



Crockford Blvd

Unit 4

Unit 3

FOR LEASE

91

Crockford Blvd
Toronto, ON

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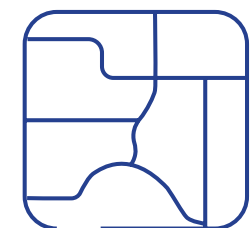
Total Available Area: 16,074 SF

Configuration Options:

5,000 SF | 10,000 SF | 16,074 SF



Industrial-heavy layout



Versatile zoning uses



Excellent cubic capacity with 17'9" clear height



Well-connected industrial location



Property Overview

91 Crockford Boulevard offers a rare opportunity to lease high-quality, flexible industrial space in the heart of Scarborough's premier employment corridor. This versatile property is designed to meet the demands of modern business, featuring an impressive 17' 9" clear height for maximized vertical storage and a functional 95% industrial layout.

Property Details

Address	91 Crockford Blvd, Toronto
Total Area	16,074 SF (Configurable to 5,000/10,000 SF)
Office	1,074 SF
Industrial	Unit 3: 5,000 SF Unit 4: 10,000 SF Combined: 16,074
Zoning	E1
Clear Height	17' 9"
Shipping	Unit 3: 1 DI Door Unit 4: 2 DI Doors
Asking Net Rent	Unit 3: \$16.50 PSF Unit 4: \$16.00 PSF Combined: \$16.00 PSF
TMI (2025/26)	\$3.80 PSF
Possession	April 1, 2026



Location Overview



Strategically situated in the heart of Scarborough's most established industrial district. This location offers businesses a rare combination of industrial functionality and urban connectivity. Positioned within a high-growth employment zone, the property provides immediate access to a robust labor pool and a diverse network of corporate neighbours, ranging from manufacturing and logistics to specialized trade services.

Property is located just minutes from the **Highway 401** interchange, providing seamless east-west distribution. **Don Valley Parkway** and **Highway 404** are within a 5km radius, offering a direct link to the Downtown Toronto Core. Tenants will benefit from the upcoming Eglinton Crosstown LRT and the Scarborough Subway Extension, further enhancing the area's transit density.

DRIVE TIMES

Highway 401	3.5 KM 9 mins.
Don Valley Parkway	4.3 KM 11 mins.
Toronto Pearson International Airport	32.7 KM 33 mins.

AMENITIES

Food and Restuarants

- 1. Tim Hortons
- 2. McDonald's
- 3. Starbucks
- 4. Subway
- 5. Pizza Pizza
- 6. Swiss Chalet

Retail

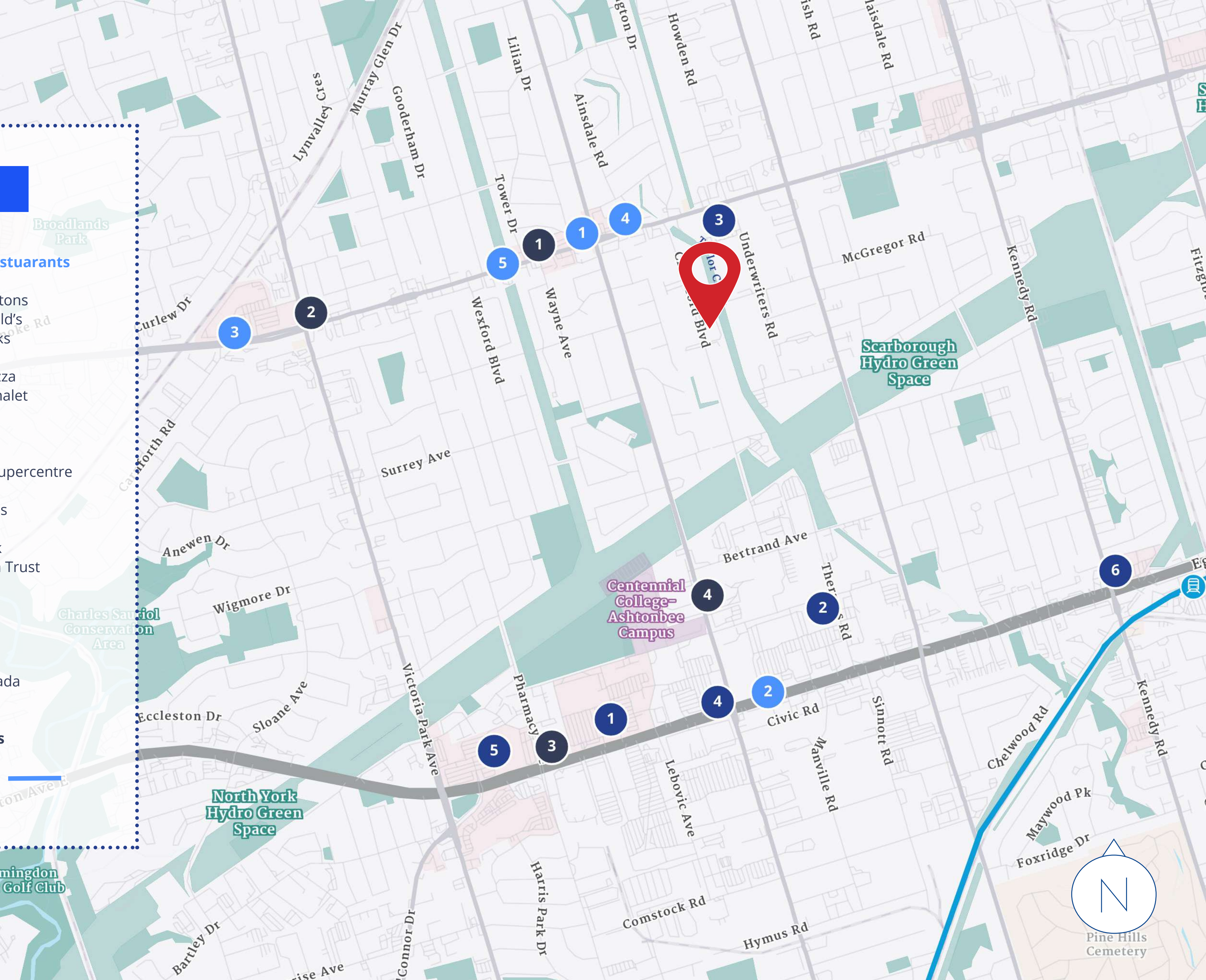
- 1. Walmart Supercentre
- 2. Costco
- 3. Food Basics
- 4. RBC
- 5. Scotiabank
- 6. TD Canada Trust

Gas

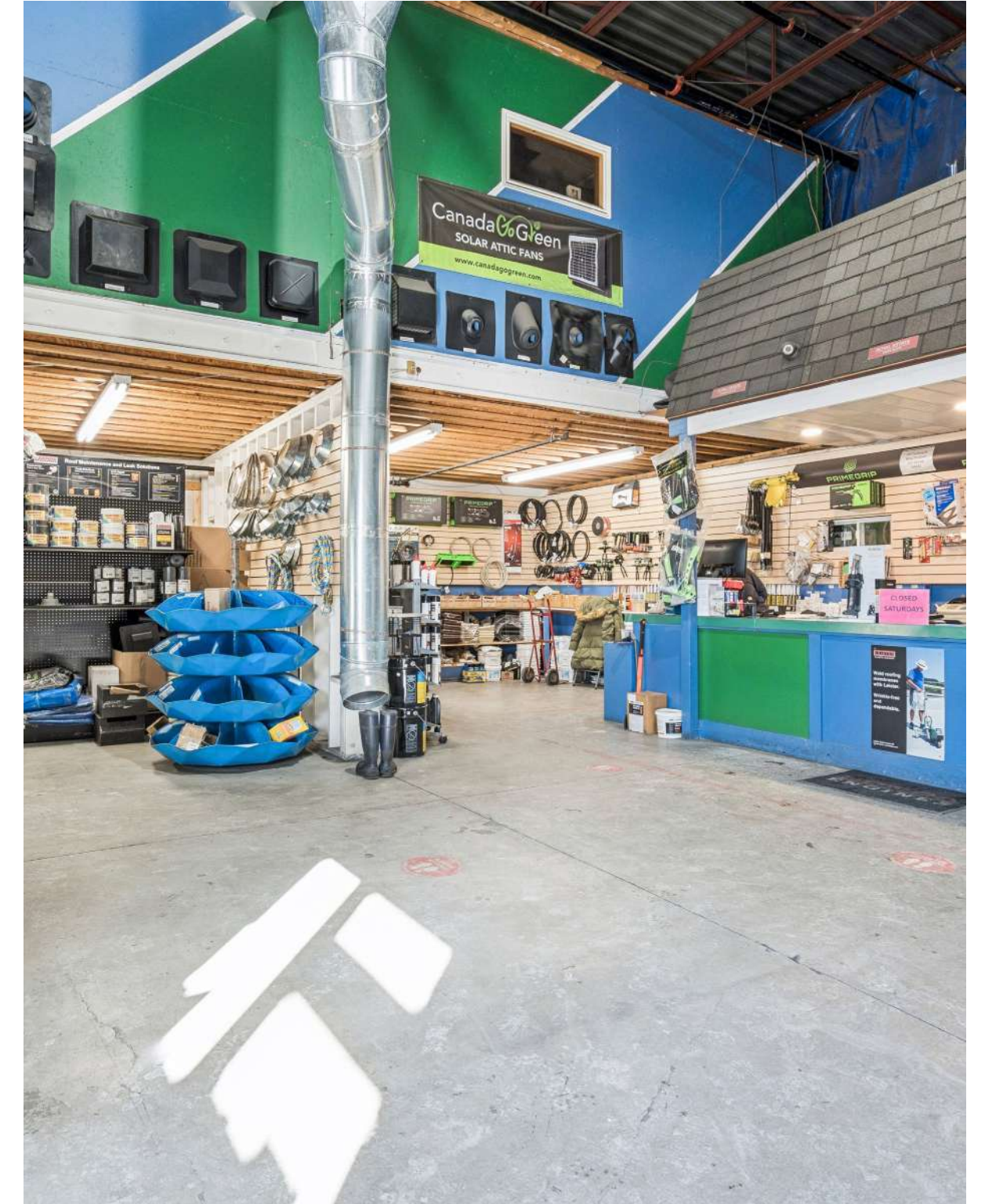
- 1. Esso
- 2. Shell
- 3. Petro-Canada
- 4. Mobil

Transit Lines

Subway



Interior Gallery





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