

FOR LEASE



Unit 5 - 130 Manville Road, Scarborough

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Contractor Office and Yard

Outside Storage	0.26 Acres
Total Area	1,800 SF
Warehouse	1,340 SF
Office	460 SF
Truck Level Doors	2
Clear Height	10'
Zoning	E1.0



E1.0

60.20.20.1 General

(1) Lawfully Existing Place of Worship

In the E zone, a **lawfully existing place of worship** is permitted if it is on a lot with a **front lot line** or **side lot line** abutting a major **street** on the Policy Area Overlay Map; and

(A) any expansion or addition to the **place of worship building** must comply with Section 150.50 and the requirements for the E zone; and

(B) it may be replaced with a new **place of worship building** if it complies with Section 150.50 and the requirements for the E zone.

(2) Sorting Activities in an Enclosed Building

In the E zone, the separating or sorting of **recyclable materials** must take place within a wholly enclosed **building**.

60.20.20.10 Permitted Use

(1) 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;

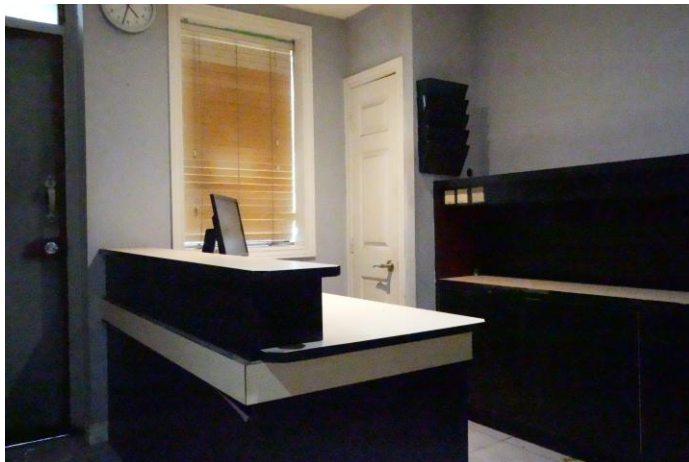
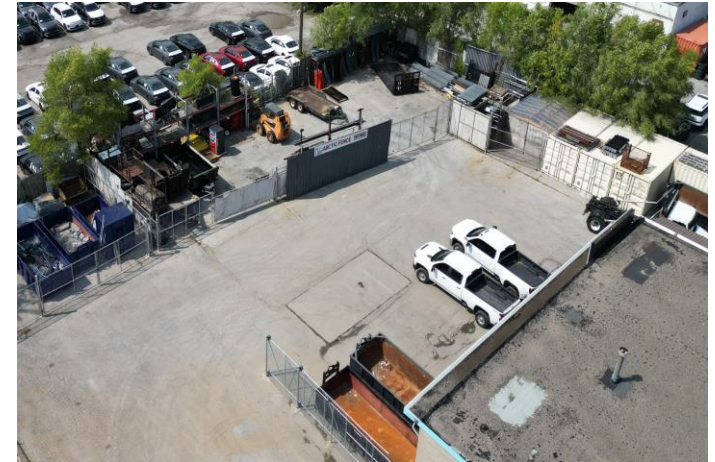
7) **Industrial Gas Manufacturing**;
8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
9) **Pesticide or Fertilizer Manufacturing**;
10) **Petrochemical Manufacturing**;
11) Primary Processing of Gypsum;
12) Primary Processing of Limestone;
13) Primary Processing of 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 [By-law: OMB PL130592]

Outdoor storage and processing is to be limited in extent and located at the rear of the property.

Open storage is permitted in the E1.0 zone.



PICTURES





For more information and to tour the property, please contact:

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