

# STORAGE SPACE FOR USER / INVESTOR



CREILAND  
CONSULTANTS



## MINI-WAREHOUSE OWNERSHIP OPPORTUNITY

1430 BIRCHMOUNT ROAD, TORONTO

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## INTRODUCING TORONTO EAST CORPORATE CENTRE — A PREMIER BUSINESS DESTINATION

### REDEFINING WORKSPACES FOR SMALL BUSINESS OWNERS

Toronto East Corporate Centre is more than a typical development, it's a forward-thinking vision designed for small business owners, builder and contractors, and other emerging entrepreneurs looking for mini warehouses for their business needs.

These workspaces redefine what's possible, unlocking opportunities to access one of the GTA's most under-recognized, high-growth markets.

# MINI WAREHOUSE AND STORAGE SPACE FOR GROWING BUSINESSES

## WE HELP YOU GROW

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 suites from 108 SF to 349 SF. This thoughtfully planned development supports a diverse range of small businesses and growing enterprises such as light industrial, professional, and service-oriented users.

Each workspace features individual HVAC, dedicated electrical service, skylights, showers, and freight elevator access—providing a turnkey solution for entrepreneurs, trades, and micro-warehousing users.

 **OCCUPANCY DATE:** Summer 2027

 **ZONING:** E

 **PRICE:** \$495 PSF + HST

-U#A3000: 108 SF = \$53,460 + HST

-U#A3097: 230 SF = \$113,850 + HST

-U#A3153: 349 SF = \$172,755 + HST

 **PROPERTY TAXES:** Estimated 2% of the Assessed Value

 **CONDO FEES:** Approx. \$0.18/ sq. ft (Hydro, metered separately)

 **DEPOSIT STRUCTURE:** 20% (\$25,000) on signing

 **PARKING:** Ample Visitor Parking

# SCARBOROUGH BUILT FOR BUSINESS, READY FOR GROWTH

**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



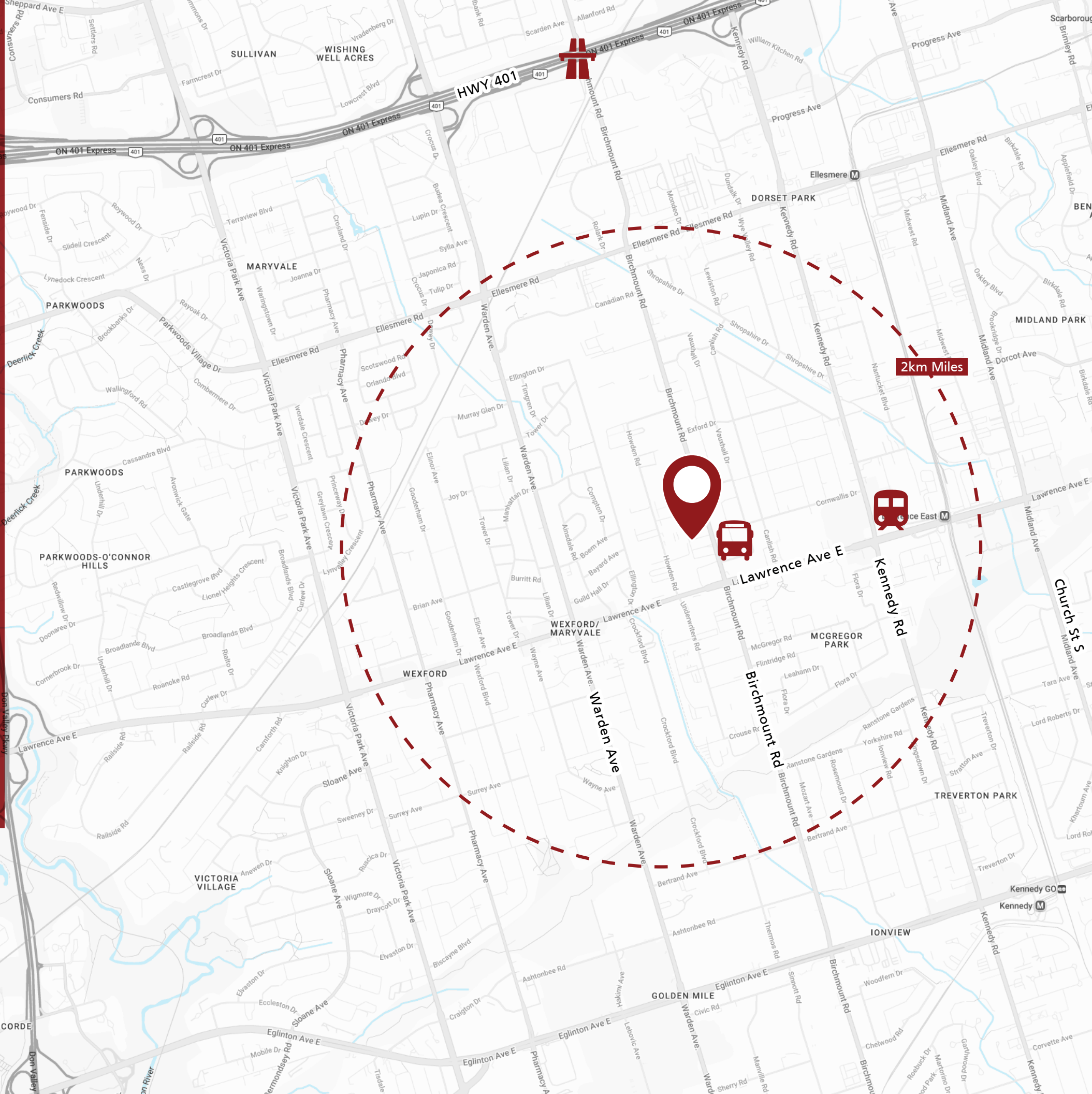
**2 MINUTES**

From New Lawrence Line



**6 MINUTES**

Access to HWY. 401



# SMART, SCALABLE WORKSPACES FOR SMALL OR EMERGING BUSINESSES

Workspaces Give You Room To Run Operations, Store Inventory, And Ship Orders - All In One Place.

## STRESS-FREE LOGISTICS

Convenient access for loading, deliveries, and daily operations with shared freight elevators and a shared drive-in loading area.

## SCALE YOUR BRAND

Designed for those who want to scale their brand without committing to oversized, high-cost warehouse space.

## PARTNERED MANAGEMENT SERVICES

From facility upkeep to shared logistics to business operation solutions, you will have a hassle-free environment for peace of mind.

## SMART SPACE

No Waste. Grow at Your Pace. Only pay for the space you need - no excess, no compromise. Our flexible units scale with your business.



## BUILDING FEATURES

- OCCUPANCY: Summer 2027
- WORKSPACES: 108 SF - 349 SF
- FINISHED UNIT (DRY-WALLS, FLOORING, C LIGHTING)
- SECURED FACILITY
- SHARED FREIGHT ELEVATORS
- SHARED DRIVE-IN LOADING AREA
- ELECTRICAL OUTLETS
- SPRINKLER EQUIPPED
- 24HR CODED ACCESS
- BUILDING SECURITY CAMERAS
- CLIMATE CONTROL HEATING/COOLING UNIT
- COMMON WASHROOMS
- COMMON SHOWERS
- WINDOWS / SKYLIGHTS



## IDEAL BUSINESSES THAT WOULD BENEFIT FROM MINI-WAREHOUSE OPPORTUNITIES

### YOUR SPACE, YOUR WAY

- Construction Contractors
- Wedding Planners
- Skilled Trades & Technicians
- Online e-Commerce Businesses
- Import and Export Trading
- Cell Phone Repair Services
- Event Organizers
- Creative Studios



# INDUSTRIA MANAGEMENT SERVICES

## WHERE BUSINESS RUNS SMARTER

Business Point has joined forces with Industria to introduce a premium, fully integrated solution for business support and tenant management—built to elevate operations and deliver lasting value.

From investors aiming to enhance tenant satisfaction to business owners in need of seamless operational support, Industria provides the right tools, services, and professional care to ensure effortless day-to-day management.

With Industria handling the details, you're free to focus on what matters most—growing your business.



Industria's Business Management Services bring enterprise-level infrastructure and professional support to small and mid-sized businesses ready to grow. With secure shipping, reliable Wi-Fi, conference rooms, and dedicated on-site assistance, each workspace is operated to the standard of a fully mini warehouse and storage business hub.



DRIVE-IN  
LOADING BAYS



CARRIER  
PICKUP



HIGH-SPEED  
BUSINESS WI-FI



ONSITE RECEPTION  
& SUPPORT STAFF



CONFERENCE &  
MEETING SPACES



24/7 SECURITY  
& ACCESS



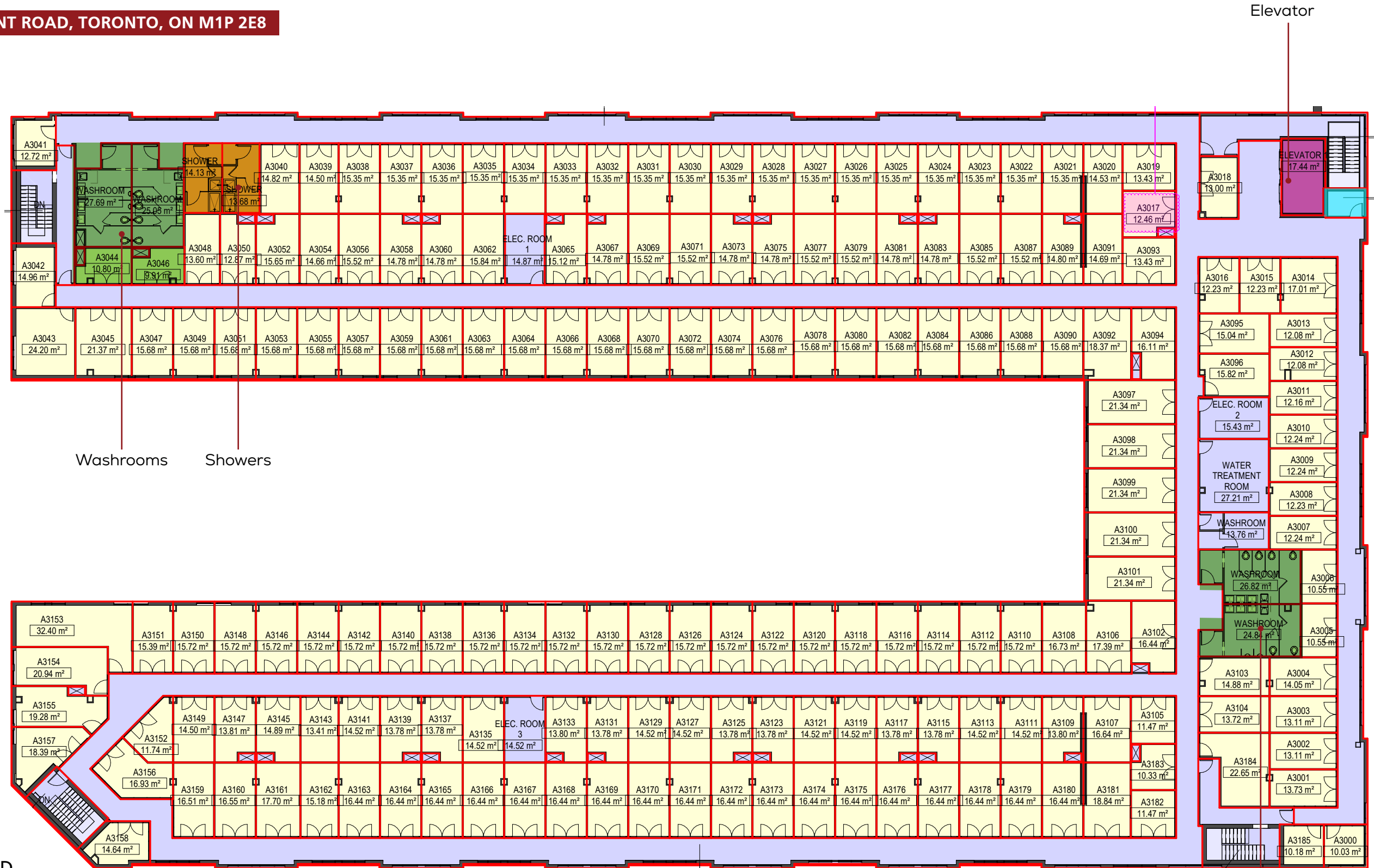
MAIL & LARGE  
SHIPMENT RECEIVING



LIVE ANSWERING  
SERVICE

# SCARBOROUGH BUILDING A

1430 BIRCHMOUNT ROAD, TORONTO, ON M1P 2E8



Washrooms Showers

Elevator

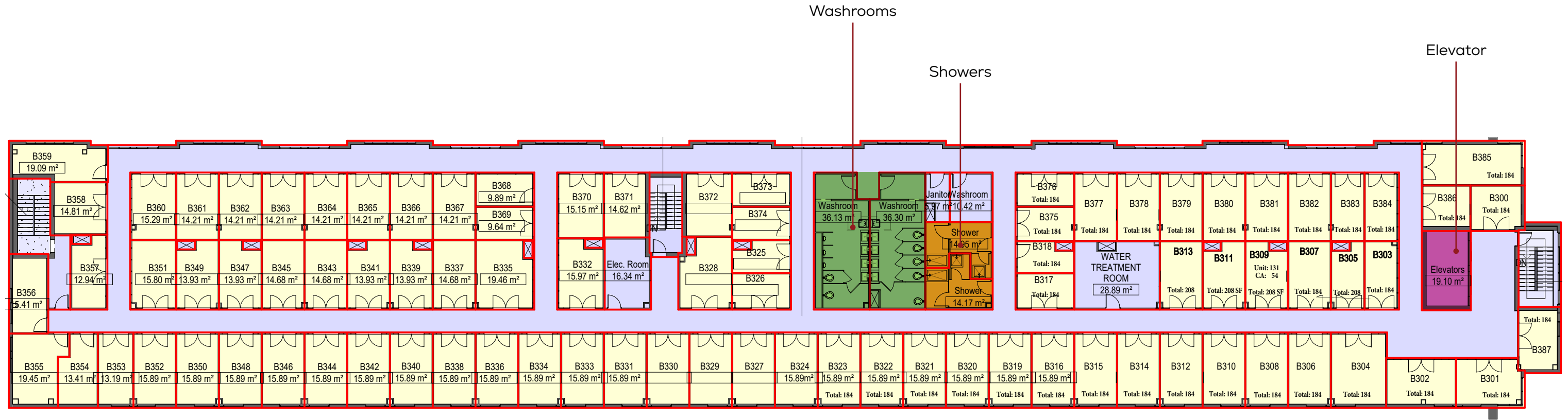
Washrooms

## BUILDING LEGEND

- Common Area
- Workspace
- Showers
- Washrooms
- Freight Elevator

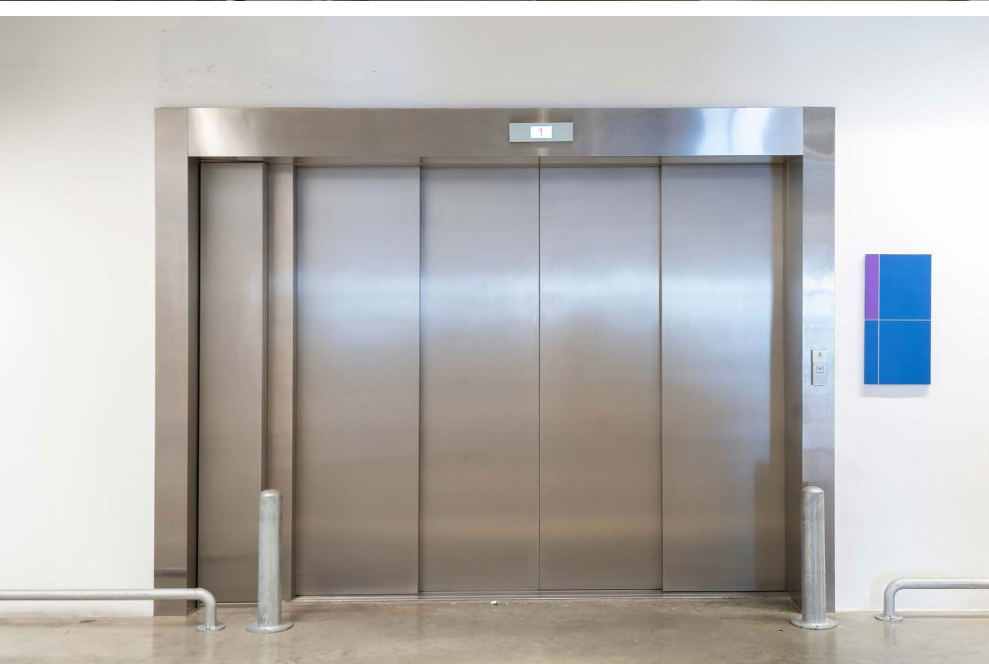
# SCARBOROUGH BUILDING B

1430 BIRCHMOUNT ROAD, TORONTO, ON M1P 2E8



## BUILDING LEGEND

- Common Area
- Workspace
- Showers
- Washrooms
- Freight Elevator



## FOR EVERY STAGE OF YOUR BUSINESS JOURNEY



### EARLY-STAGE STARTUPS

Affordable, right-sized units that combine storage and workspace, perfect for launching your business. A simple, professional base to manage inventory, fulfill orders, and start building your brand.



### HIGH-GROWTH BRANDS

As demand grows, so do your needs. Our units support the next phase with dedicated workspaces and logistics-friendly features - including freight elevator access, flexible layouts, and shared resources to streamline operations and reduce costs.



### SCALING BUSINESSES

Take full control of your operations with a warehouse that works like a full-sized one. Designed for brands ready to scale, these units offer a blend of workspace, warehousing, and logistics support, so you can expand without relocating or overspending.



## 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

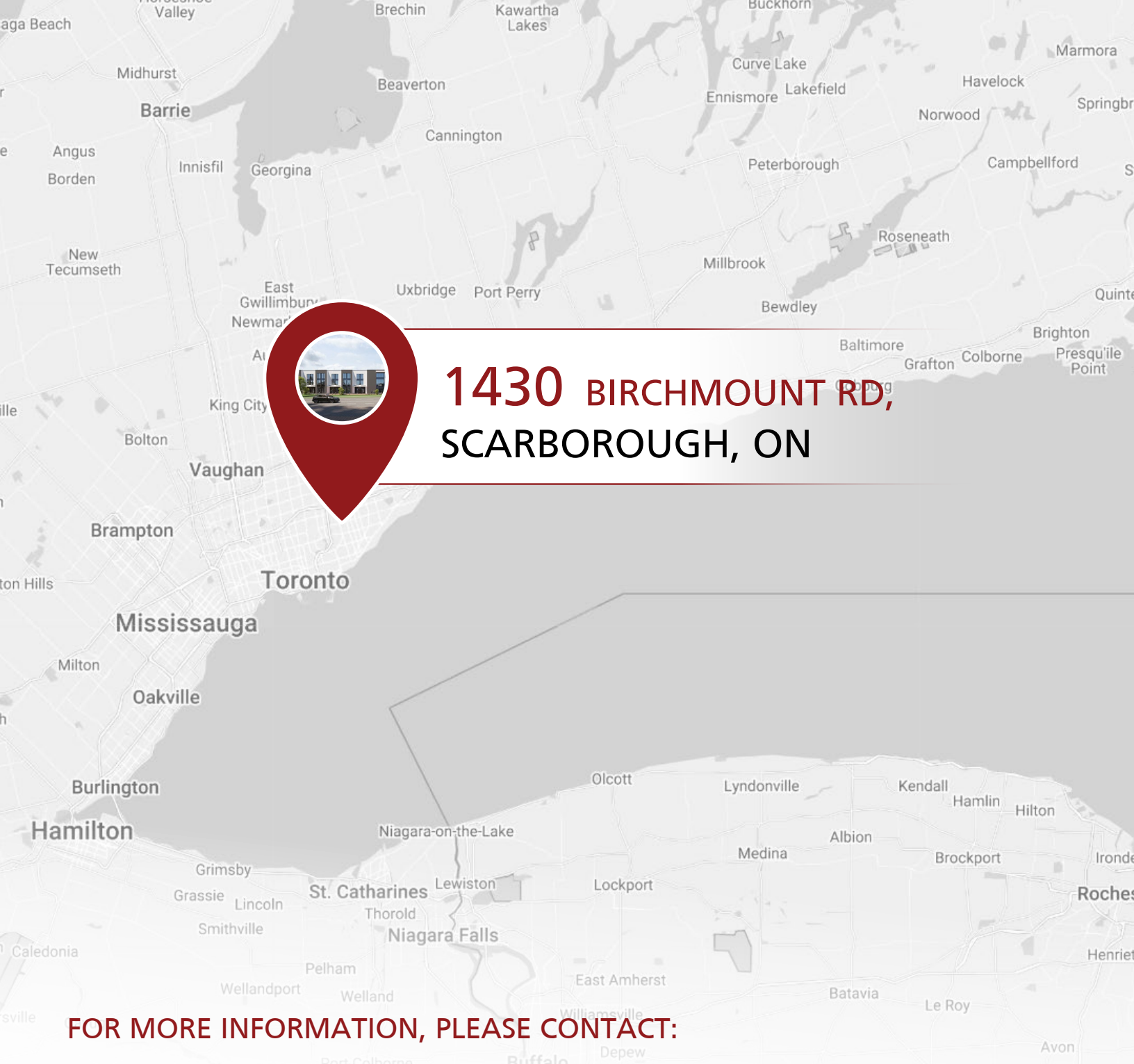
Ownership provides many more financial options, including renting to a third party or selling asset with the sale of a business. It also provides you as the owner more control over building decisions and capital expenditures.

### 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.



# 1430 BIRCHMOUNT RD, SCARBOROUGH, ON

**FOR MORE INFORMATION, PLEASE CONTACT:**



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