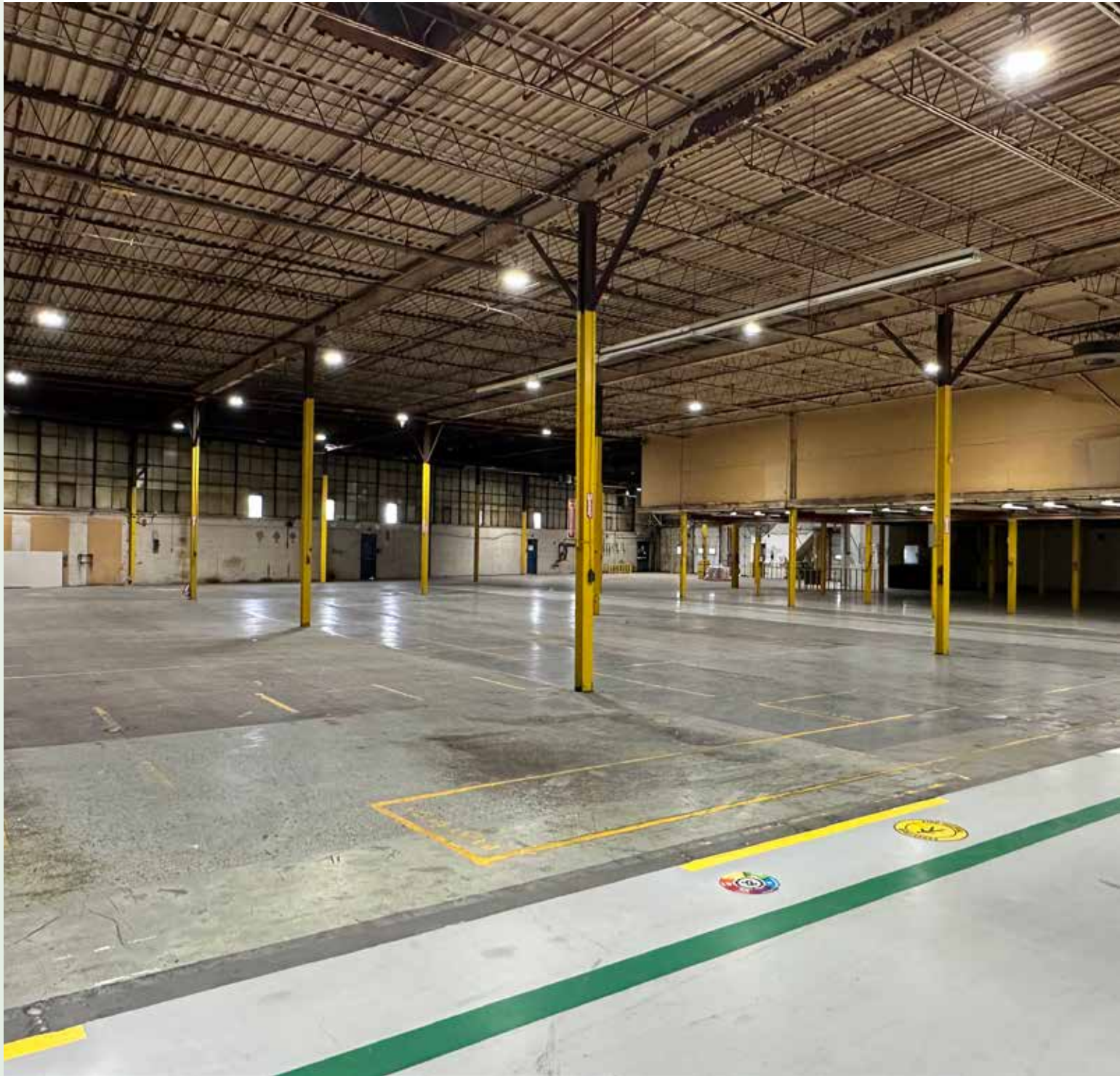
	Location	Warden Avenue /Eglinton Avenue
	Available Options	96,888 SF – Option 1 Full building 91,429 SF – Option 2 Excludes 2nd floor office 75,939 SF – Option 3 Excludes 2nd floor office and mezzanine 40,000 SF – Option 4 Short Term (6 to 24 months) 25,000 SF – Option 5 Short Term (6 to 24 months)
	Office area	20%
	Warehouse area	80%
	Clear height	16' 0"
	Shipping	5 Truck level doors 2 Drive-in doors
	Net Rent	\$5.00 PSF Year 1 & \$9.95 PSF remainder of term- Options 1,2 & 3 \$9.95 PSF – Options 4 & 5
	TMI	\$4.50 PSF (2026)
	Zoning	Industrial (E1.0)
	Available	Immediate



Office
Interior Photos



Warehouse Interior Photos



Location Map

950
Warden Avenue,
Scarborough

Eglinton Avenue

Warden Avenue

Wexford
Park

Birchmount Rd

950 Warden Avenue, Scarborough

950 Warden Avenue, Scarborough

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

DRIVE TIME

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

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





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Freestanding Facility



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