



FOR LEASE

124 Milner Avenue

Unit 3 & 5

Scarborough, ON

Industrial Unit at
McCowan Rd / Sheppard Ave E

Newton Leung

Senior Vice President*

+1 416 318 8056

Newton.Leung@colliers.com

*Sales Representative

Colliers International

400 – 3389 Steeles Avenue E

Toronto, ON

M2H 3S8 Canada

Main: +1 416 777 2200

collierscanada.com

Property Profile

Located just minutes from Highway 401, this fully air-conditioned property offers a functional, rectangular-shaped warehouse equipped with shipping doors capable of accommodating 53' trailers. The space features 800 Amps / 600 Volts of abundant power, suitable for light manufacturing or clean food storage operations. The building provides excellent street frontage on a prominent roadway and backs onto green space, creating an appealing work environment. A brand-new, high-insulation roof has just been installed for improved energy efficiency. On-site parking is ample, and a public transit stop is conveniently located right at the front door. All information to be verified by the Tenant.

	Unit 3	Unit 5	Unit 3 & 5
Total Area	10,611 SF	16,216 SF	26,827 SF
Office Area	23%	23%	23%
Clear Height	18'2"	18'2"	18'2"
Power	400 amps / 600 volts	400 amps / 600 volts	800 amps / 600 volts
Shipping	1 TL	2 TL / 3 DI	3 TL / 3 DI
Zoning	E0.7 (x182)	E0.7 (x182)	E0.7 (x182)
Asking Net Rent	\$18.00 PSF	\$18.00 PSF	\$18.00 PSF
T.M.I. (2025)	\$5.90 PSF	\$5.90 PSF	\$5.90 PSF
Possession	April 1, 2026	April 1, 2026	April 1, 2026

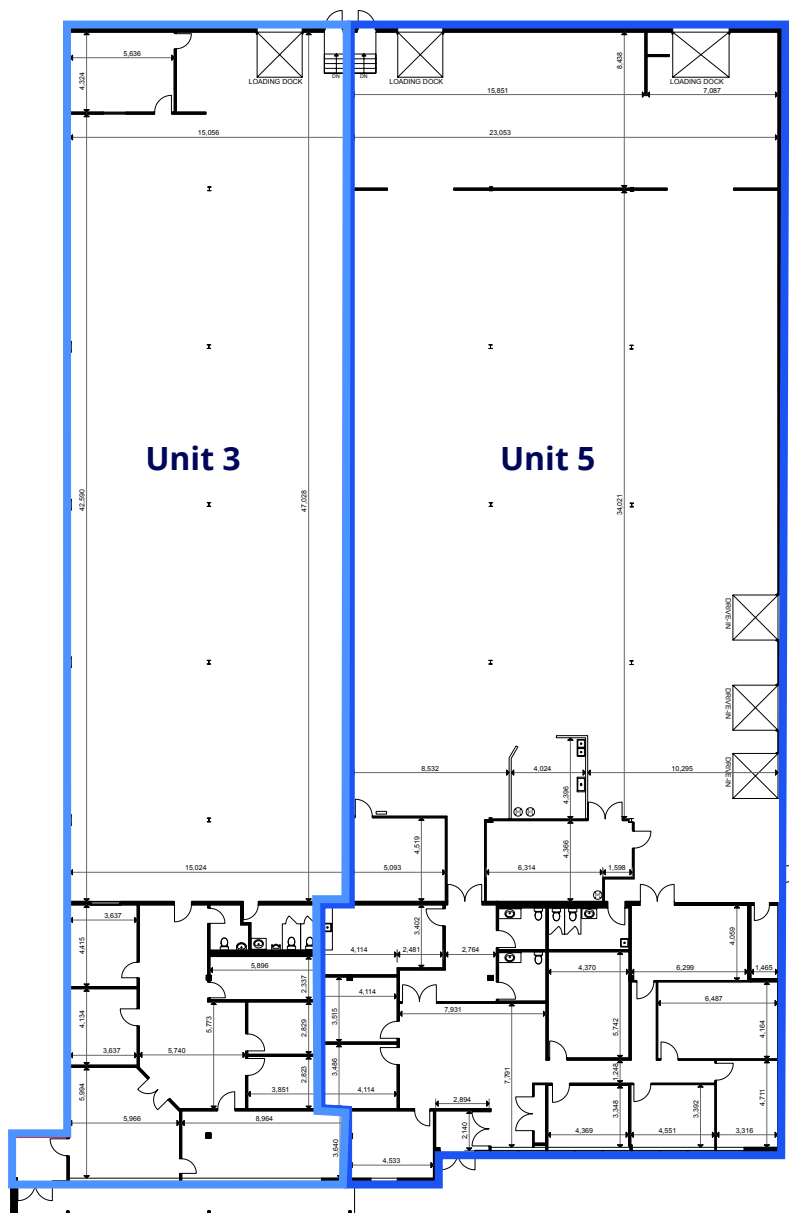


Site Access & Amenities

Colliers



Floor Plan



Total Area

Unit 3 10,611 SF

Unit 5 16,216 SF

Unit 3 & 5 26,827 SF

Newton Leung

Senior Vice President*

+1 416 318 8056

Newton.Leung@colliers.com

400 – 3389 Steeles Avenue E

Toronto, ON

M2H 3S8 Canada

Main: +1 416 777 2200

collierscanada.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensors(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

*Sales Representative **Broker

Colliers