

# 44 ROLARK DRIVE

SCARBOROUGH, ON

INDUSTRIAL SPACES FOR LEASE



**Bluetick**  
REALTY INC., BROKERAGE

**SAM SHAH**

**BROKER**

**647-866-9097**

**INFO@BLUETICKREALTY.CA**

# INDUSTRIAL SPACES AVAILABLE FOR LEASE

44 ROLARK DR, SCARBOROUGH, ON

## SPACE DETAILS:

| UNIT | AREA SF  | DRIVE-IN DOORS | BASE RENT      |
|------|----------|----------------|----------------|
| 1C   | 8765 SF  | 1 Proposed     | \$14.50 per SF |
| 3    | 24859 SF | 1              | \$14.50 per SF |

**TMI:** \$4.50 PER SF ( PROPERTY TAX, CA MAINTENANCE, INSURANCE, ETC.)

**CLEAR HEIGHT:** 26' (18% OF THE BUILDING), 20' (51% OF THE BUILDING), AND 14' (31% OF THE BUILDING)

**AVAILABLE FROM:** TALK WITH THE LISTING AGENT

**VIEWING TIMINGS** 11 AM - 4 PM | MONDAY- FRIDAY | 24 HOURS NOTICE

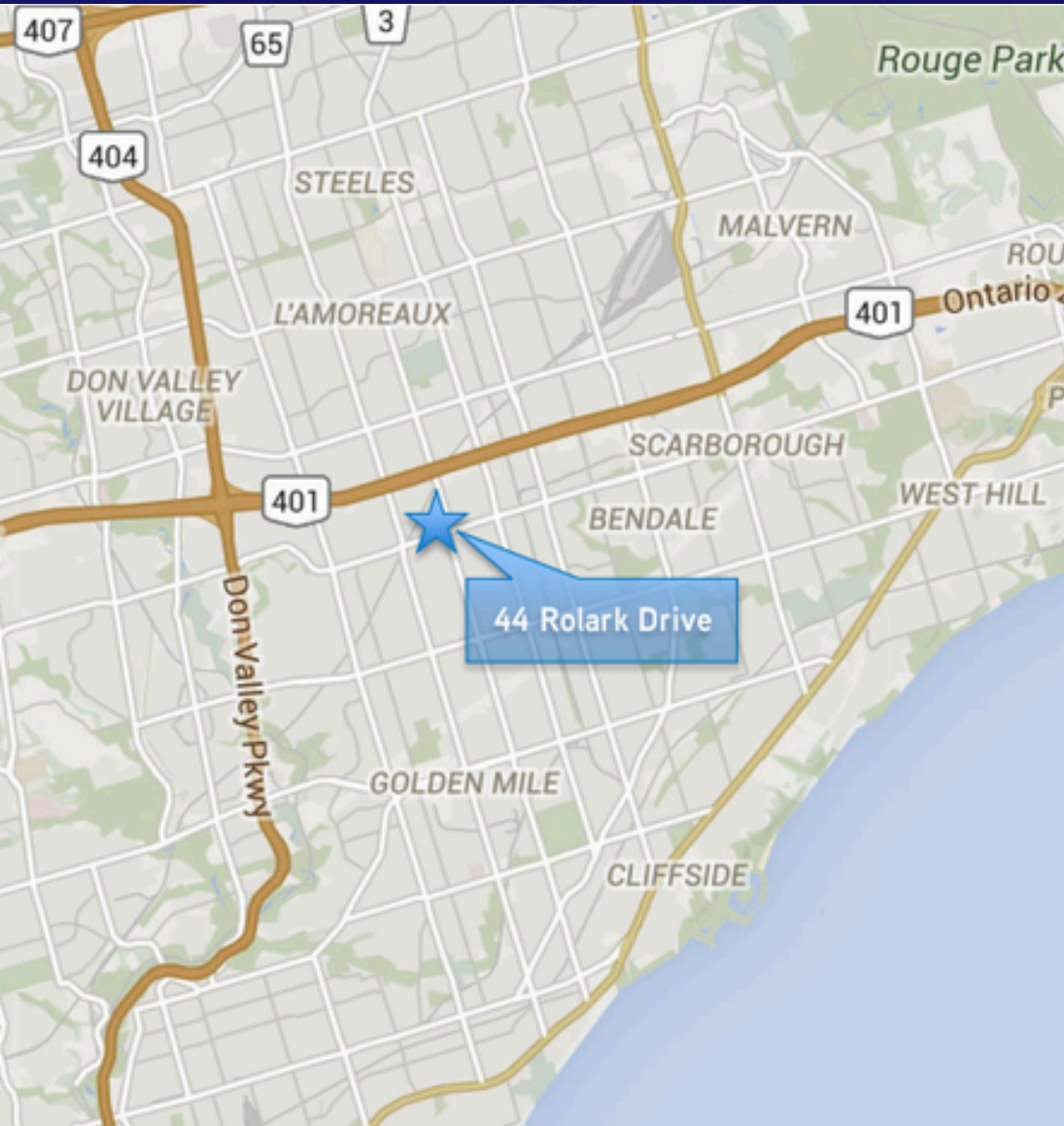
\*For interior pictures and Floor plans, please contact us

\*Tenant is responsible for conducting their own due diligence with the City regarding zoning, parking, and permitted use of the space.



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This expansive facility offers a highly functional layout suitable for various industrial needs, such as manufacturing, warehousing, and distribution. Conveniently situated near multiple amenities and major transit routes, the property provides easy access to both Highway 401 and the Don Valley Parkway, allowing for efficient logistics and commuting options for employees.

With ample floor space, high ceilings, and flexible layout options, this property is ideal for businesses seeking a strategically located and accessible industrial environment in the heart of Scarborough.

## ZONING DETAILS: EH 0.8

### PERMITTED USES:

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COLD STORAGE

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WAREHOUSE

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ANIMAL SHELTER

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MANUFACTURING

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INDUSTRIAL USE

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SERVICE SHOP

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**Sam Shah**

Broker

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[info@bluetickrealty.ca](mailto:info@bluetickrealty.ca)



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