

FOR SALE
INDUSTRIAL
UNITS



Business Point

TORONTO EAST CORPORATE CENTRE

1430 Birchmount Rd, Toronto

BusinessPoint.ca



INTRODUCING TORONTO EAST CORPORATE CENTRE

REDEFINING INDUSTRIAL REAL ESTATE

Toronto East Corporate Centre isn't just another development - it's a bold vision brought to life for the makers, movers, and modern entrepreneurs driving Canada's next wave of growth.

This project offers architecturally striking, industrial units that deliver both functionality and pride of ownership. Toronto East Corporate Centre is setting a new standard - creating opportunity and helping investors tap into one of the GTA's most overlooked, high-potential industrial segments.



CHOOSE THE BEST FOR YOUR BUSINESS

WE HELP YOU GROW

Introducing Toronto East Corporate Centre – the latest industrial project by Business Point, strategically located in the heart of Scarborough. This development offers a collection of drive-in industrial units ranging from 2,000 sqft to 5,000 sqft, thoughtfully designed for modern industrial users. With over 180,000 sqft across two buildings, Toronto East Corporate Centre brings rare ownership opportunities to a highly underserved segment of the GTA's industrial market.

Built with functionality and efficiency in mind, every unit features a built-in mezzanine, with a clear height of 26 feet in the front units, and grade-level loading. Situated just minutes from Highway 401 and the DVP, the site offers exceptional connectivity for businesses that demand quick access to the downtown core, Greater Toronto Area, and surrounding employment zones. Toronto East Corporate Centre blends premium design, strategic location, and efficient ownership – making it more than just space, but a smart foundation for growth.

OCCUPANCY: Winter 2026

ZONING: E1

SCARBOROUGH

1430 BIRCHMOUNT ROAD, TORONTO,
ON M1P 2E8

Scarborough offers the perfect foundation for today's growing small businesses. With direct access to Highway 401 and key arterial routes, it's a logistics-friendly hub for trades, e-commerce, light manufacturing, and service providers who need to stay mobile and connected across the GTA.

This market is thriving - home to a skilled workforce and a surge of business owners seeking well-located, right-sized industrial space to scale their operations efficiently.

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



BUS

STOP AT THE PROPERTY



5 MIN
TO TTC
SUBWAY



6 MIN
TO HIGHWAY
401



2 MIN
FROM NEW
LAWRENCE LINE





BUILDING FEATURES

- 2,000 - 5,000 SQFT
- PRECAST CONCRETE
- DRIVE-IN (12' X 14')
- 600 VOLT, 100 AMP SERVICE BUILDING
- FULL MEZZANINE
- 1 EXCLUSIVE PARKING
- AMPLE VISITOR PARKING
- SPRINKLER EQUIPPED
- WINTER 2026 OCCUPANCY
- E1 ZONING
- WORKSPACE UNITS: 100 - 400 SQFT

SITE PLAN



UNIQUE CONCEPT

MEZZANINES & INDUSTRIAL EFFICIENCY

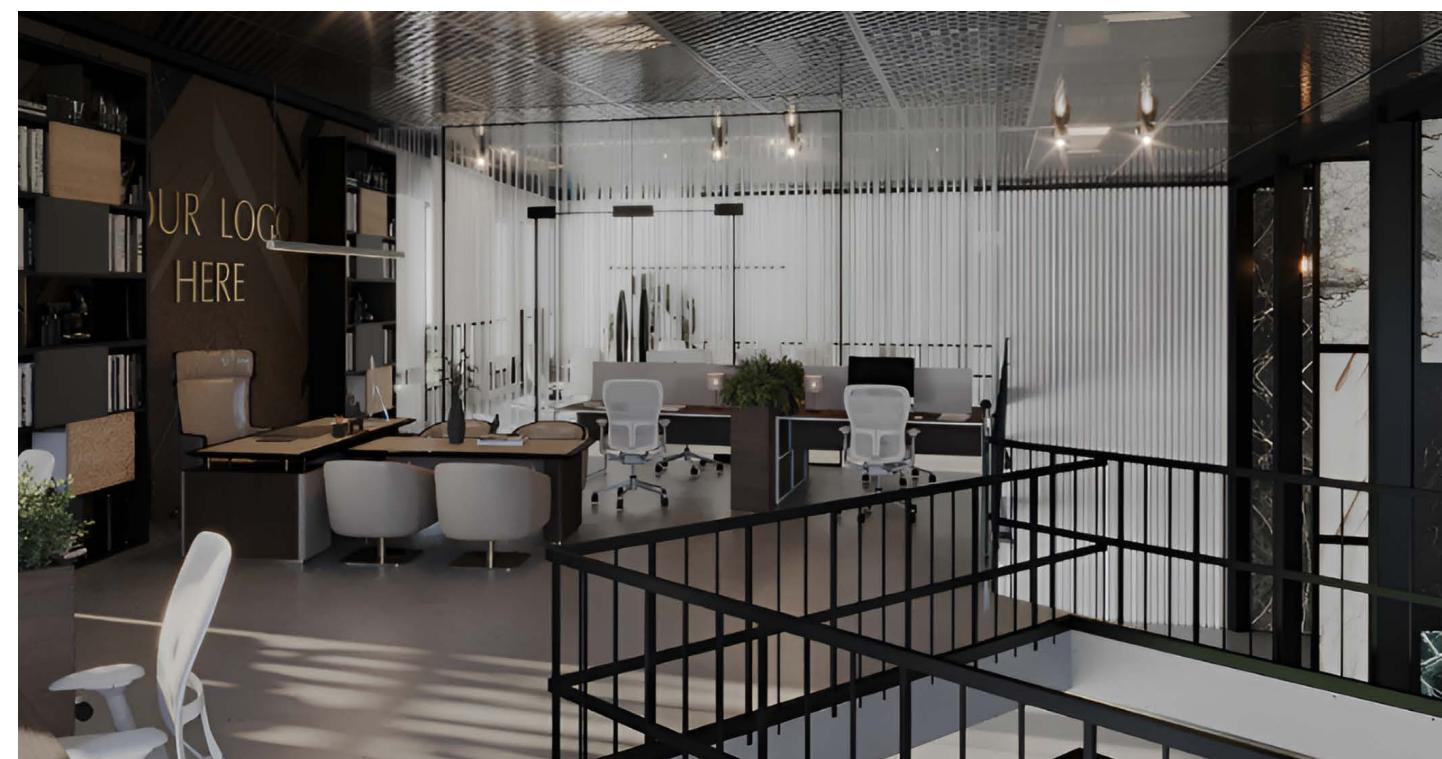
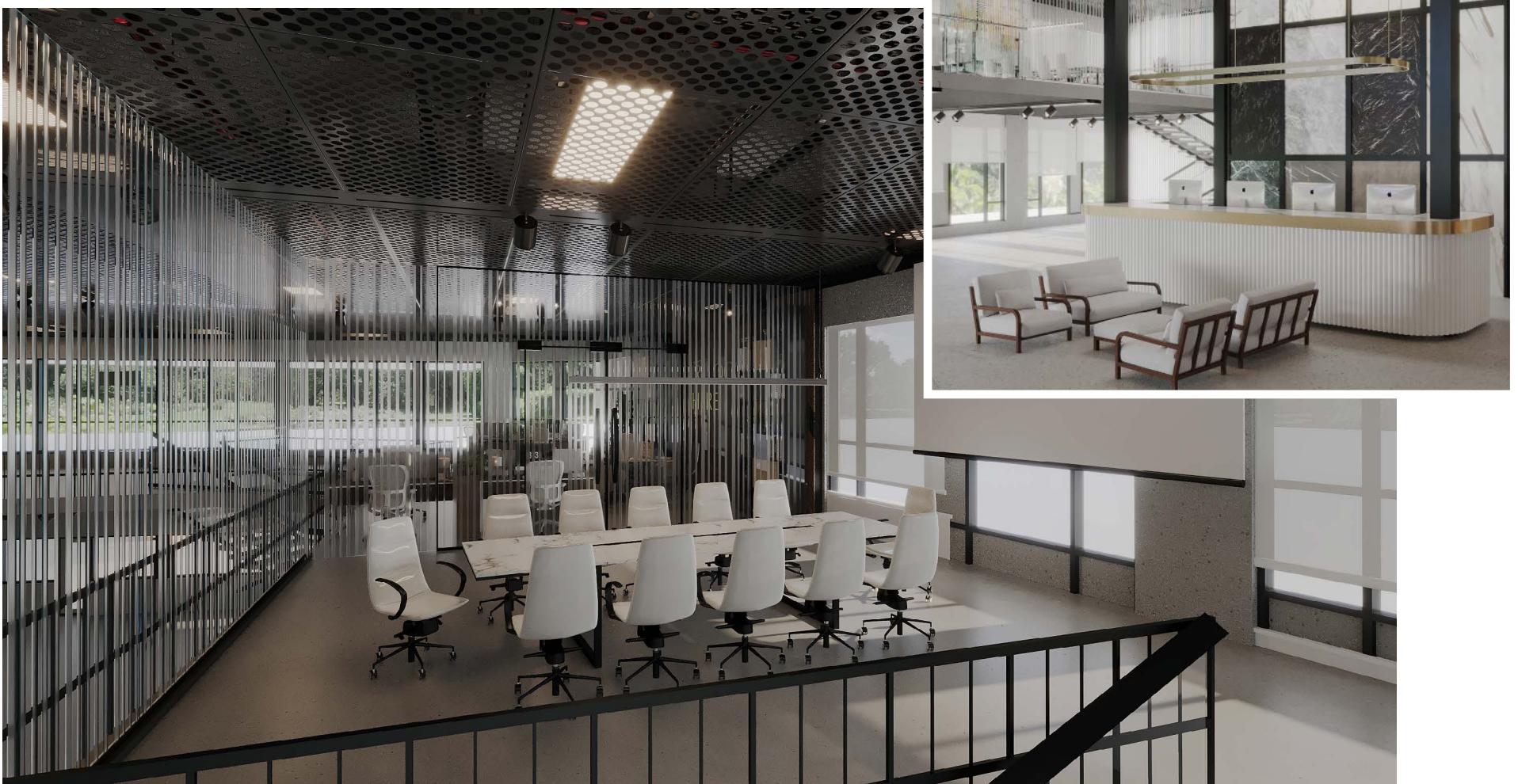
Mezzanines utilize vertical space, creating additional usable area within industrial units without increasing the building footprint. This keeps units affordable while improving operational flexibility and efficiency. Businesses can better utilize available space to support a variety of functions. Common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

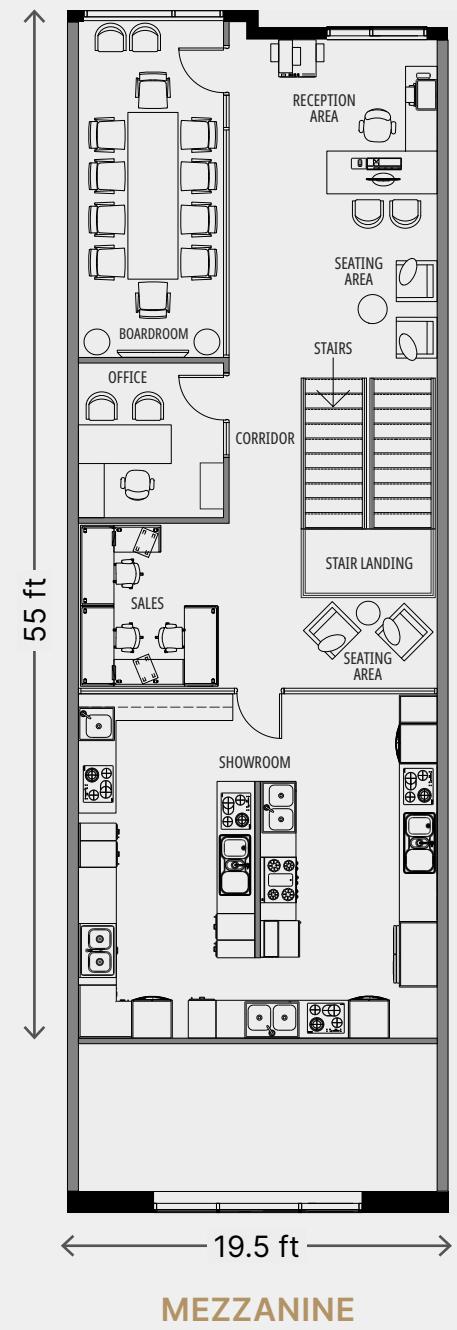
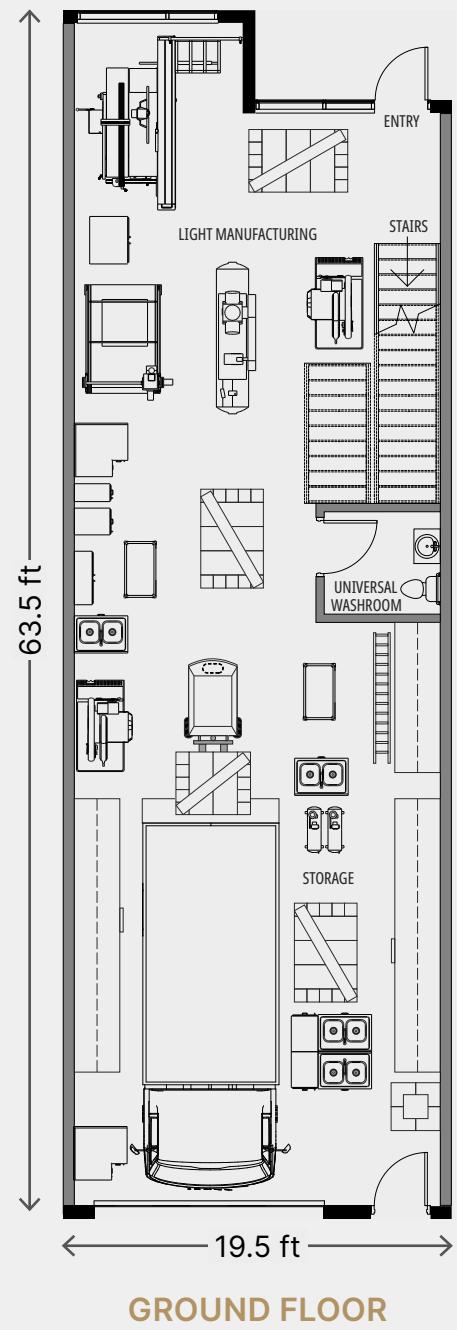
Display Areas: Mezzanines can serve as dedicated spaces for product displays or customer presentations, segregating client-facing functions from manufacturing or warehousing.

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



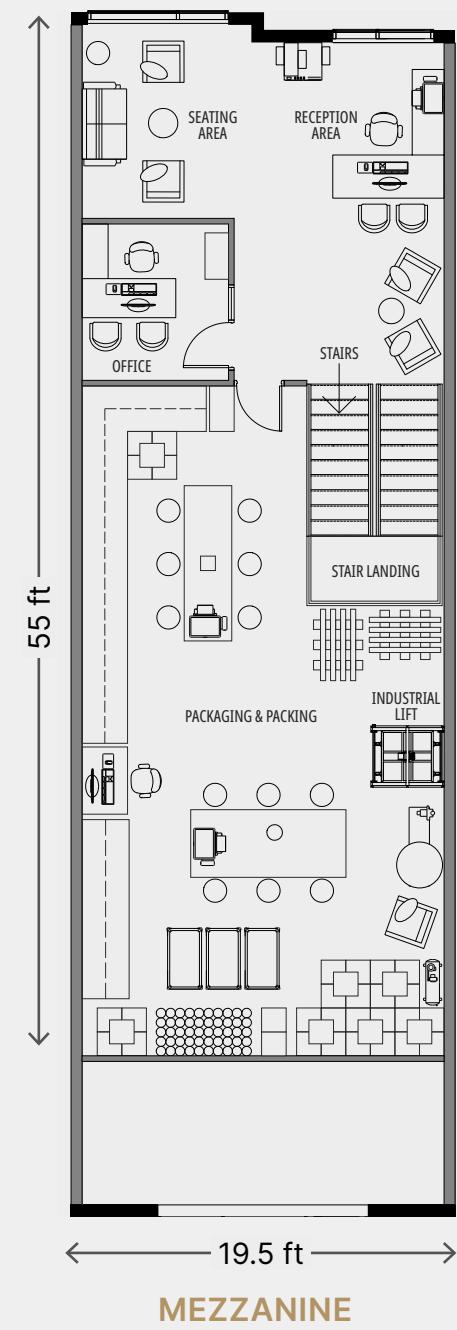
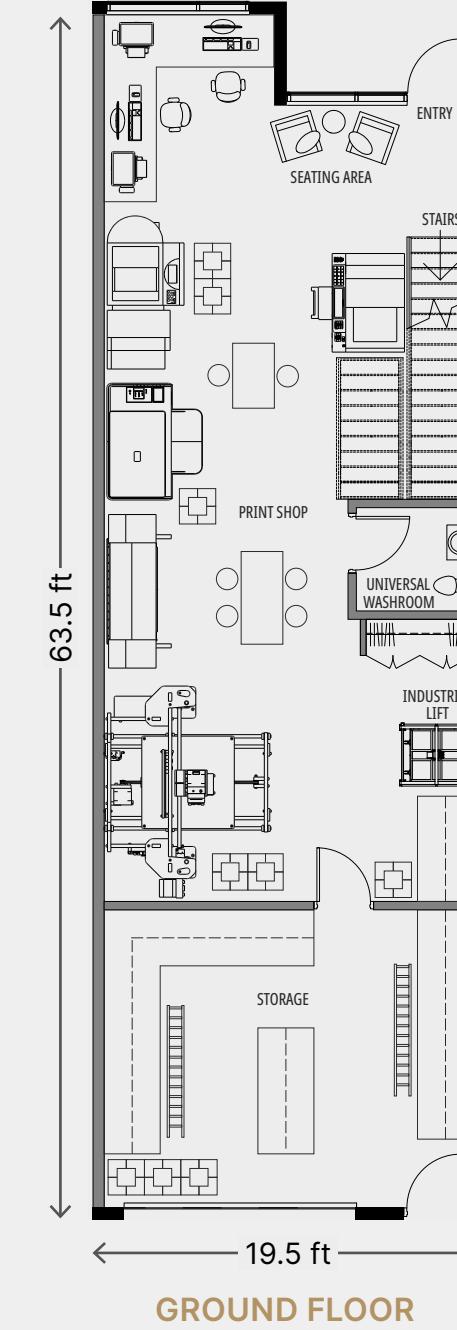
SAMPLE FLOOR PLAN 1

LIGHT MANUFACTURING



SAMPLE FLOOR PLAN 2

PRINT SHOP



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.

AVOID RENT UNCERTAINTY

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

IMPROVING SPACE

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

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.

INFLUENCE KEY DECISIONS

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

CONSISTENT APPRECIATION

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

LOW RATES

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

TAX BREAKS

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

INVESTMENT OPPORTUNITY

Scarborough'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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