

Office Available For Lease

# 94 Crockford Boulevard

Scarborough, Ontario



**Lennard:**

602-350 Burnhamthorpe Road W, Mississauga  
905.625.5020

[lennard.com](http://lennard.com)

# 94 Crockford Boulevard

100% office space with basement near Warden & Lawrence in Scarborough.  
Just 8 minutes to the highway—convenient and professional.



Unit

**1**

Available Space

**2,704 SF**



Net Rent

**\$16.00 PSF**

Additional Rent

**\$9.00 PSF**



Zoning

**E1.0**



Availability

**Immediate**

Term

**1-5 Years**



Listing Agent

**Andy Kang**

Sales Representative

905.340.0641

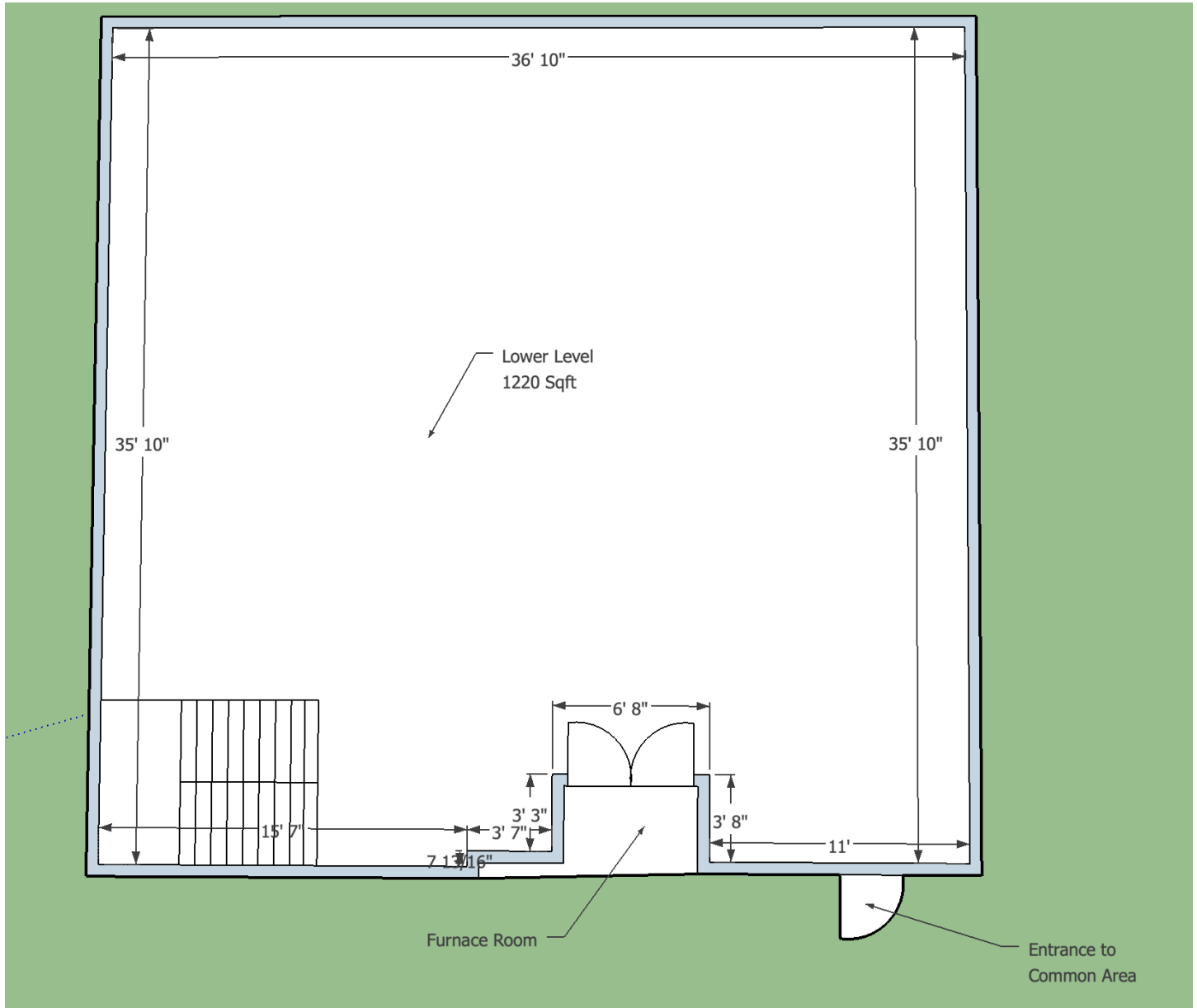
[andy.kang@lennard.com](mailto:andy.kang@lennard.com)



# 94 Crockford Boulevard

## Floor Plan | Lower Level

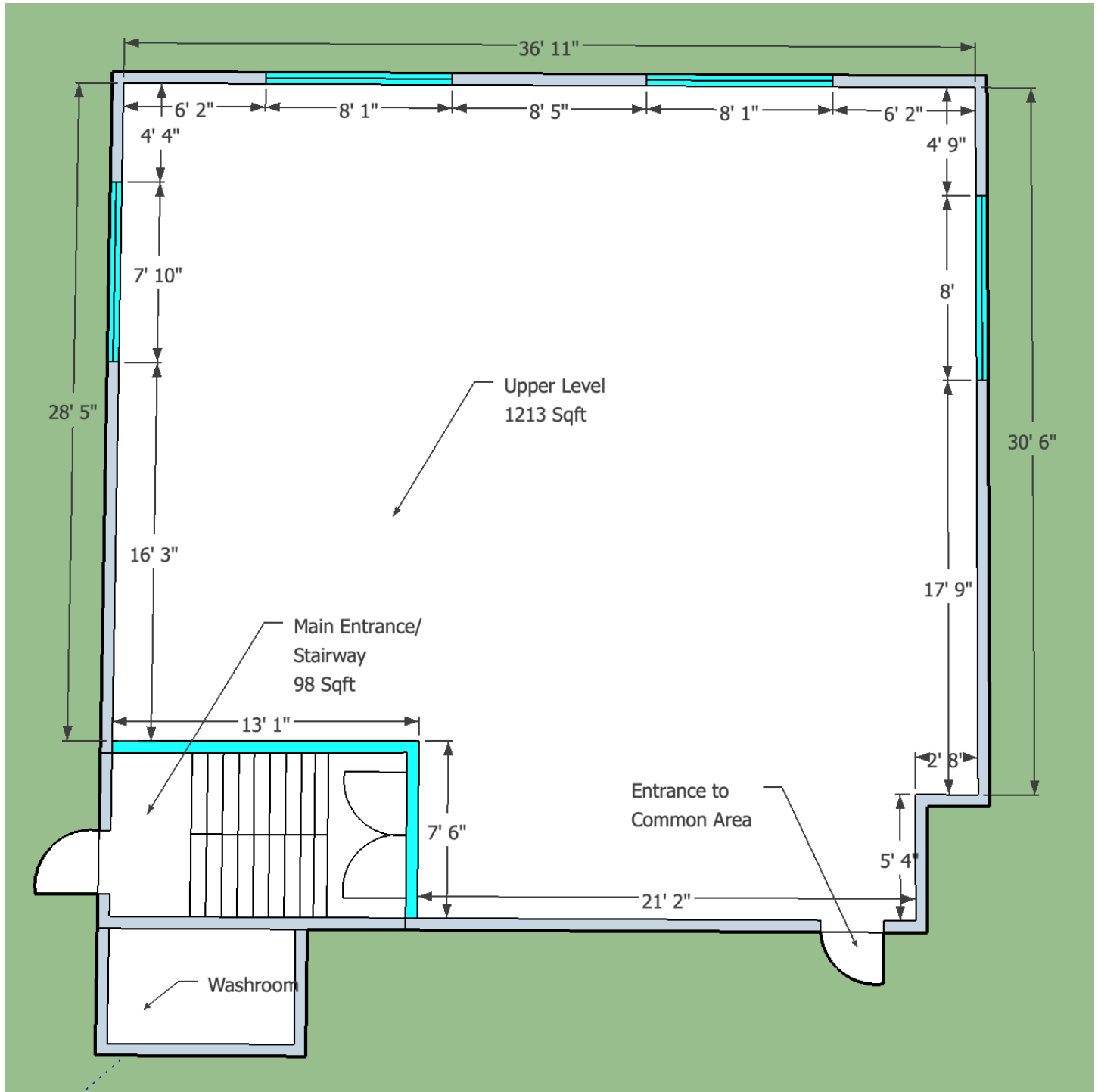
Unit 1



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## Floor Plan | Upper Level

Unit 1





# 94 Crockford Boulevard



## Zoning

Employment Industrial (E1.0)

### Permitted Uses

- 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
- 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

### Permitted Uses With Conditions

- 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)
- Open Storage (10)
- Outdoor Patio (9)
- 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)

### All Manufacturing Uses Except:

- Abattoir, Slaughterhouse or Rendering of Animals Factory
- Ammunition, Firearms or Fireworks Factory
- Asphalt Plant
- Cement Plant, or Concrete Batching Plant
- Crude Petroleum Oil or Coal Refinery
- Explosives Factory
- Industrial Gas Manufacturing
- Large Scale Smelting or Foundry Operations for the Primary Processing of Metals
- Pesticide or Fertilizer Manufacturing
- Petrochemical Manufacturing
- Primary Processing of Gypsum
- Primary Processing of Limestone
- Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives
- Pulp Mill, using pulpwood or other vegetable fibres
- Resin, Natural or Synthetic Rubber Manufacturing
- Tannery

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

# Lennard:

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Sales Representative  
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