

FOR SALE

45,752 SF

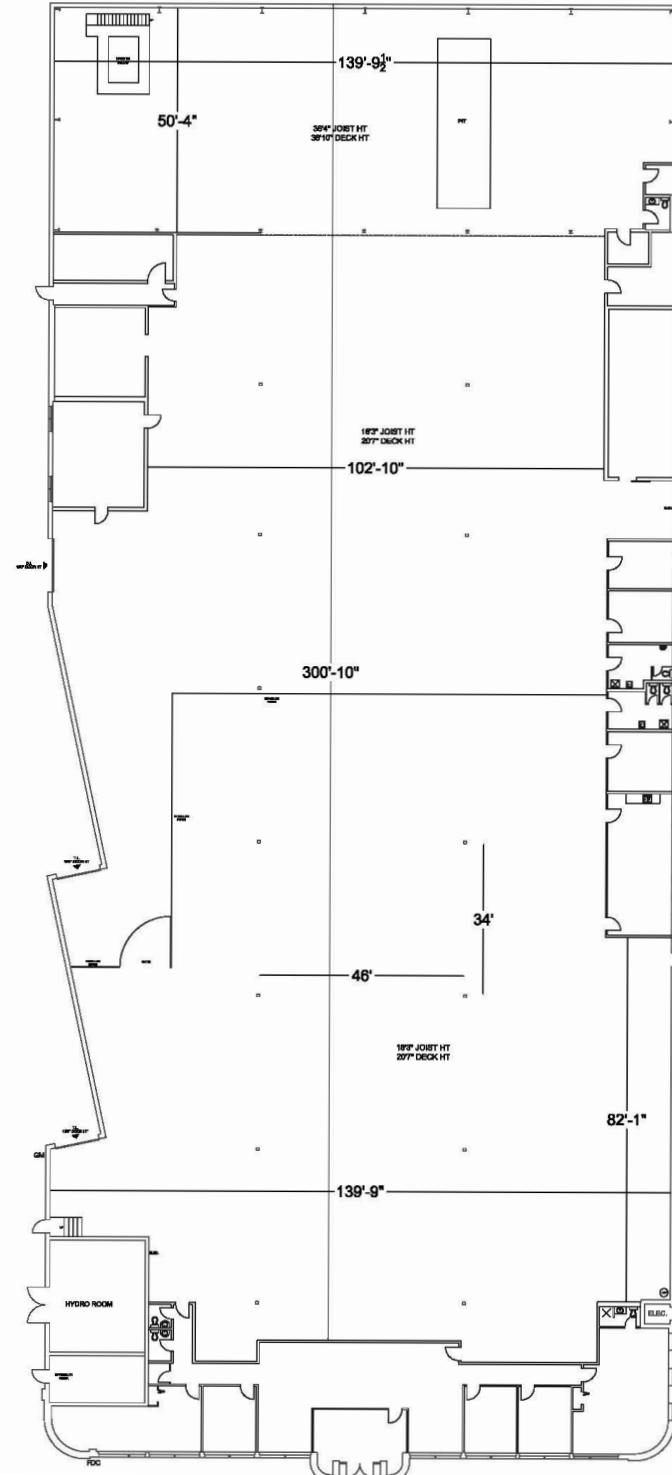


130 SILVER STAR BOULEVARD

SCARBOROUGH, ON

EXECUTIVE SUMMARY

Cushman & Wakefield ULC (the “Advisor”) is pleased to offer, on an exclusive basis, a free-standing industrial building located at 130 Silver Star Boulevard, Scarborough. The property totals 45,752 SF, including 3,563 SF (8%) of office space, and occupies a 2.1-acre site with EH 0.5 - Industrial Employment zoning. Situated in a highly sought-after Scarborough industrial node with limited opportunities for acquisition, this offering presents a unique opportunity for users and investors to own a well-positioned asset poised for continued growth in a supply-constrained market.



Location:	130 Silver Star Boulevard, Scarborough
Site Area:	2.1 Acres
Total Size:	45,752 SF
Industrial:	42,189 SF
Office:	3,563 SF (8%)
Clear:	18' - 36'
Shipping:	2 Truck Level Doors 1 Drive In Doors
Parking	21 Surface Level Stalls
Zoning:	EH 0.5 - Employment Industrial
Official Plan:	Employment Area

Located in northern Scarborough, 130 Silver Star Blvd. is ideally situated between Warden Avenue and Kennedy Road, offering a prime mix of warehousing, retail, dining, and office space. With direct access to Highways 407, 401, and 404/DVP, the property ensures excellent connectivity across the GTA, supporting efficient business operations and easy access for employees,

PROPERTY HIGHLIGHTS

130 SILVER STAR BOULEVARD, SCARBOROUGH

A DRIVING WORKFORCE



138,907
POPULATION
Within 3 KM



\$79,613
AVG. INCOME
Within 3 KM



47,364
TOTAL HOUSEHOLDS
Within 3 KM



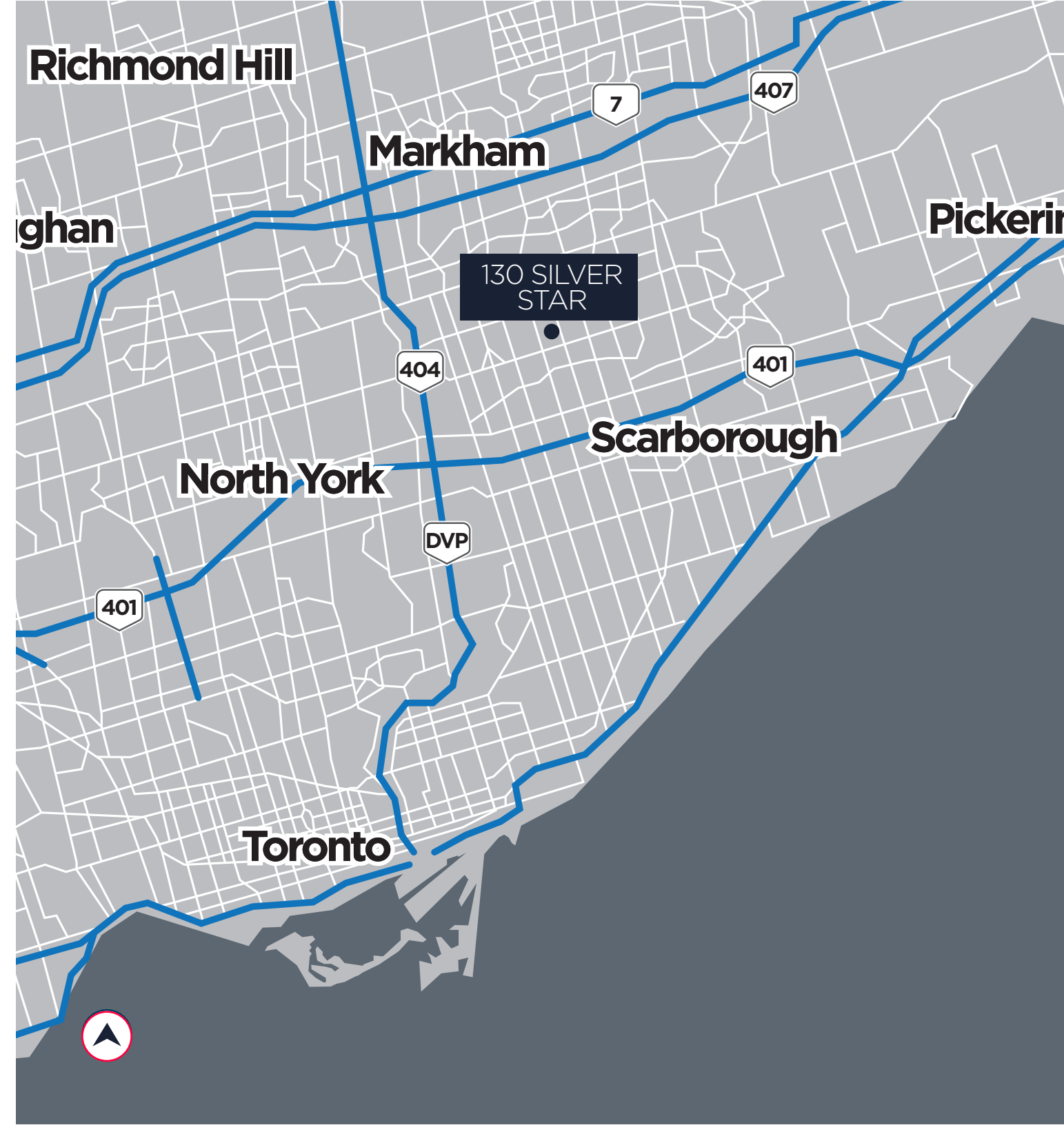
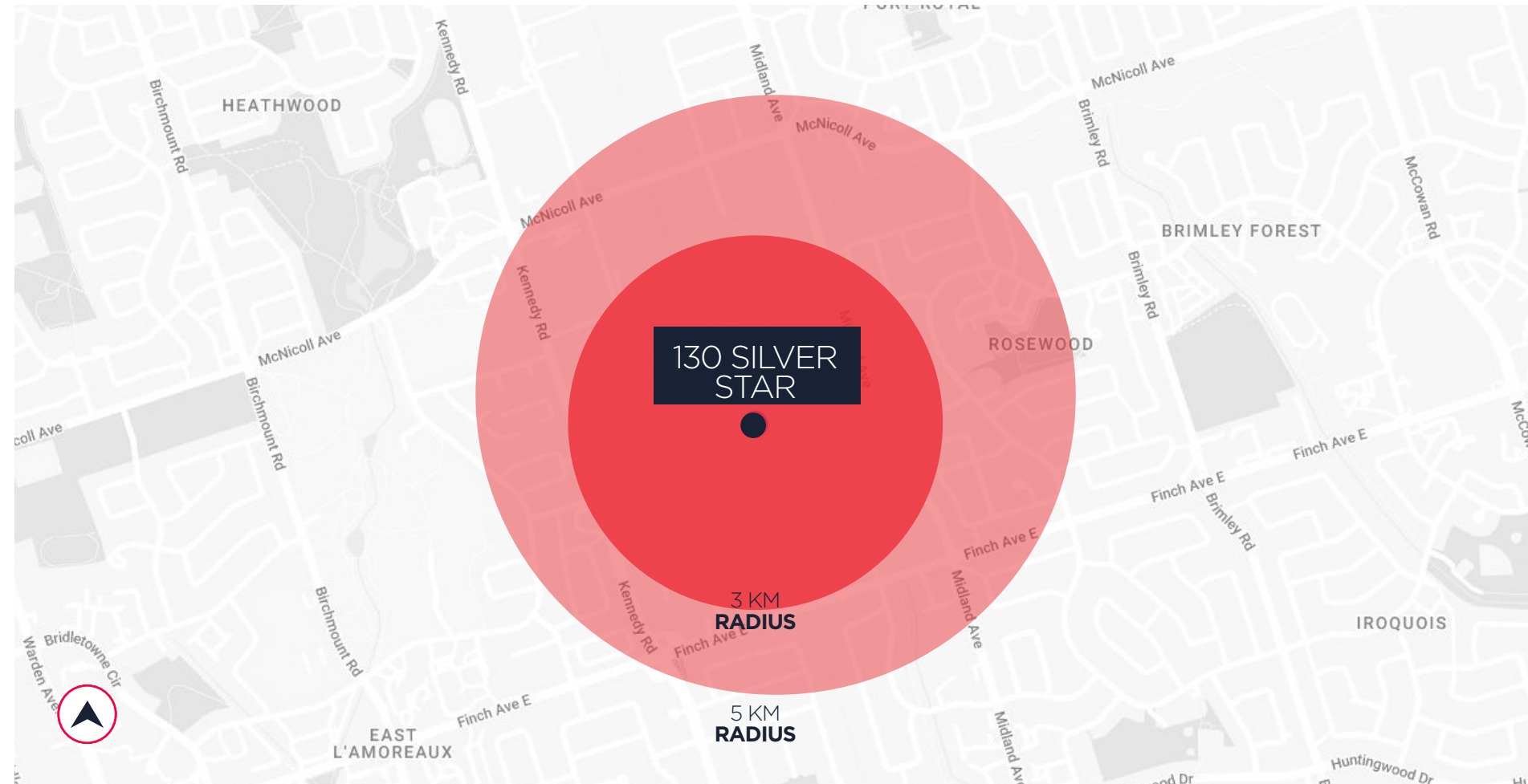
45
AVG. AGE
Within 3 KM

289,771
POPULATION
Within 5 KM

\$81,366
AVG. INCOME
Within 5 KM

101,351
TOTAL HOUSEHOLDS
Within 5 KM

44
AVG. AGE
Within 5 KM



5.4 KM | 13 MIN
TO HIGHWAY 407

5.9 KM | 14 MIN
TO HIGHWAY 404

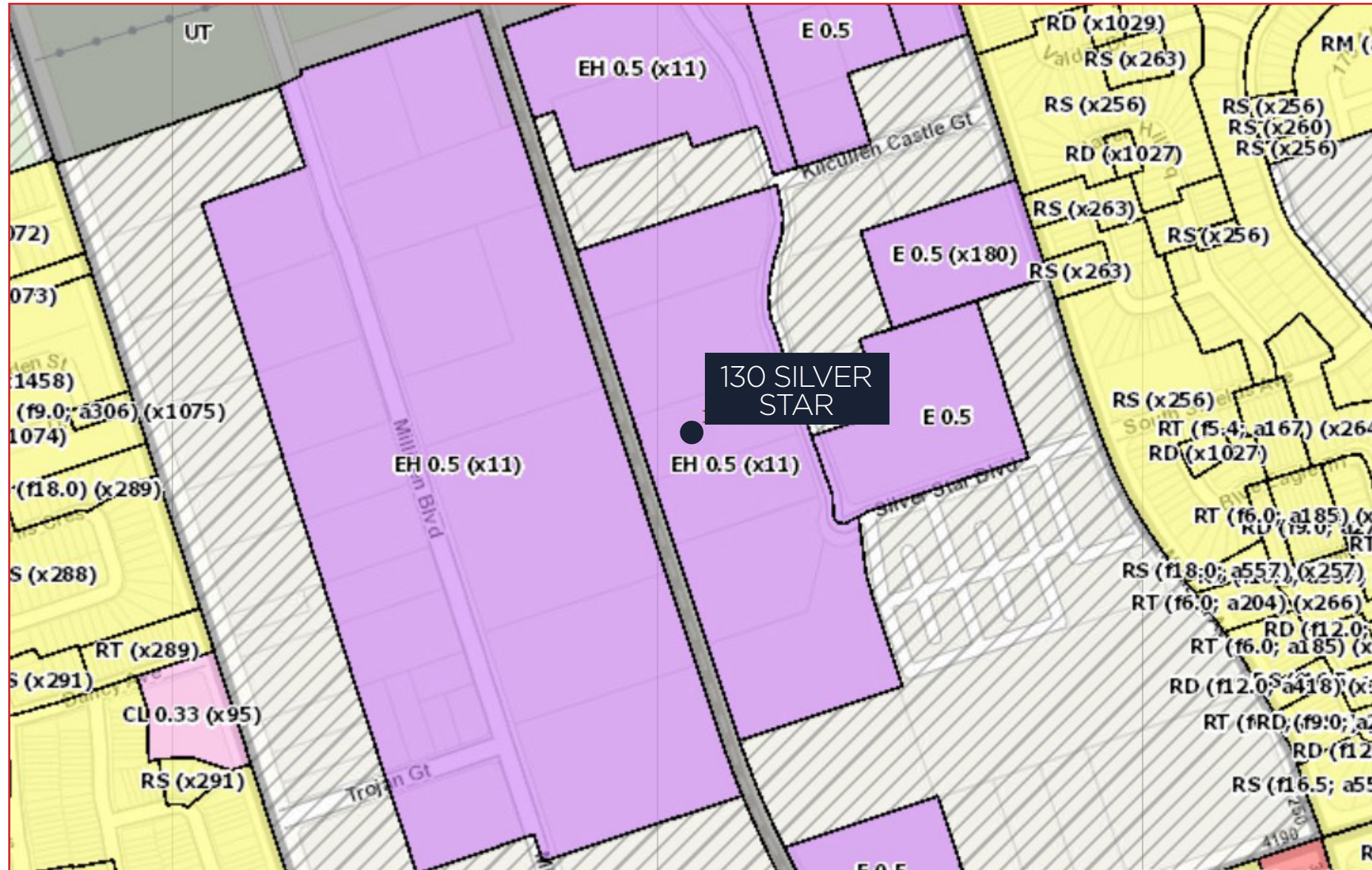
8.0 KM | 17 MIN
TO HIGHWAY 7

8.2 KM | 15 MIN
TO HIGHWAY 401

26 KM | 44 MIN
TO DOWNTOWN TORONTO

ZONING

PERMITTED USES



EH 0.5 ZONE EMPLOYMENT INDUSTRIAL

The EH zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
 - 1) Ammunition, Firearms or Fireworks Factory;
 - 2) Crude Petroleum Oil or Coal Refinery;
 - 3) Explosives Factory;
 - 4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station



LEGEND | TRANSIT

- █ Bus 68B
- █ Bus 17B
- █ Bus 43A
- █ Bus 57
- █ Bus 21B
- █ Bus 169B
- █ Bus 39B
- █ Bus 42A
- █ Bus 85C

AREA AMENITIES

CONTACT INFORMATION

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