

1845 BIRCHMOUNT

TORONTO, ON



For Lease: 268,598 SF

Premier Industrial Development

Conceptual rendering, subject to change

OCCUPANCY Q4 2026



VESTCOR

N NICOLA
REAL ESTATE



INTRODUCING

1845 Birchmount Road

Elevate your business at 1845 Birchmount Road – Scarborough’s next-generation industrial development

Delivering approximately 268,598 SF of modern industrial space, this Zero-Carbon-Ready development is designed for maximum efficiency, scalability, and operational excellence. With 36’ clear heights and the flexibility to demise, this facility caters to a wide range of industrial users seeking growth-ready space.

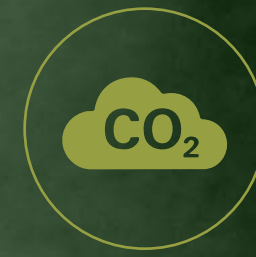
As one of Scarborough’s first class new industrial buildings, 1845 Birchmount Rd is ready for Q4 2026 completion. The property presents a unique opportunity in a supply-constrained market.

Strategically positioned with direct access to Highway 401, TTC/GO transit, and many amenities, 1845 Birchmount Road offers unparalleled access to the Greater Toronto Area and broader regions.

Ideal for third-party logistics operators, retailers, distributors, and last-mile providers, the opportunity provides the modern infrastructure and sustainable design features to optimize your business’ efficiency and productivity.



Scarborough’s newest first class industrial development



Zero Carbon Ready



Various configurations available

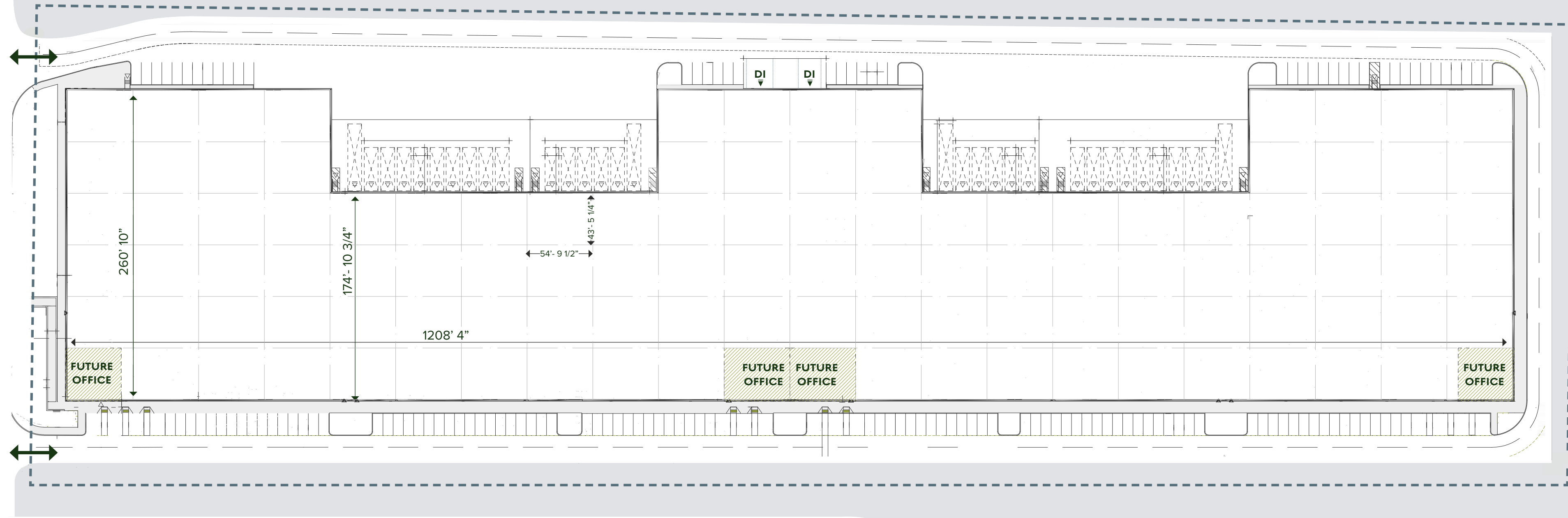


Q4 2026 Occupancy



ROLARK DR

BIRCHMOUNT RD



FLORINA BLVD

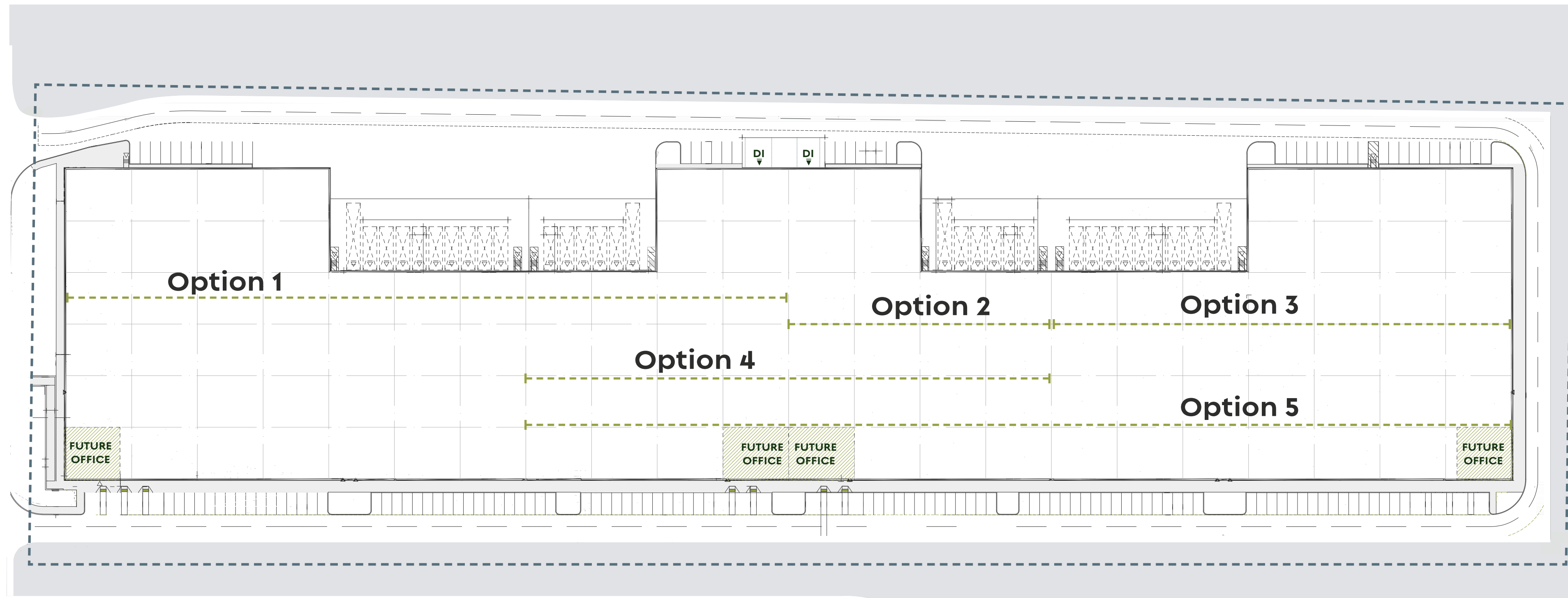
DUNDALK DR

BUILDING SPECIFICATIONS

Building Size	Office	Shipping	Clear Height	Bay Size	Car Parking	Lighting	Sprinklers	Power	TMI	Asking Rate
268,598 SF (Divisible From 47,927 SF)	3%	32 Truck-Level Doors 2 Drive-In Doors	36'	54'- 9 1/2" x 43'- 5 1/4"	153	LED	ESFR	3,000 Amps 600 Volts	\$4.15 (2026)	Speak to Listing Team

DIVISIBLE OPTIONS

	Option 1	Option 2	Option 3	Option 4	Option 5
Unit Area	134,299 SF	47,874 SF	86,425 SF	95,748 SF	182,173 SF
Shipping	16 TL / 1 DI	6 TL / 1 DI	10 TL	12 TL / 2 DI	22 TL / 2 DI



ROLARK DR

BIRCHMOUNT RD

FLORINA BLVD

DUNDALK DR

DUNDALK DR

SUSTAINABILITY

Zero Carbon Ready Building

Developed by a trusted and experienced company, 1845 Birchmount Road sets a new standard for quality and performance in Scarborough's industrial landscape, designed to future-proof tenants through enhanced energy efficiency.

A zero-carbon ready industrial building is designed with integrated features that enable a seamless transition to net-zero operations in the future. These features include enhanced building envelope specifications, upgraded electrical infrastructure to accommodate future electrification of mechanical systems, and a roof structure engineered to support the installation of solar panels.



Conceptual rendering. Actual design may vary.

Tenant Benefits



A marketable building that aligns with ESG goals



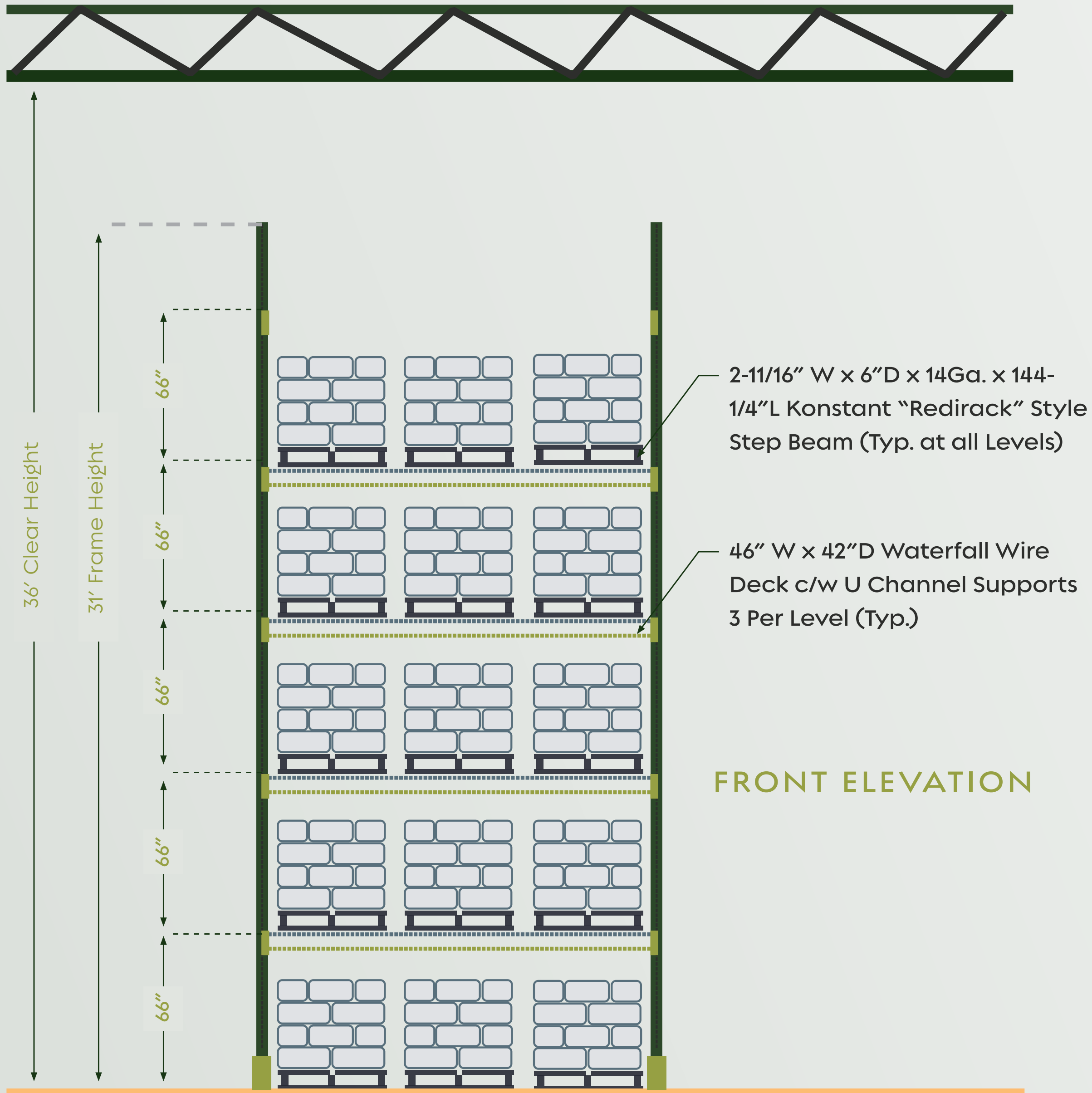
Avoid operational disruptions associated with legislated building upgrades required to support a transition to net-zero operations.



Air quality improved with filtration and ventilation for employees

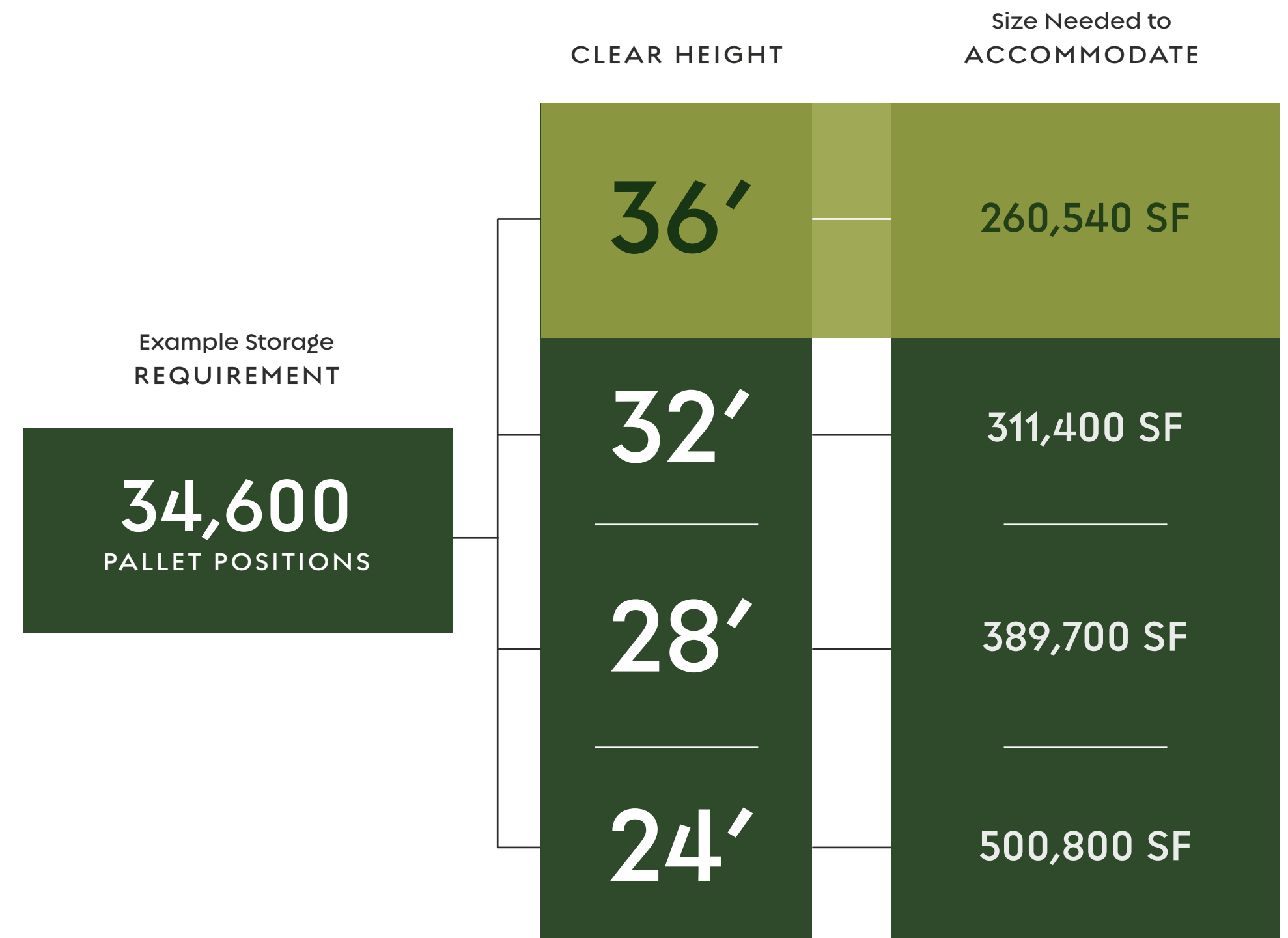


Reduced energy consumption and lower operating expenses through upgraded insulations



CUBIC EFFICIENCY Analysis

When comparing the 36' clear height, versus other common building clear heights, there is up to a 75% increase in the overall cubic storage capacity.



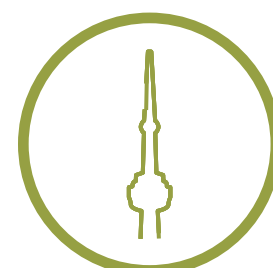
CONNECTIVITY

Access to Local GTA Markets and Beyond

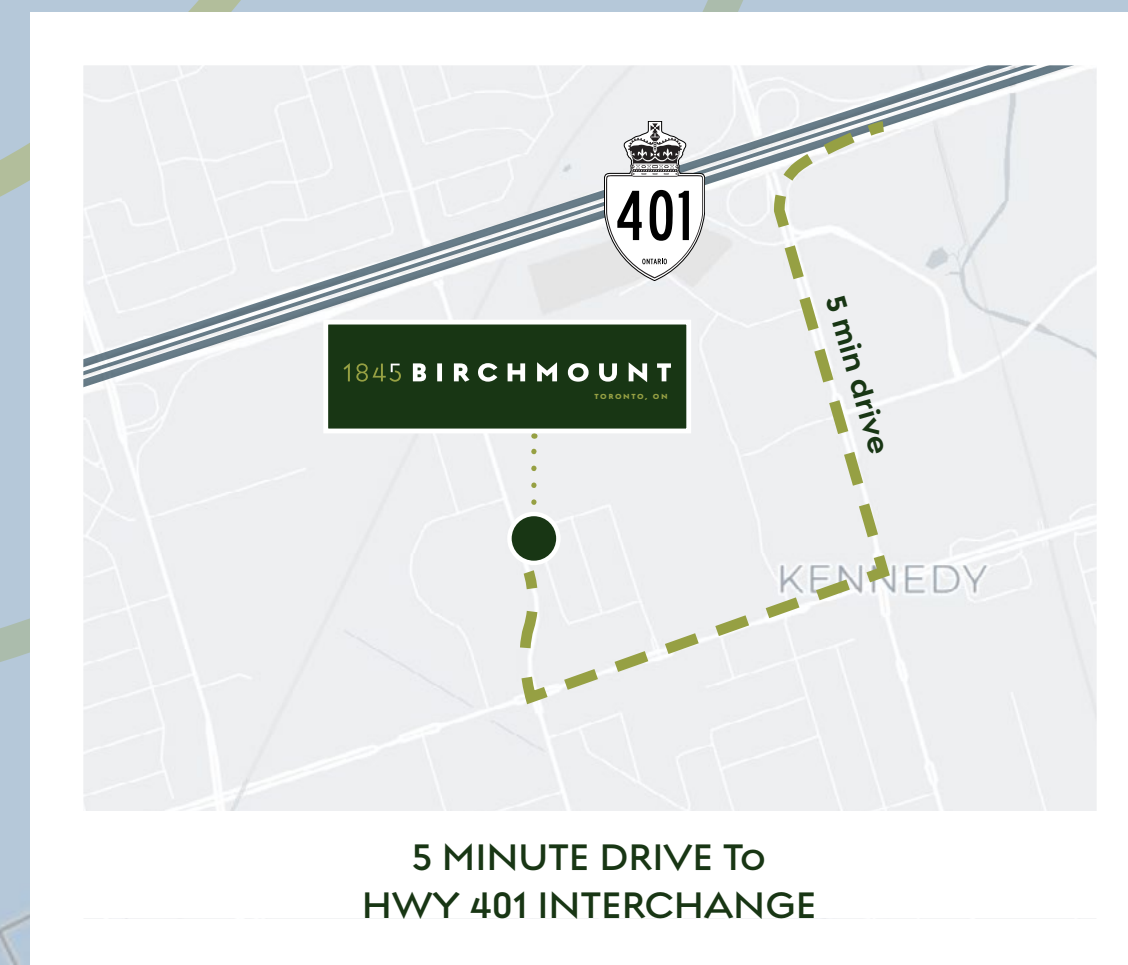
Cities	Drive Times	Intermodals	Drive Times
Markham	20 min	CPKC	15 min
Vaughan	25 min	CN Vaughan	30 min
Toronto	40 min	GO Stations	
Mississauga	50 min	Agincourt GO	8 min
Highways		Scarborough	10 min
HWY 401	5 min	Eglinton GO	10 min
HWY 404/DVP	10 min	Oriole GO	15 min
HWY 407	15 min		

International Airports/Borders

Toronto Pearson International Airport	35 min
Billy Bishop Toronto City Airport	40 min
U.S. Customs & Border Protection Niagara Falls	1hr. 40 min
U.S. Customs & Border Protection Rainbow Bridge	1hr. 50 min












Toronto has 25% more coverage area to **last mile destinations** than suburban markets and a reach of over one million more people for last mile distribution compared to suburban locations.





LOCAL AMENITIES

-  **1845 Birchmount Road**
-  **Grocery Stores**
-  **Restaurants**
-  **Retail Shops**
-  **Medical Facilities**
-  **Gas Stations**

- TRANSIT**
-  **TTC Bus Line**
 -  **TTC Bus Stop**
 -  **Highway**



SCARBOROUGH, ON

A Strategic Location Backed by Strong Demographics

	10KM Radius from Site	20KM Radius from Site
2025 Population	1,274,435	3,480,645
2035 Projected Population	1,387,913	3,811,375
Median Age	39	38
Labour Participation Rate	62.8%	67.0%



Labour Advantage

210,845 Workforce Population within a 5 KM Radius

687,868 Workforce Population within a 10 KM Radius

1,408,073 Workforce Population within a 15 KM Radius



PROJECT TEAM

Developed By



Secure Capital is a disciplined real estate investment manager and advisor based in Toronto, Ontario founded in 2001. The cycle-tested management team has extensive experience in a wide range of asset classes across North America.

The principals have transacted and managed over \$10 billion of industrial, retail, office and residential assets.

[SECURECAPITAL.CA](https://www.securecapital.ca)



A partner in creating and delivering sustainable financial security, Vestcor is an organization made up of more than 160 New Brunswick-based service professionals who provide innovative, cost-effective investment management and pension and employee benefits administration service solutions that meet the requirements of over 114,000 pension plan members, 43,000 benefit program members and 150 employer groups.

[VESTCOR.ORG](https://www.vestcor.org)



The Remington Group is one of the largest privately owned landholders in the Greater Toronto Area, with more than 75 years of experience shaping vibrant, sustainable communities.

Guided by three generations of Bratty family leadership, Remington is committed to building with purpose - prioritizing quality, innovation and community. Our collaborative approach with all levels of government ensures that every development is designed to last and enhance the lives of those who live, work and visit.

[REMITONGROUPINC.COM](https://www.remingtongroupinc.com)



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[NICOLAWEALTH.COM](https://www.nicolawealth.com)

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