



FOR LEASE

61 SCOTTFIELD DRIVE, TORONTO

1.3 DIVISIBLE ACRES | INDUSTRIAL YARD FOR FLEET & OVERFLOW PARKING

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COMMERCIAL REAL ESTATE SERVICES

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THE OFFERING

Lee Toronto, in partnership with Cushman & Wakefield, is pleased to present a prime leasing opportunity at 61 Scottfield Drive in Scarborough, Ontario. Located within a well-established industrial node, the property benefits from convenient access to major arterial routes and is well suited for industrial yard, fleet parking, and overflow parking uses across a range of occupiers.

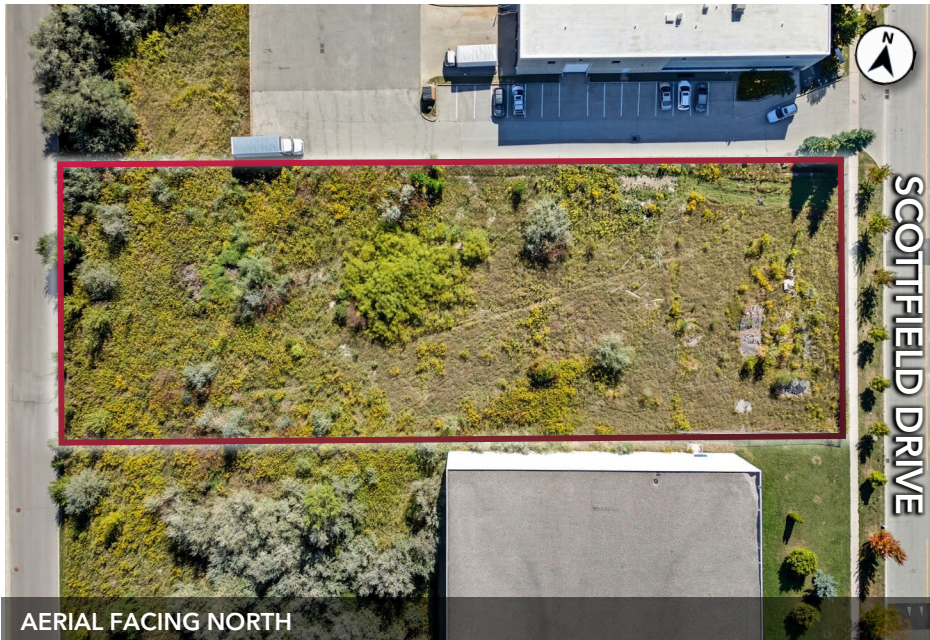
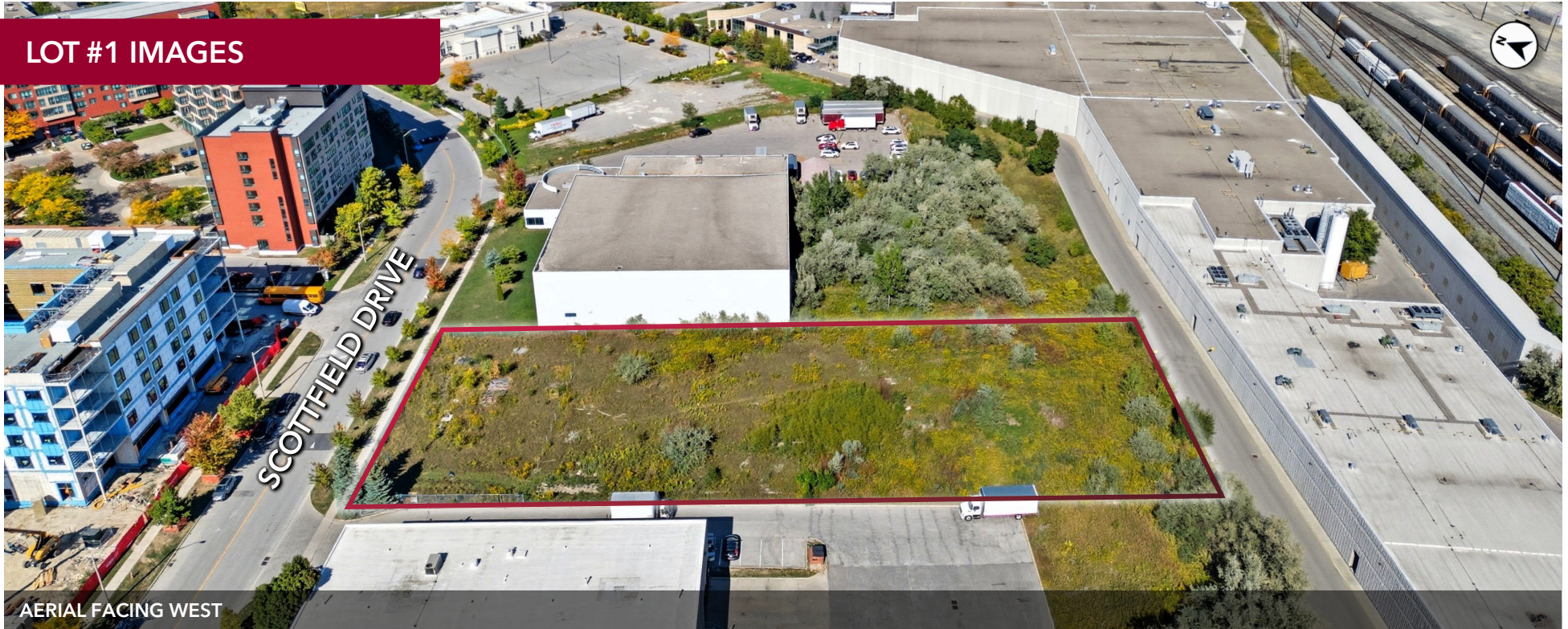
The ±1.3 gross acre site features full municipal servicing and strong frontage along Scottfield Drive. Strategically positioned in Toronto’s east end, 61 Scottfield Drive offers efficient connectivity to Highway 401 and surrounding employment areas. The location, zoning, and configuration make the site a practical and well positioned solution for logistics, fleet, and service-oriented users seeking functional outdoor space within the City of Toronto.

PROPERTY DETAILS:

PIN	06079-0228
TOTAL SIZE	±1.3 Gross Acres
ZONING	E 0.7 – Employment Industrial
SERVICING	Full Municipal Servicing Available
FRONTAGE	± 151’ along Scottfield Drive
ASKING PRICE	\$14,000 Gross / Acre / Month



LOT #1 IMAGES



ZONING

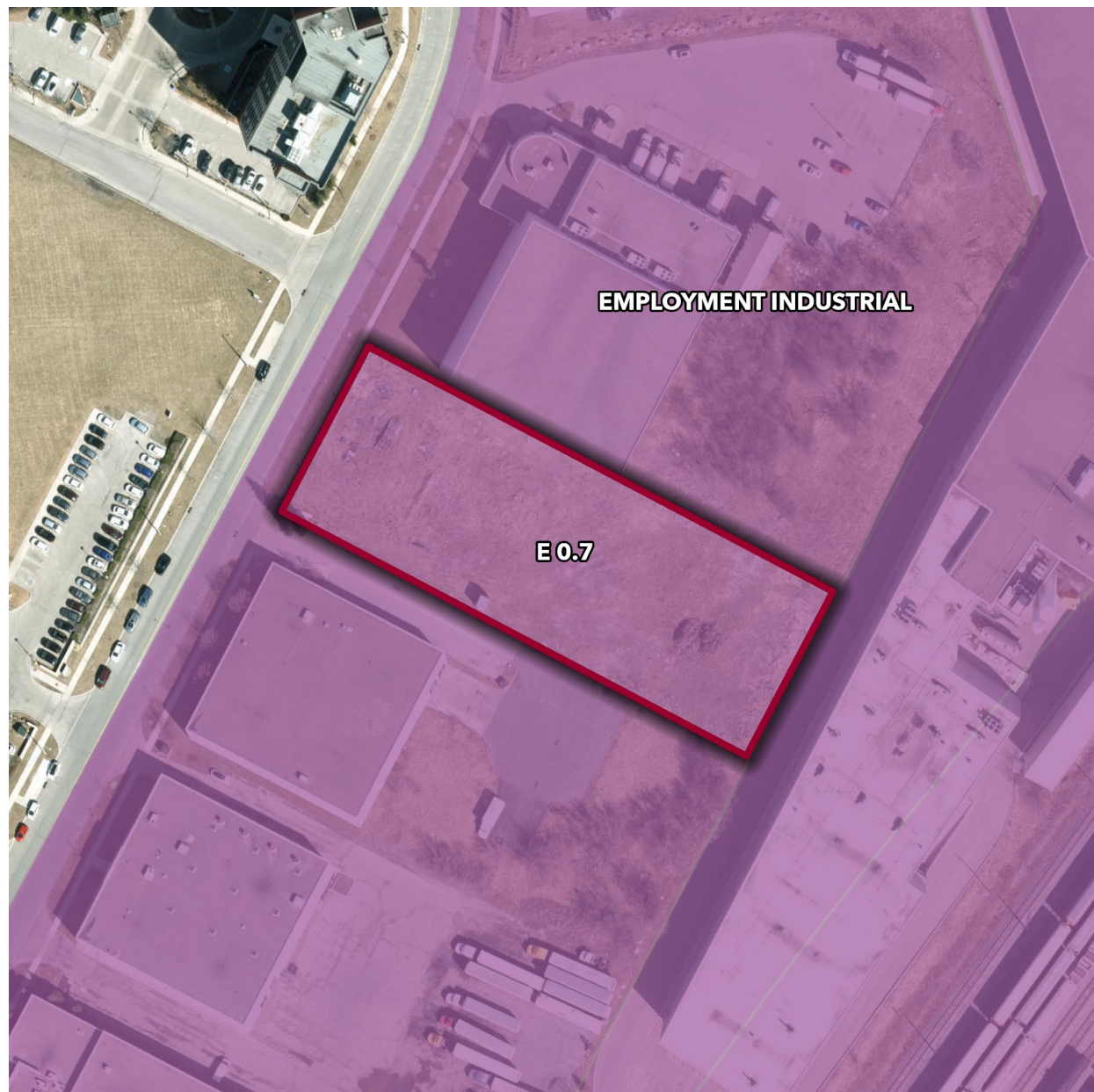
The subject property is zoned E 0.7 - Employment Industrial under the City of Toronto Zoning By law 569 2013. This employment designation is intended to accommodate a broad range of industrial, warehousing, logistics, and transportation related uses that support Toronto's employment base.

The E 0.7 - Employment Industrial zone permits a variety of light industrial and service-oriented uses, including truck and trailer parking and outside storage, subject to compliance with applicable performance standards and municipal regulations.

Key considerations for this zoning designation include compliance with City of Toronto requirements related to access, buffering, and environmental standards, including any necessary approvals or occupancy certifications.

This zoning provides flexibility for industrial users, making 61 Scottfield Drive well suited for fleet parking, logistics support, and other industrial yard uses within one of Scarborough's established employment districts.

For more information on The City of Toronto Zoning by-laws: [Click Here](#)



LABOUR & DEMOGRAPHICS

Located within the eastern region of Toronto, Scarborough is a well-established commercial and industrial hub offering exceptional connectivity and workforce depth. With a population of over 2.7 million, a labour force exceeding 1.5 million, and an employment rate of 55%, the area provides strong access to skilled talent across logistics, manufacturing, construction, and service sectors.

As part of the City of Toronto's dynamic economic corridor, Scarborough benefits from robust transportation infrastructure, proximity to major highways, and seamless access to the Greater Toronto Area.

Its diverse and growing workforce, coupled with continued investment in industrial and employment lands, makes Scarborough a strategic location for businesses seeking long-term operational stability and growth potential.

NORTH YORK

MARKHAM

PICKERING

SCARBOROUGH

407

404

DVP

401

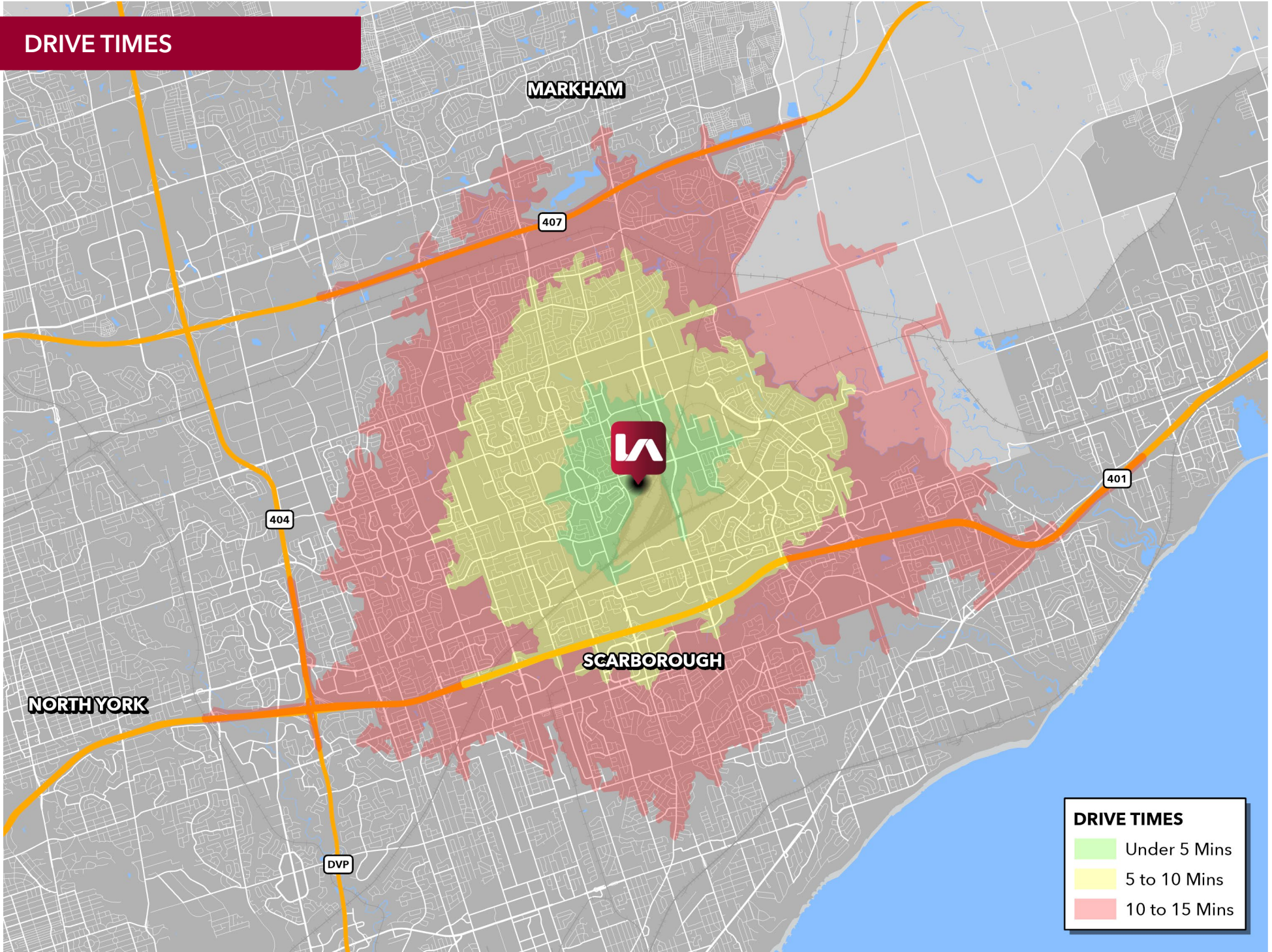
5 KM

10 KM

15 KM

**2,794,356**TOTAL
POPULATION**1,518,420**LABOUR
FORCE**55%**EMPLOYMENT
RATE

DRIVE TIMES



DRIVE TIMES

- Under 5 Mins
- 5 to 10 Mins
- 10 to 15 Mins



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