

FOR SALE

INDUSTRIAL CONDOMINIUM UNITS



CREILAND
CONSULTANTS



TORONTO EAST CORPORATE CENTRE

1430 BIRCHMOUNT ROAD, TORONTO

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INTRODUCING TORONTO EAST CORPORATE CENTRE — A PREMIER BUSINESS DESTINATION

INDUSTRIAL UNITS STARTING FROM 1,990 SF

Toronto East Corporate Centre goes beyond a typical development—it represents a forward-thinking industrial vision built for the innovators, operators, and entrepreneurs shaping Canada's future economy.

The project delivers modern, well-designed industrial units that balance performance with a strong sense of ownership. By redefining expectations in the industrial market, Pickering Corporate Centre unlocks new opportunities and allows users/investors to access one of the GTA's most under-served and high-growth industrial sectors.

Price: \$495 PSF + HST
-U#A113: 1,990 SF = \$985,050 + HST
-U#A116: 2,470 SF = \$1,222,650 + HST
-U#A127: 4,257 SF = \$2,107,215 + HST

Shipping: 1 Drive-in Door – FREE Upgrade to Extra Large (12' x 14') Size

Utilities: FREE Unit & Installation of Transformer, Electric Panel, C-Lights, Basic Heating Unit

Power: 600 Volt, 100 Amp Service

Additional

Access: Common Washrooms & Showers within the Industrial Workspace Hub

Parking: 1 Reserved Parking Per Unit

Deposit Structure:

- \$10,000 to reserve/sign
- Remaining of 5% in 30 days.
- 5% in 60 days.
- 5% in 90 days.
- 5% at Occupancy.

Occupancy: Summer 2027

Condo Fees: Approx. \$0.18/sq. ft (Hydro, Gas & Water metered separately)

INDUSTRIAL SPACES FOR GROWING BUSINESSES

WHY RENT WHEN YOU CAN OWN

Introducing Toronto East Corporate Centre—the newest industrial development by Business Point, strategically positioned in the heart of Scarborough. The project features a range of modern drive-in industrial units from 1,990 SF to 4,257 SF purpose-built to meet the needs of today's industrial users. Spanning over 180,000 sq. ft. across two buildings, Toronto East Corporate Centre delivers rare ownership opportunities within one of the GTA's most underserved industrial segments.

Designed with efficiency and functionality at its core, each unit includes a built-in mezzanine, grade-level loading, and front units offering clear heights of up to 26 feet. Located just minutes from Highway 401 and the DVP, the development provides exceptional access to downtown Toronto, the Greater Toronto Area, and key employment hubs. Combining premium design, strategic connectivity, and smart ownership, Toronto East Corporate Centre is more than industrial space—it's a solid platform for long-term business growth.



SCARBOROUGH STRATEGIC LOCATION

1430 BIRCHMOUNT ROAD, TORONTO, ON M1P 2E8

Scarborough provides an ideal foundation for today's growing small businesses. With direct access to Highway 401 and major arterial routes, it's a logistics-friendly hub for trades, e-commerce, light manufacturing, and service providers that rely on mobility and connectivity across the GTA. The area is thriving, supported by a skilled workforce and a growing number of business owners seeking well-located, right-sized industrial spaces to scale their operations efficiently.

For investors, Scarborough's exceptionally low industrial vacancy rates reflect strong demand, steady occupancy, and the potential for long-term, stable returns in one of the GTA's fastest-growing industrial corridors.



BUS

Stop at the Property



5 MINUTES

To TTC Subway



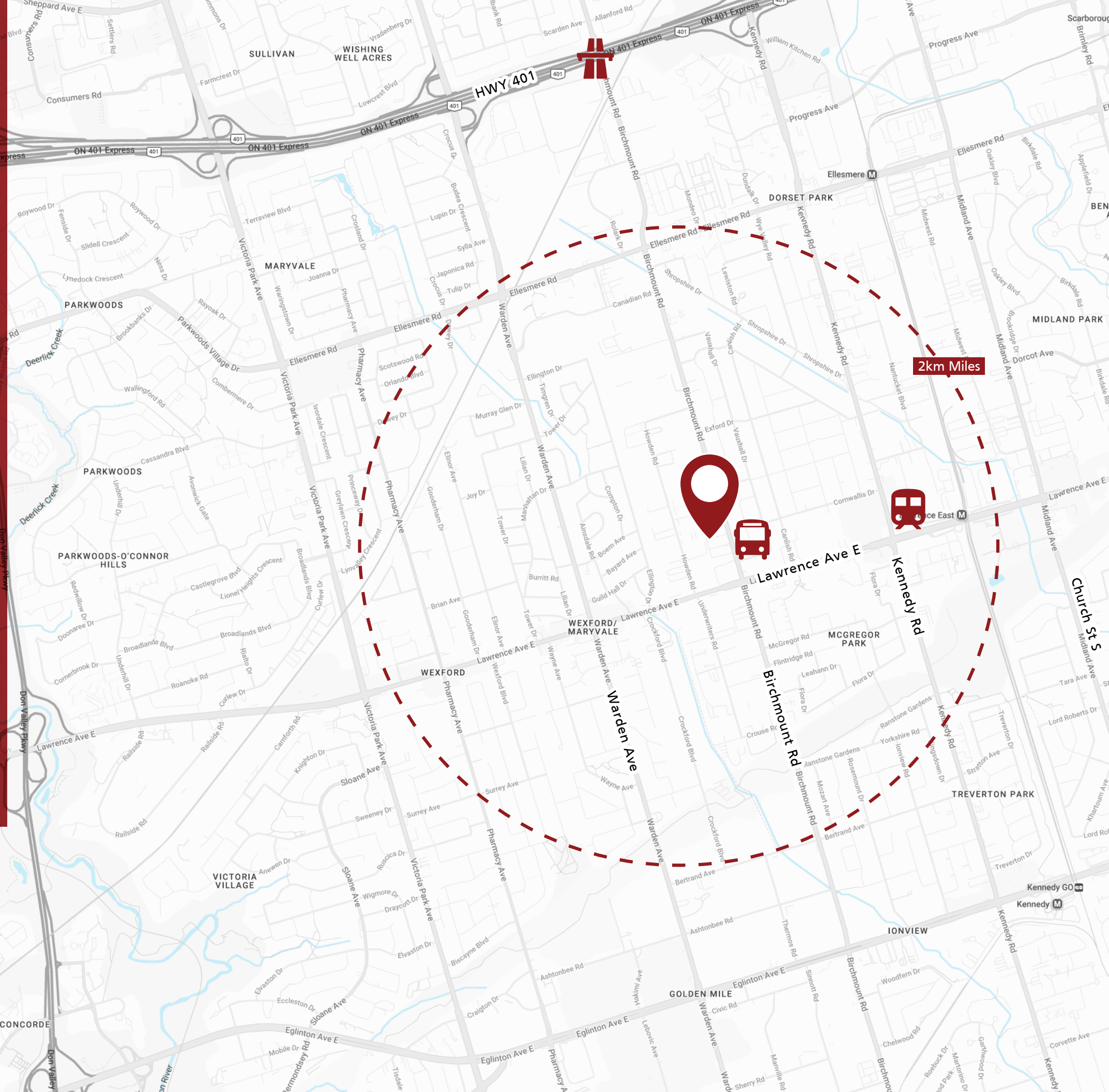
2 MINUTES

From New Lawrence Line



6 MIN

Access to HWY. 401



SITE PLAN



BUILDING FEATURES

- 1,990 SF - 4,257 SF
- PRECAST CONCRETE
- DRIVE-IN (12' X 14')
- 600 VOLT, 100 AMP SERVICE BUILDING
- FULL MEZZANINE
- 1 EXCLUSIVE PARKING
- AMPLE VISITOR PARKING
- SPRINKLER EQUIPPED
- SUMMER 2027 OCCUPANCY
- E ZONING



UNIQUE CONCEPT

MEZZANINES & INDUSTRIAL EFFICIENCY

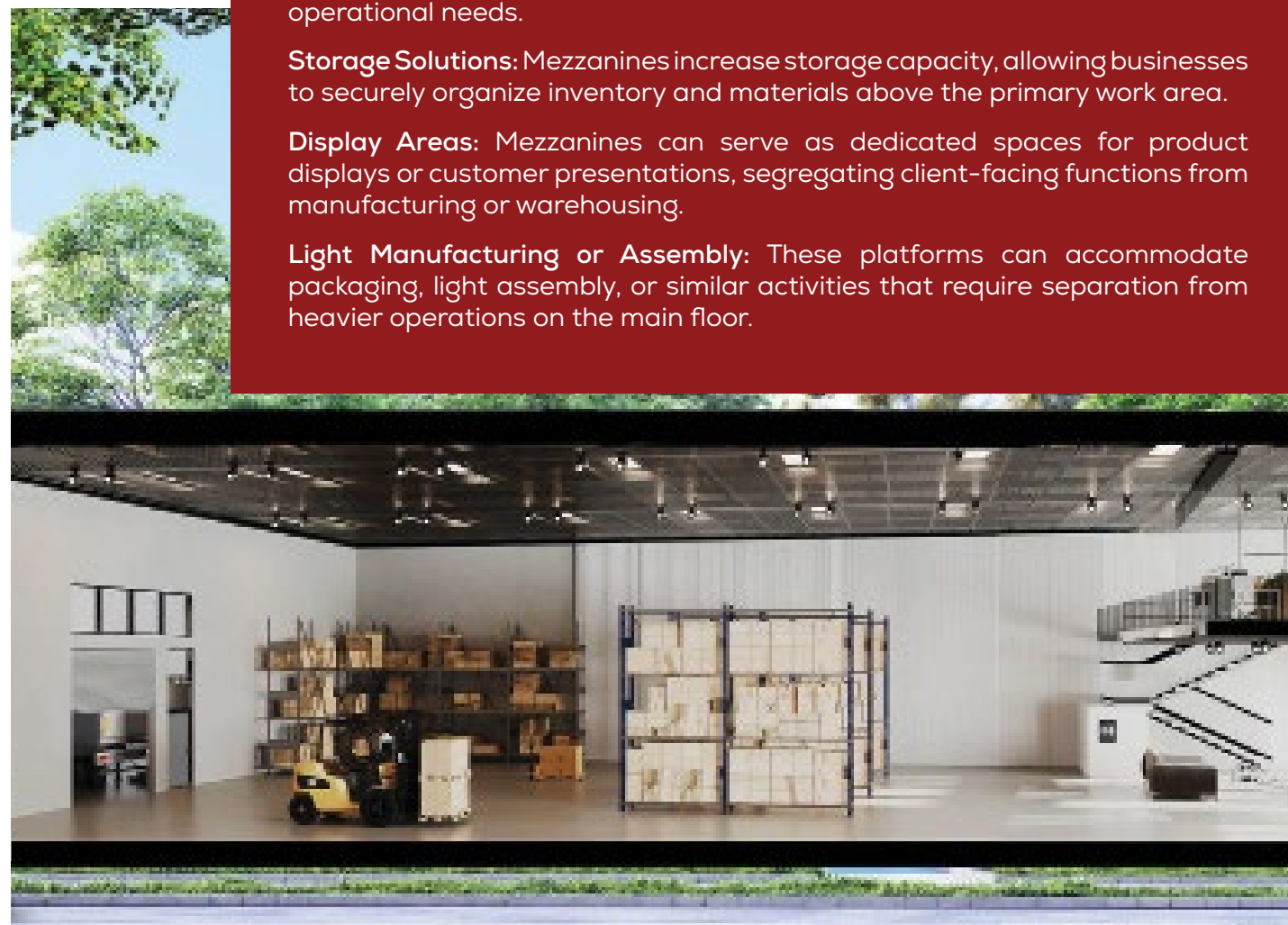
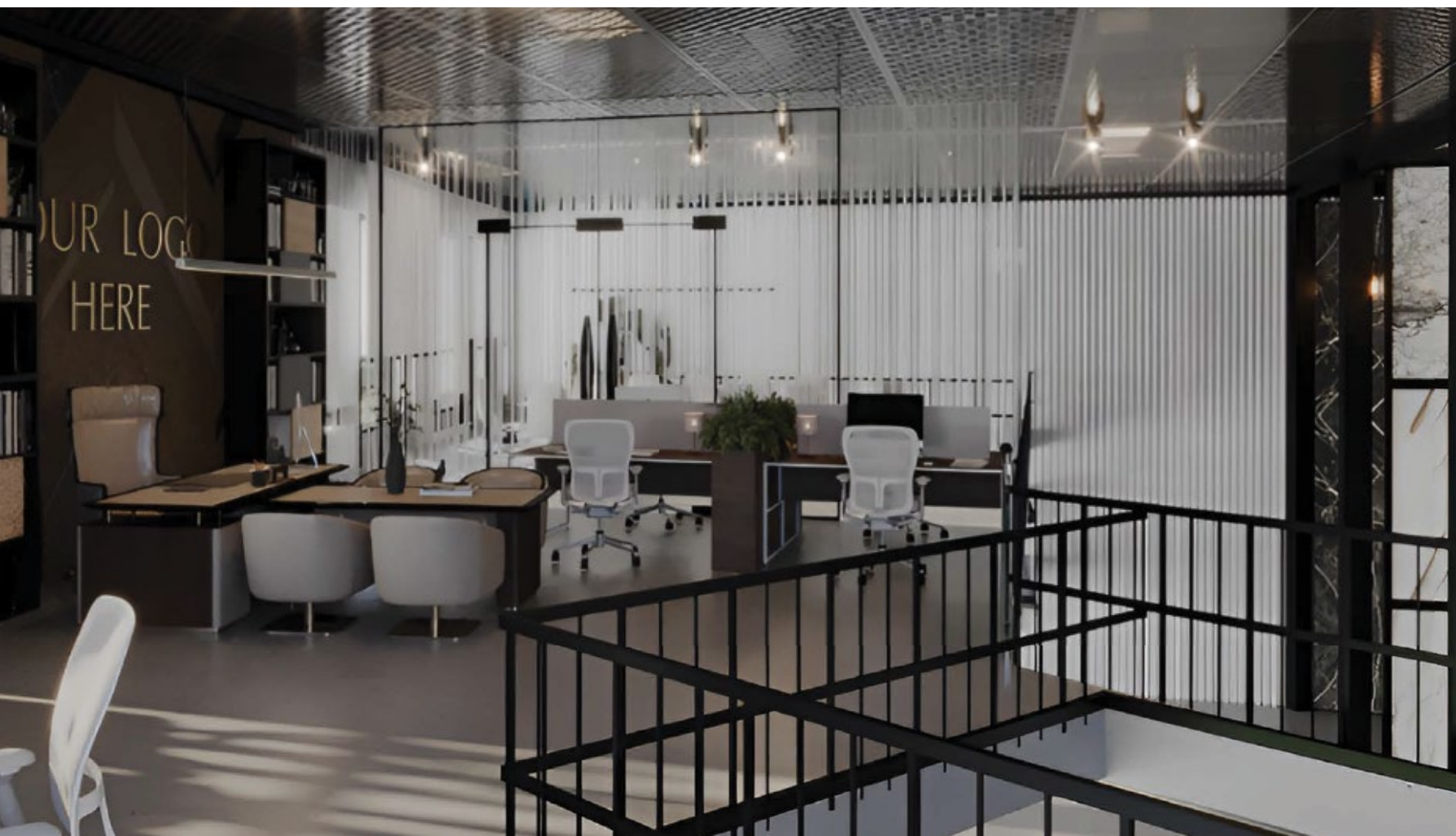
Mezzanines utilize vertical space, creating additional usable area within industrial units without increasing the building footprint. This keeps units affordable while improving operational flexibility and efficiency. Businesses can better utilize available space to support a variety of functions. Common applications in industrial properties include:

Administrative and Supervisory: Elevated mezzanines enable oversight of warehouse or production activities while conserving valuable floor space for operational needs.

Storage Solutions: Mezzanines increase storage capacity, allowing businesses to securely organize inventory and materials above the primary work area.

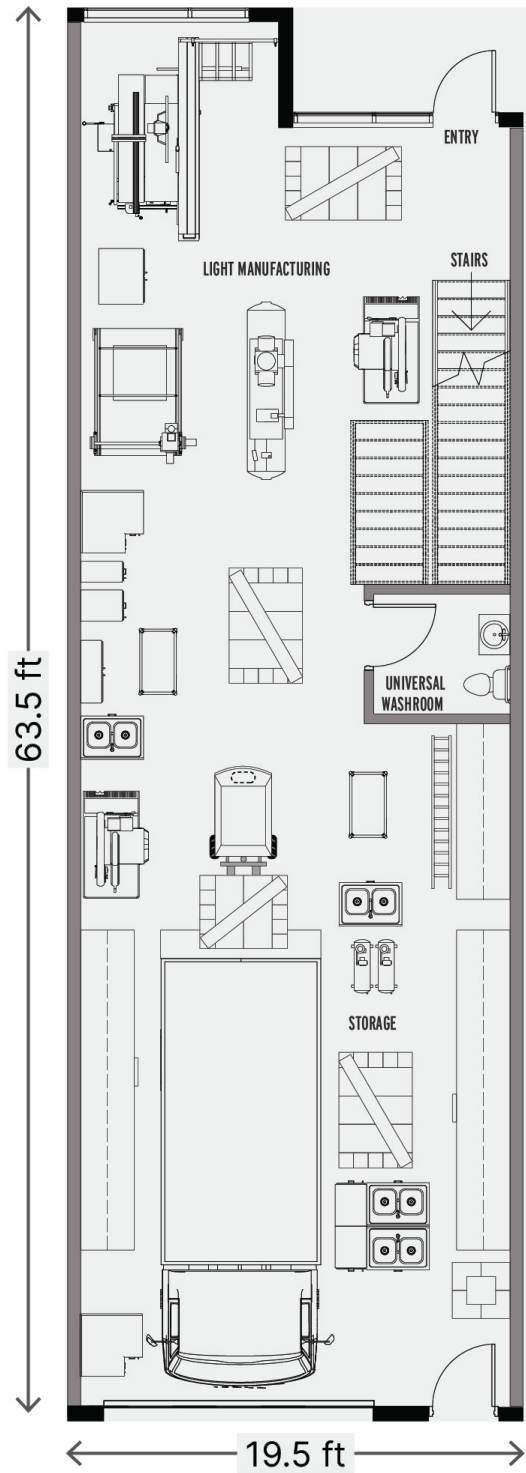
Display Areas: Mezzanines can serve as dedicated spaces for product displays or customer presentations, segregating client-facing functions from manufacturing or warehousing.

Light Manufacturing or Assembly: These platforms can accommodate packaging, light assembly, or similar activities that require separation from heavier operations on the main floor.

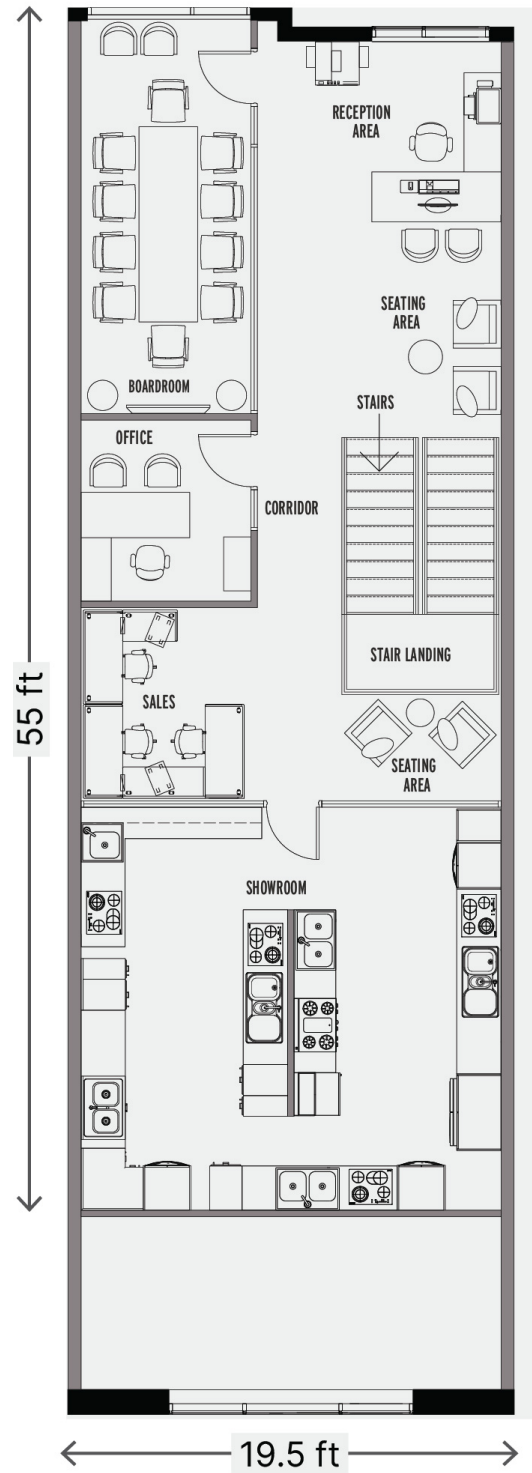


SAMPLE FLOOR PLAN 1

LIGHT MANUFACTURING



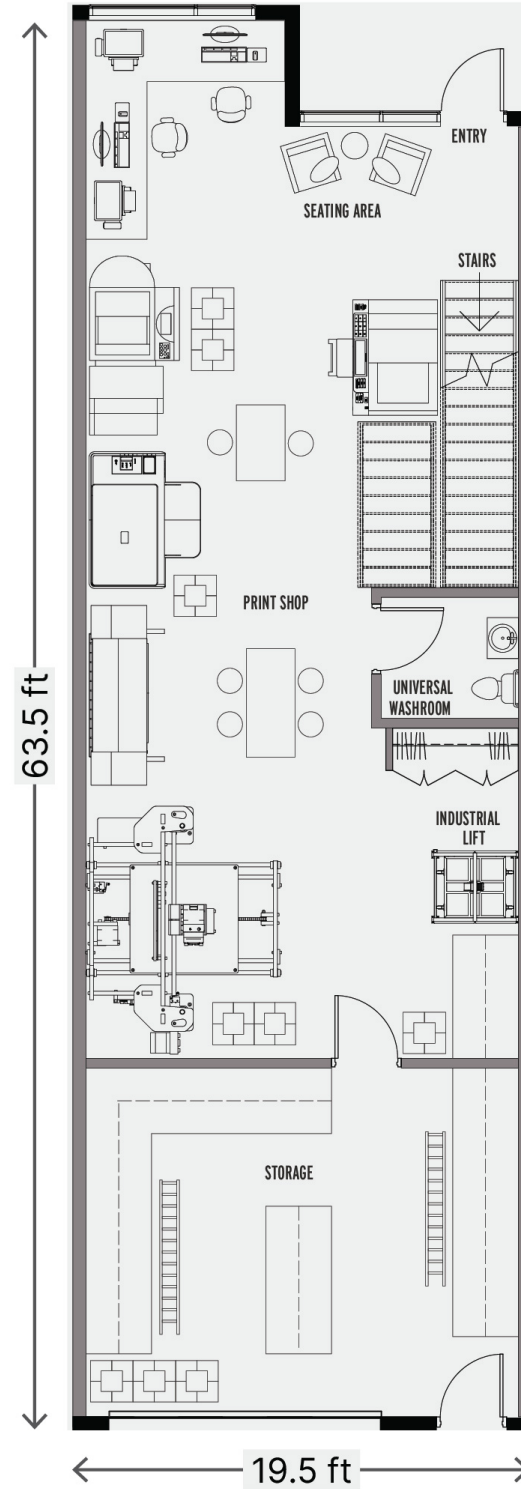
GROUND FLOOR



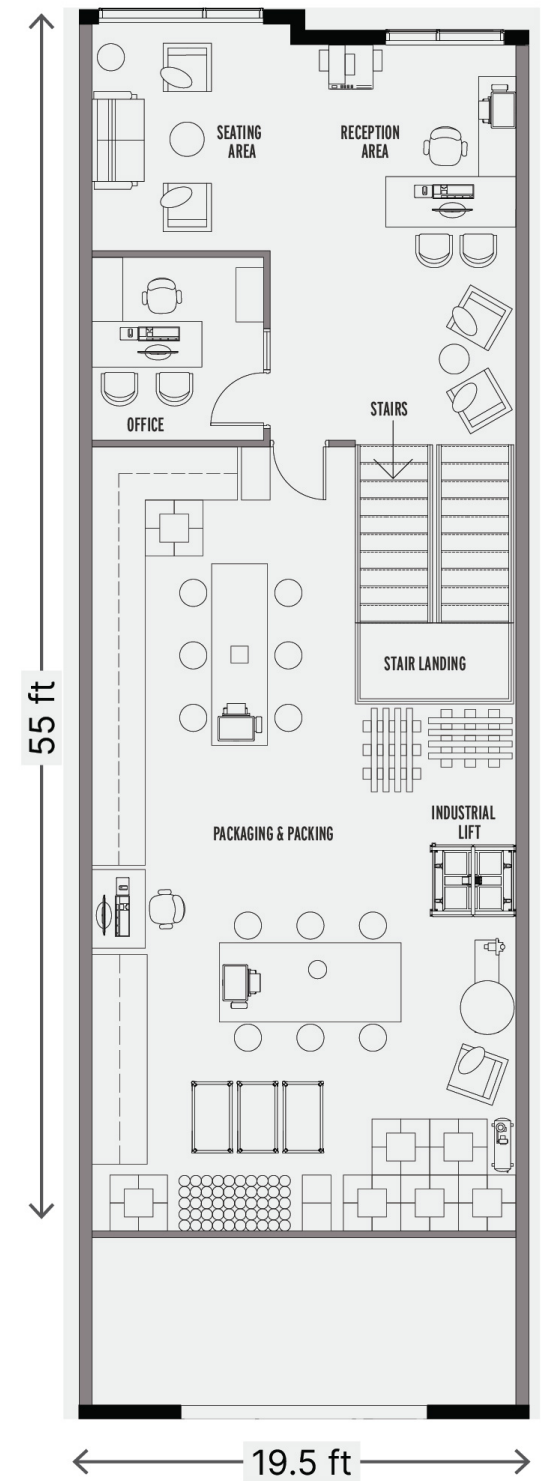
MEZZANINE

SAMPLE FLOOR PLAN 2

PRINT SHOP



GROUND FLOOR



MEZZANINE



WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

BUILD EQUITY

Every monthly payment goes toward owning your asset and increasing your equity, rather than paying off someone else's mortgage.

IMPROVING SPACE

Money spent on a unit you own increases value for your asset, not the landlord's.

AVOID RENT UNCERTAINTY

Protect your bottom line by eliminating unpredictable rent hikes and rising operating costs imposed by landlords.

INFLUENCE KEY DECISIONS

Align with like-minded owners and influence key decisions for more efficient, transparent, and strategic property management.

LOW RATES

Take advantage of historically low borrowing rates coupled with favorable terms for owner user groups.

CONSISTENT APPRECIATION

Prices have consistently increased year-over-year for the past decade, reinforcing long-term investment value.

LEASE AGREEMENTS

Lease agreements are inherently landlord favoured, allowing them to charge on costs that you would not incur as an owner.

RENT OR SELL

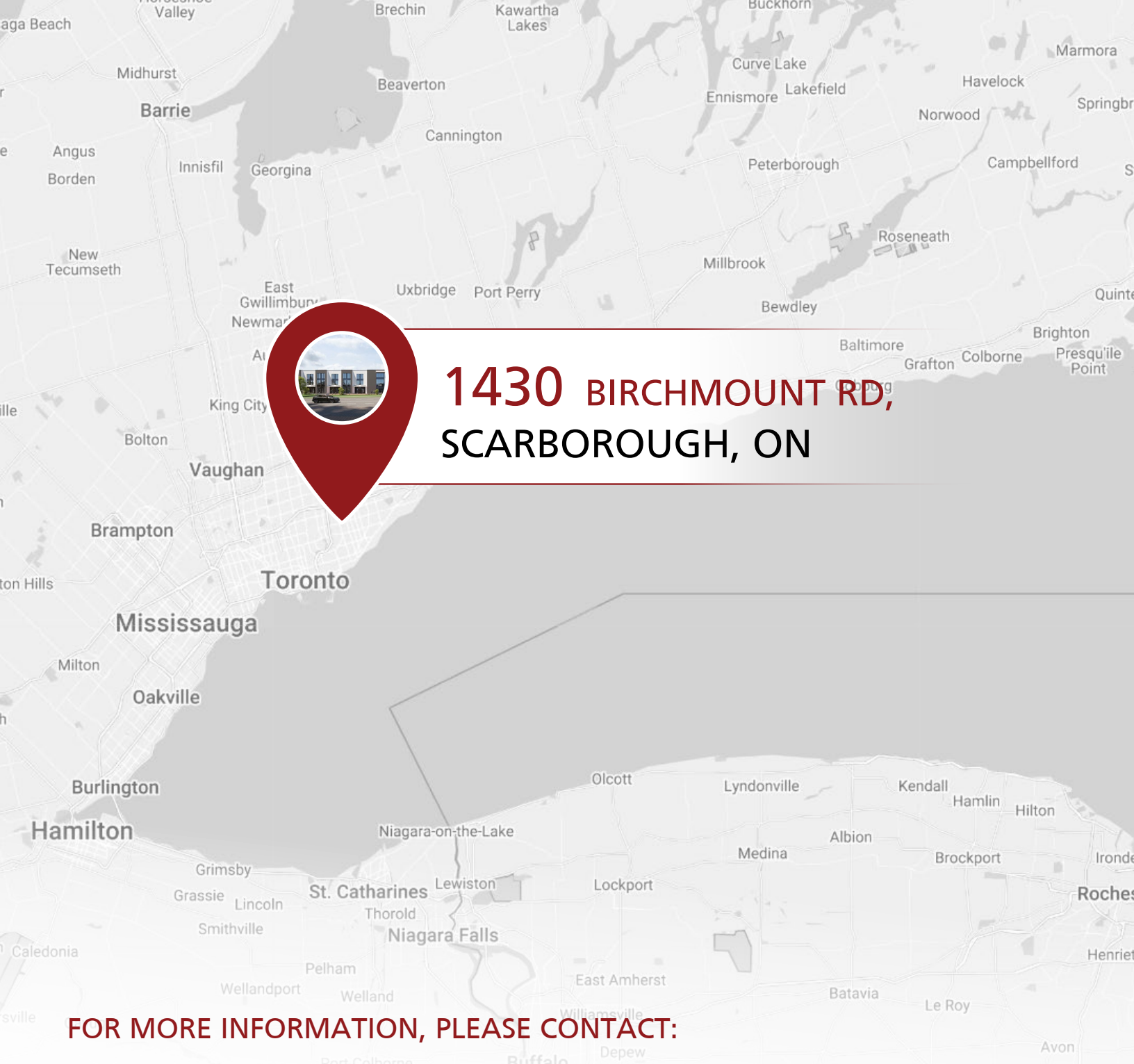
Ownership provides many more financial options, including renting to a third party or selling asset with the sale of a business. It also provides you as the owner more control over building decisions and capital expenditures.

TAX BREAKS

Let tax efficiencies via depreciation, deduction of interest and other mortgage related expenses work in your favour.

INVESTMENT OPPORTUNITY

Pickering's ultra-low industrial vacancy rates indicate strong tenant demand, stable occupancy, and the potential for long-term, reliable returns in a rapidly growing GTA industrial corridor.



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FOR MORE INFORMATION, PLEASE CONTACT:



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