



FOR LEASE

181 SILVER STAR BOULEVARD, TORONTO

2.7 DIVISIBLE ACRES | INDUSTRIAL YARDS FOR FLEET & OVERFLOW PARKING

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WAKEFIELD**



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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates Commercial Real Estate Inc., Brokerage. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. *Sales Representative | **Broker

THE OFFERING

Lee Toronto, in partnership with Cushman & Wakefield, is pleased to present a prime opportunity at 181 Silver Star Boulevard in Scarborough, Ontario. Situated in a well-established industrial node with convenient access to major arterial routes, this ±2.7-acre site offers an ideal solution for parking and outside storage uses.

The property features full municipal servicing, excellent frontage along Silver Star Boulevard, and flexible employment zoning that accommodates a range of industrial-related operations.

Its strategic location within Toronto’s east end provides seamless connectivity to Highway 401 and surrounding amenities, making it a practical and well-positioned site for logistics and fleet users.

PROPERTY DETAILS:

PIN	Lot #1: 06020-0011 Lot #2: 06020-0010
TOTAL SIZE	±2.7 Gross Acres
LOT #1	±1.21 Acres
LOT #2	±1.49 Acres
ZONING	E 0.5 - Employment Industrial EH 0.5 - Employment Heavy Industrial
SERVICING	Full Municipal Servicing Available
FRONTAGE	± 438’ along Silver Star Blvd.
ASKING PRICE	\$14,000 Gross / Acre / Month



LOT #1 IMAGES

TOTAL SIZE ±1.21 ACRES



AERIAL FACING WEST



AERIAL FACING NORTH



AERIAL FACING NORTHWEST

LOT #2 IMAGES

TOTAL SIZE ±1.49 ACRES



ZONING

The subject property is zoned **E 0.5 - Employment Industrial** and **EH 0.5 - Employment Heavy Industrial** under the **City of Toronto Zoning By-law 569-2013**. These employment designations are intended to accommodate a broad range of industrial operations, warehousing, logistics, and related employment uses that support the city's economic base.

The **E 0.5 - Employment Industrial** zone permits a variety of light industrial and service-oriented uses, while the **EH 0.5 - Employment Heavy Industrial** zone allows for more intensive operations that may involve manufacturing, outside storage, or heavy vehicle use, subject to applicable performance standards and setbacks.

Key considerations for these zones include:

- Permits a wide range of employment and transportation uses, including **truck and trailer parking**.
- Requires compliance with municipal performance standards regarding access, buffering, and environmental impact (Occupancy Certificate)

These zoning designations provide flexibility for industrial users, making **181 Silver Star Boulevard** ideally suited for parking and logistic uses within one of Toronto's most active employment districts.

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

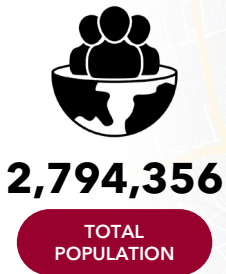
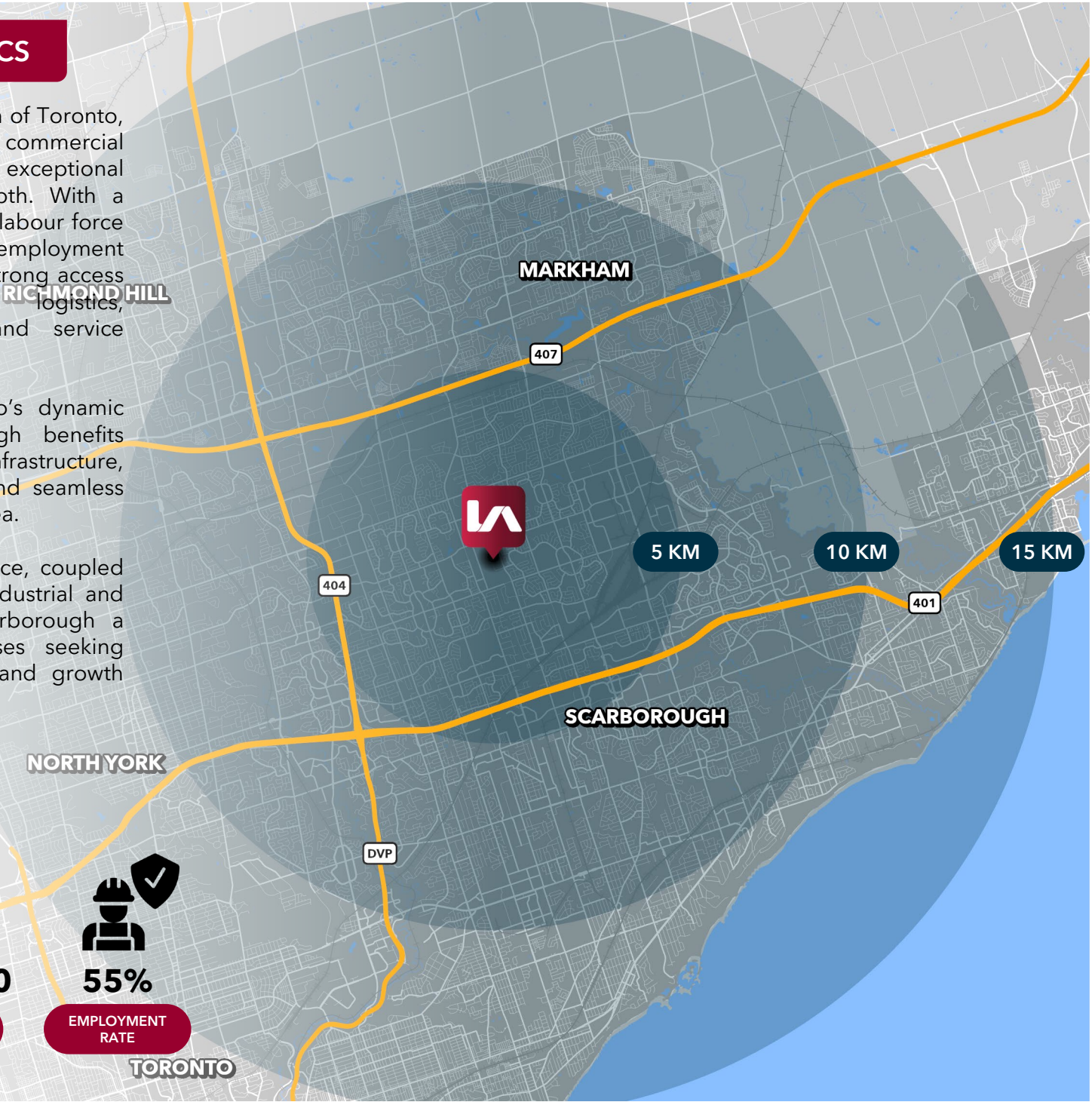


LABOUR & DEMOGRAPHICS

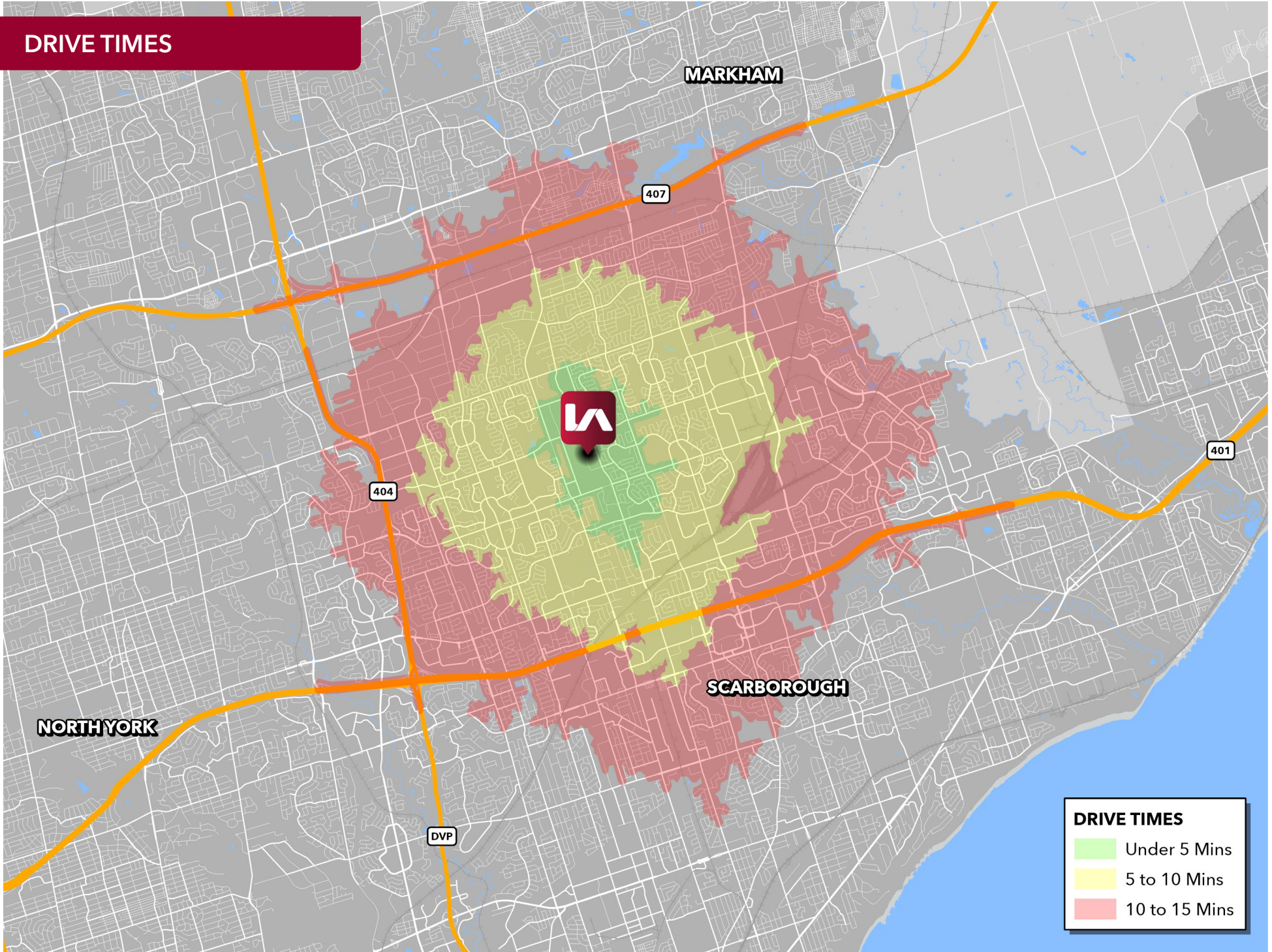
Located within the eastern region of Toronto, Scarborough is a well-established commercial and industrial hub offering exceptional connectivity and workforce depth. With a population of over 2.7 million, a labour force exceeding 1.5 million, and an employment rate of 55%, the area provides strong access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



DRIVE TIMES





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