

49

**UNDERWRITERS ROAD**  
SCARBOROUGH, ON

**FOR SALE  
OR LEASE**



**CUSHMAN &  
WAKEFIELD**



## // BUILDING FEATURES

<b>ADDRESS</b>	49 Underwriters Road
<b>LOCATION</b>	Lawrence Avenue & Warden Avenue
<b>BUILDING SIZE</b>	26,706 SF
<b>OFFICE AREA</b>	3,036 SF
<b>LOT SIZE</b>	1 acre
<b>ZONING</b>	EH 1.0
<b>CLEAR HEIGHT</b>	13'6" clear
<b>SHIPPING</b>	5 TL and 2 Drive-in doors
<b>POWER</b>	2 separate services: 600v/200 amp & 110V/200amps
<b>FOR SALE</b>	\$10,550,000
<b>FOR LEASE</b>	\$16.00 PSF
<b>TAXES</b>	\$52,267.73 (2025)

### COMMENTS:

- Freestanding industrial building
- Renovated facade
- 5 truck level doors (located on the south side of the building, not 53' accessible)
- Currently occupied by 2 tenants
- Building is equipped with two separate electrical services
- Great location with easy access to Highway 401, DVP and downtown core

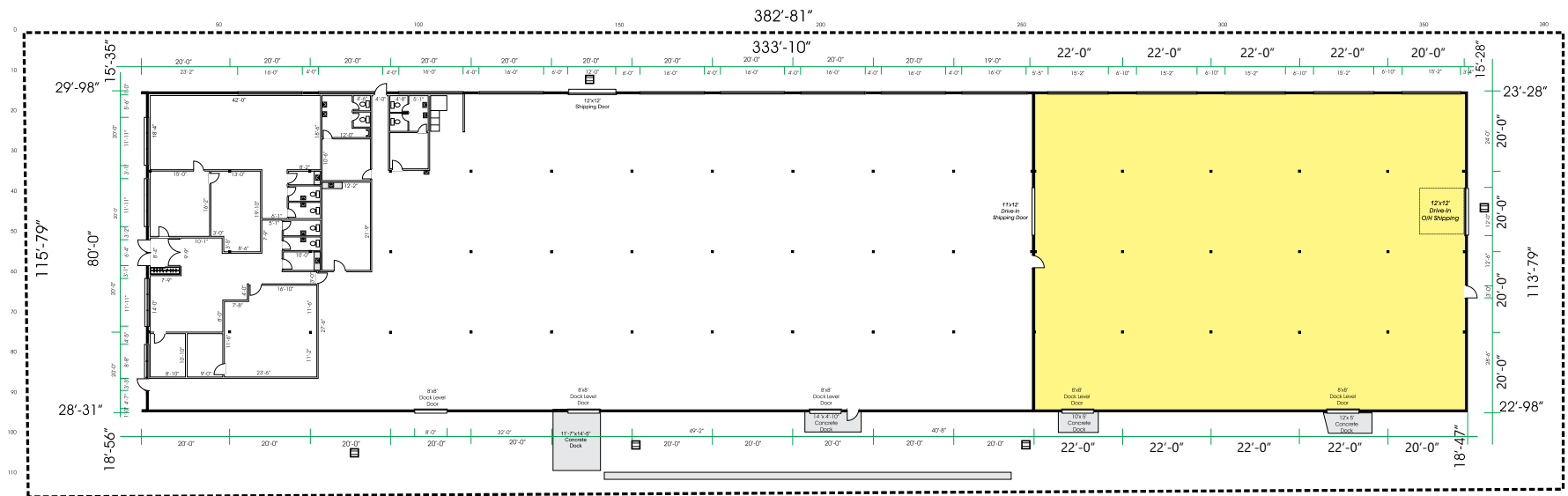




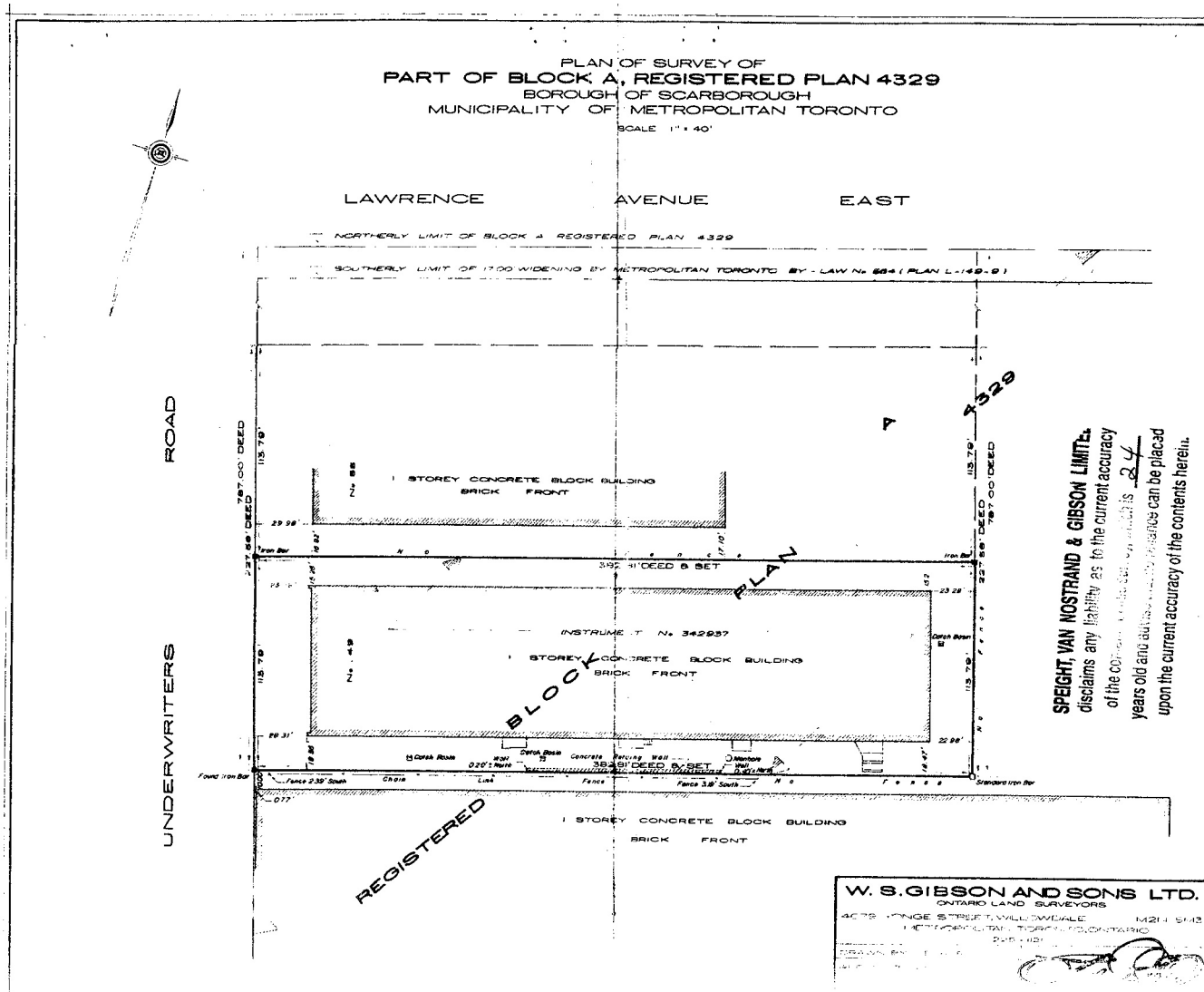
# // EXTERIOR IMAGES



# // FLOOR PLAN







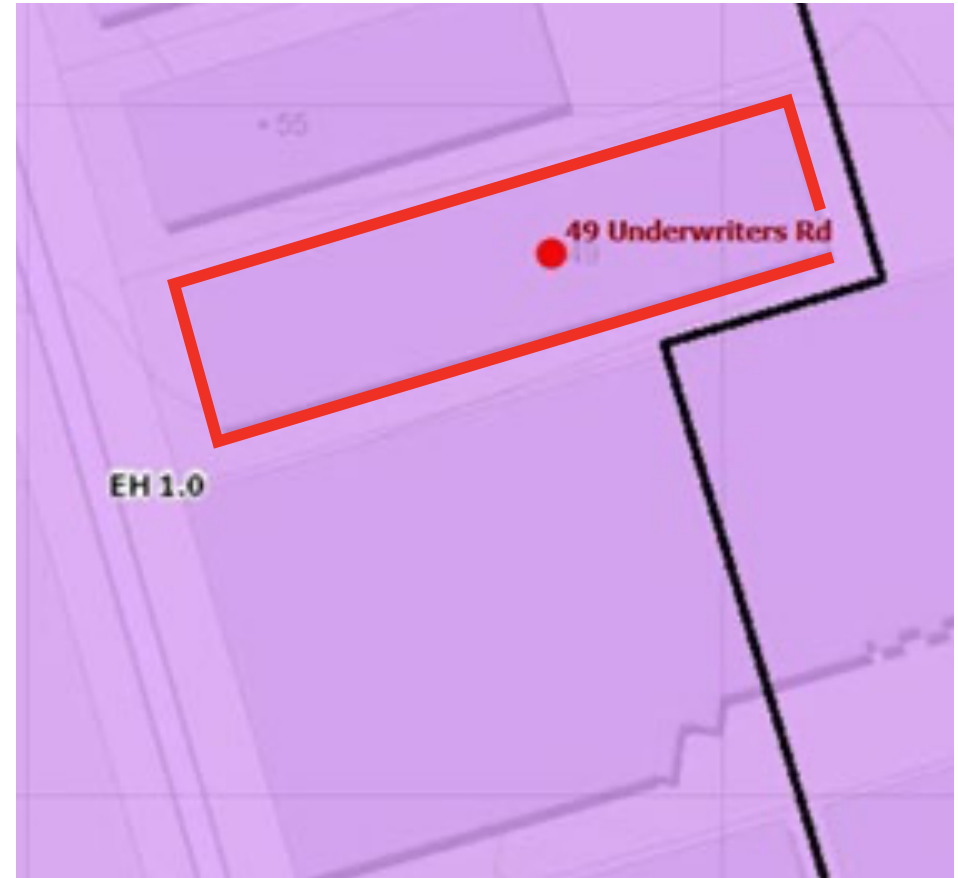
# // ZONING MAP

## EH 1.0 PERMITTED USES:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- Manufacturing
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer

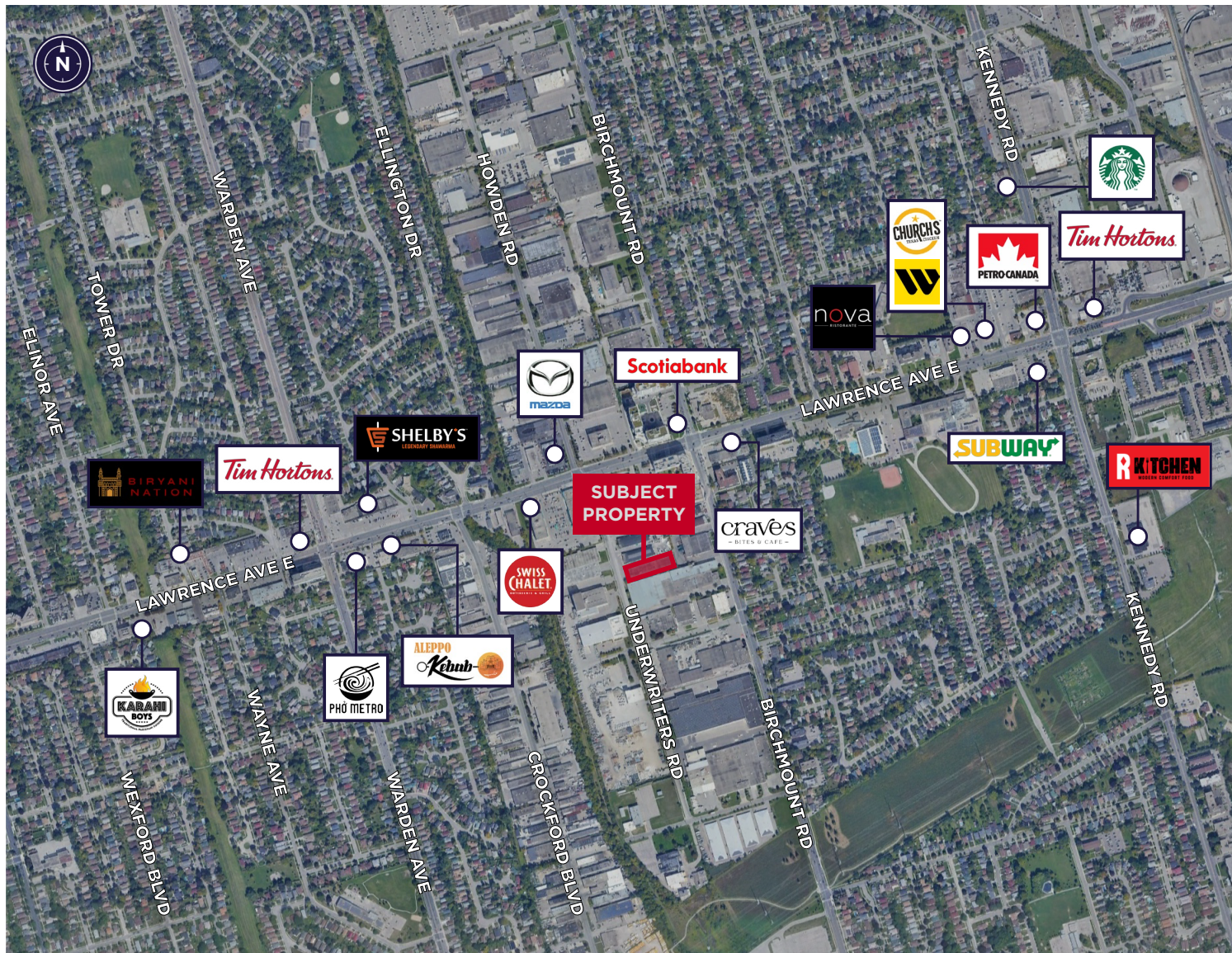
## PERMITTED USES WITH CONDITIONS:

- Cogeneration Energy
- Crematorium
- Marihuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop





# // AMENITIES MAP







# 49

**UNDERWRITERS ROAD**  
SCARBOROUGH, ON

LAWRENCE AVE E

**SUBJECT  
PROPERTY**

BIRCHMOUNT RD

UNDERWRITERS RD

CROCKFORD BLVD

## CONTACT

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