



For Lease: Industrial

225 Nugget Avenue Unit 3

Outstanding 2,875 SF Industrial Unit

225 Nugget Avenue

Welcome to an exceptional opportunity to lease a stunning industrial unit in Scarborough. This remarkable property offers 16-foot clear height and versatile usage options. Discover the highlights of this outstanding industrial building:

Location:

Accessible location in Scarborough, 8 minute drive to Highway 401.

Possession:

October 1, 2025

Versatile Usage Options:

The zoning permits multiple uses and is ideal for logistics, warehousing and distribution, as well as manufacturing.

Property Details

Intersection	Sheppard Avenue E & McCowan Road
Total Area	2,875 SF
Office Area	25%
Industrial Area	75%
Zoning	E 0.7 - Employment Industrial Zone
Clear Height	16'
Truck Level Doors	1
Power	600 Volts, 200 Amps

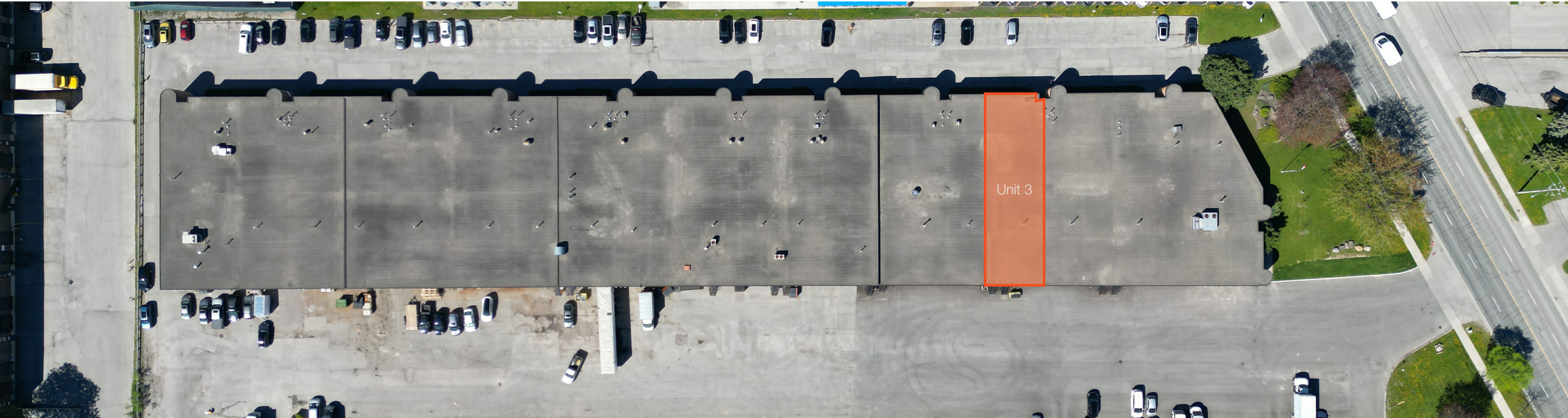


Net Rent
18.00 PSF
T.M.I
\$3.75 PSF

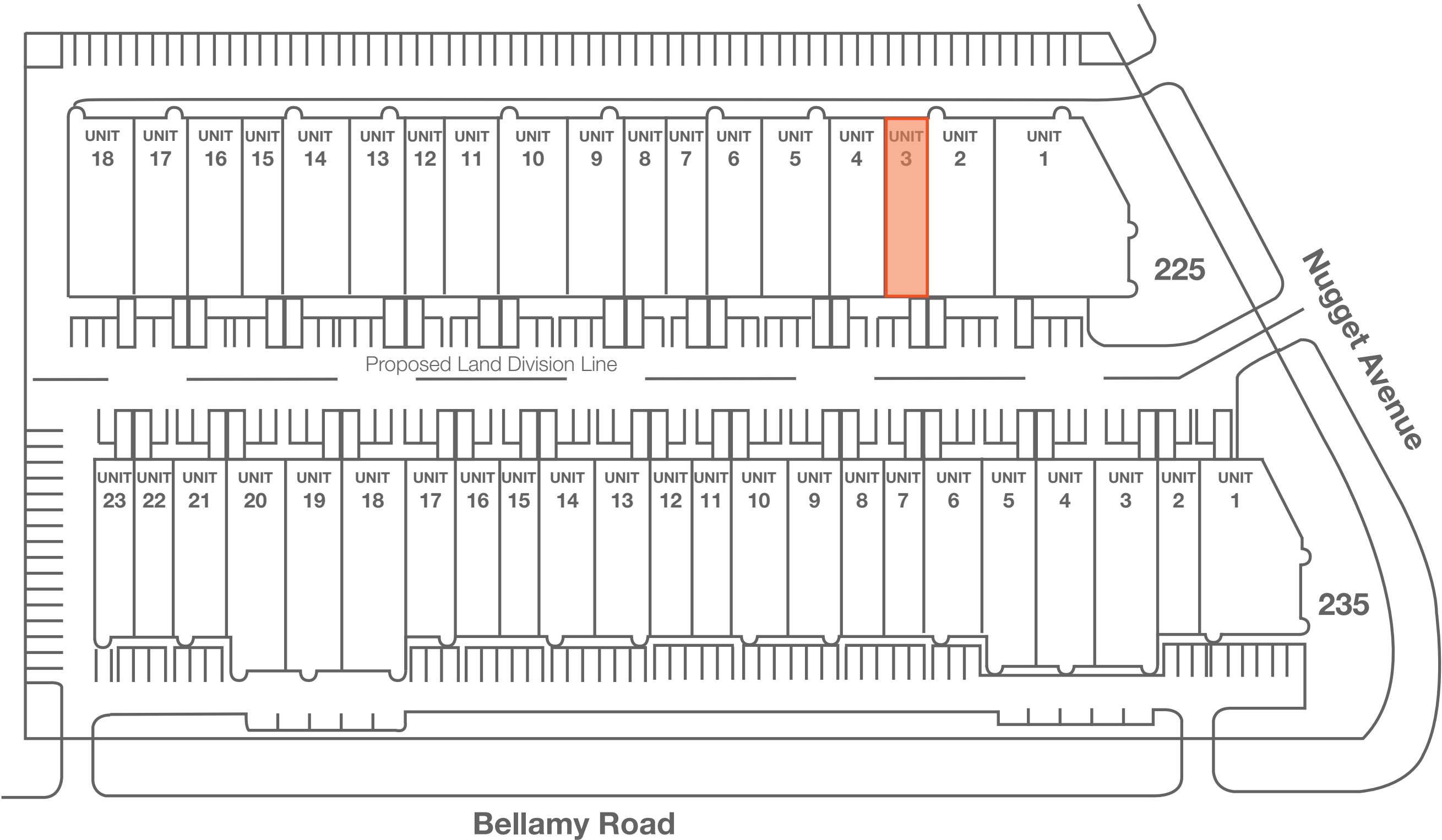


Listing Agents:
Trevor Jackson*, VP
905.917.2029
tjackson@lennard.com

*Sales Representative



Building Plan



Zoning

E 0.7 - Employment Industrial Zone

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
- Contractor's 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

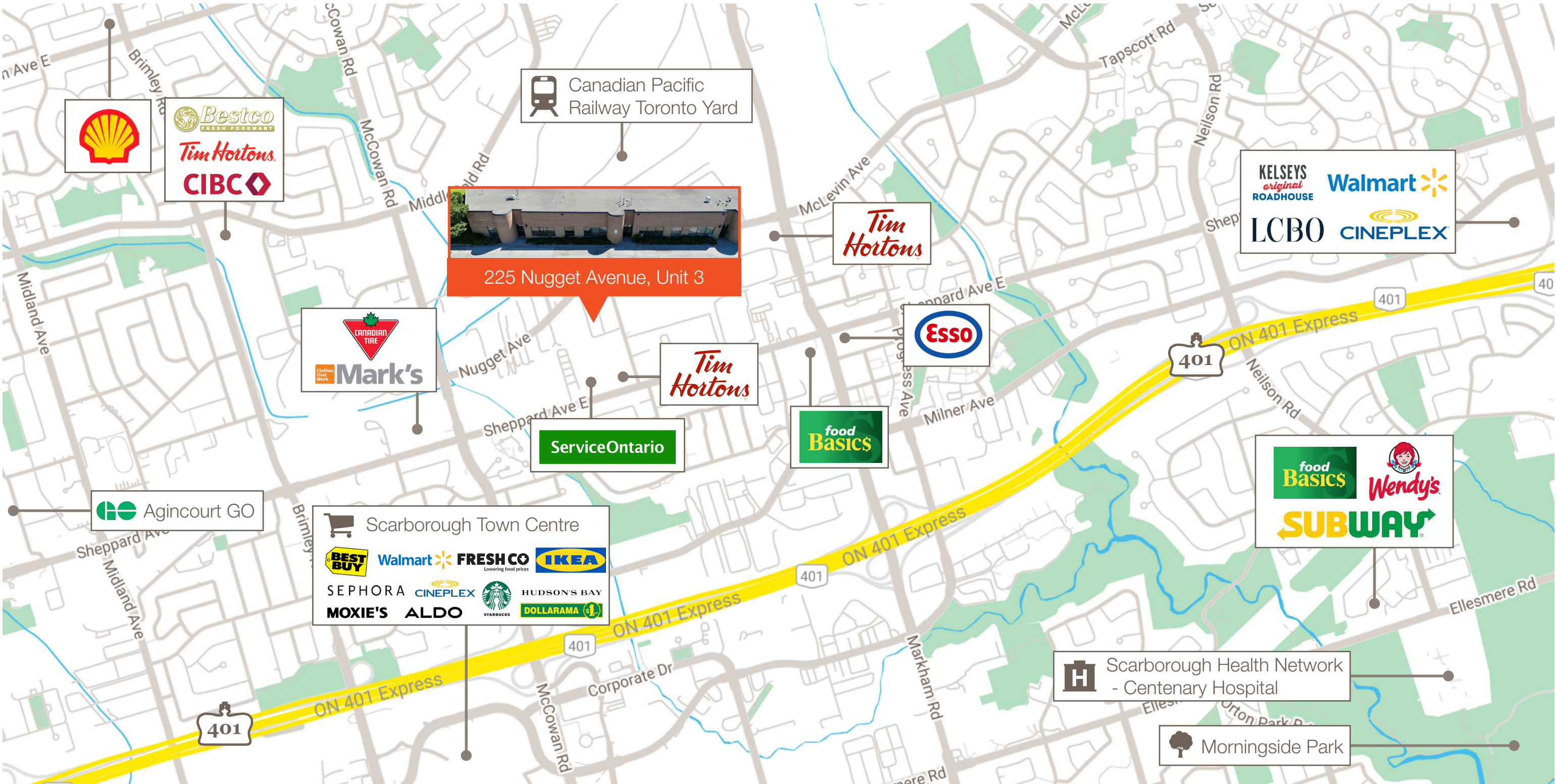
Use with Conditions - E Zone

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
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marijuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment



Area Amenities



Interior Photos







*A bright future
for your business
is right here.*

Lennard:

Trevor Jackson*, Vice President
905.917.2029
tjackson@lennard.com

201-60 Columbia Way, Markham
905.752.2220
lennard.com

*Sales Representative
Statements and information contained are based on the information
furnished by principals and sources which we deem reliable but
for which we can assume no responsibility. Lennard Commercial
Realty, Brokerage.