FOR LEASE | INDUSTRIAL | MLS# E14102206

3260 Markham Road 2-3, Toronto, ON M1V 4B2

Milliken, Toronto · M1V 4B2

C$ 1/mo

0	0	54,530	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Passworks Business Centre is Scarborough's newest premier multi-tenant industrial development, strategically located within one of the GTA's most coveted industrial corridors. Offering flexible leasing opportunities across two state-of-the-art buildings, tenants can customize unit configurations to suite a wide range of operational requirements. Built to Beedie's renowned best-in-class specifications, the project features 36' clear warehouse heights, allowing occupiers to maximize cubic capacity while reducing overall real estate costs. The facility is designed with efficiency and functionality in mind, featuring energy recovery ventilators, high-efficiency LED lighting throughout, and excellent 53' trailer accessibility with generous concrete shipping aprons. Surrounded by an abundance of restaurants, retail services, banks, and transit options, Passworks Business Centre offers unmatched convenience for both employees and visitors. Combining locations, this development presents an exceptional opportunity for businesses seeking premium industrial presence. High Power is available. Building is at its final stages of construction and will be ready for tenant fixturing December 2026. Recreational uses are not permitted.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Lease
PROPERTY TYPE	Industrial
ANNUAL TAX	$5
POSTAL CODE	M1V 4B2
NEIGHBOURHOOD	Milliken

GALLERY

SIGNAGE
COLLIERS, Brokerage

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LISTING AGENT

Pavel Shaganenko

COLLIERS

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.