FOR LEASE

Passworks

Business Centre



568 Passmore Avenue & 3260 Markham Road, Scarborough, ON

Developed & Constructed by Beedie

Marketed by Colliers

Opportunity

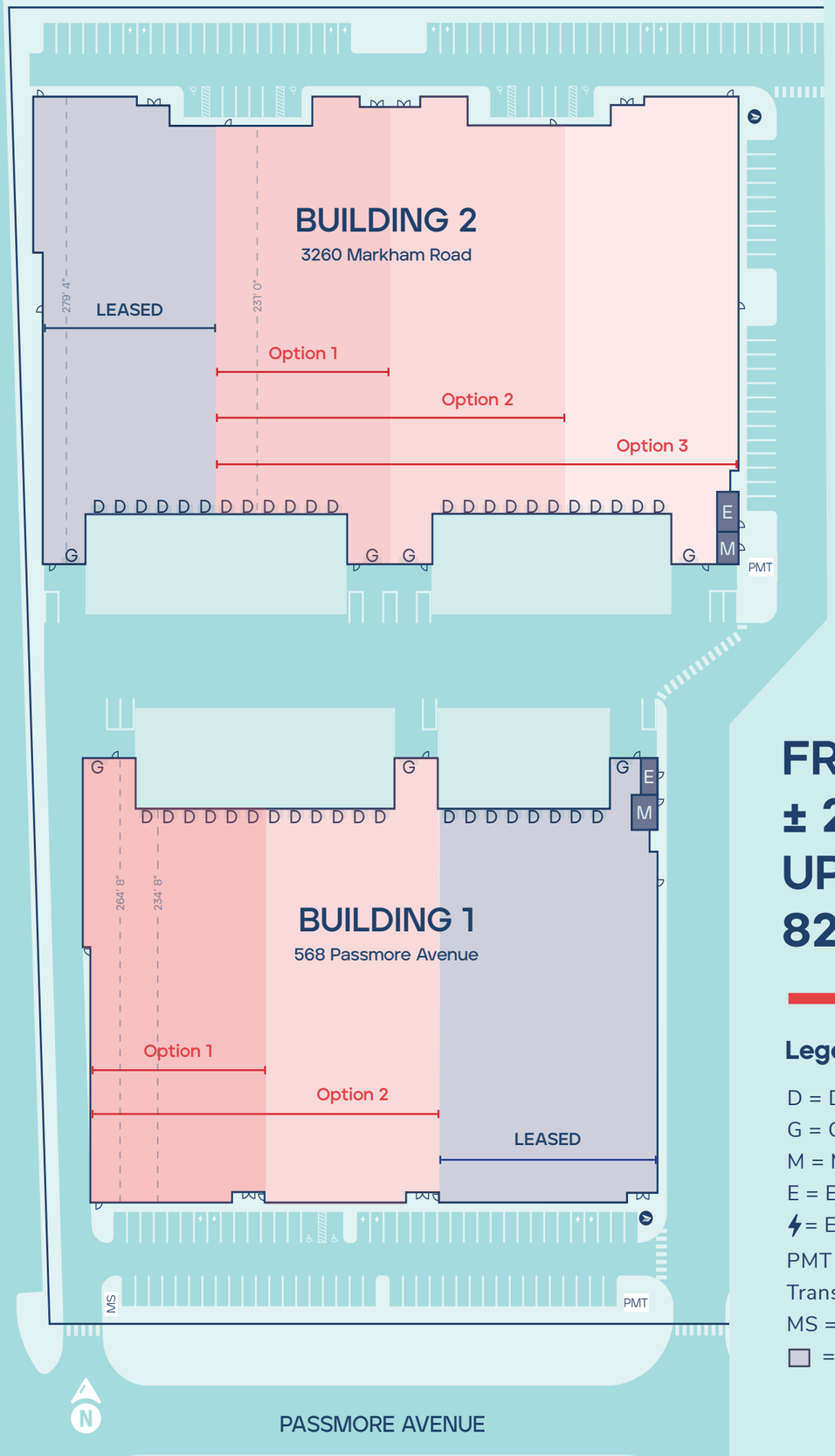


Passworks Business Centre is Scarborough's most distinguished multi-tenant industrial facility located in one of the GTA's most sought-after industrial corridors. Offering premium leasing opportunities across two buildings, with flexible configurations ranging from **± 27,000 SF to 82,000 SF**, this development is built to Beedie's best-in-class specifications.

OCCUPANCY
December 2026

ZONING
Employment District

HIGH-VISIBILITY
Signage opportunities along Passmore Avenue



FROM ± 27,000 SF UP TO 82,000 SF

Legend

D = Dock Loading
G = Grade Loading
M = Mechanical Room
E = Electrical Room
⚡ = EV Conduit Ready
PMT = Pad Mounted Transformer
MS = Monument Sign
☐ = Leased

Area Breakdown

Buildling 2
3260 Markham Road

Options	Footprint SF	Parking Stalls	Grade Doors	Loading Docks	Skylights
LEASED					
Option 1	27,265	19	1	6	6
Option 2	54,530	38	2	12	12
Option 3	82,043	60	3	17	18

Buildling 1
568 Passmore Avenue

Options	Footprint SF	Parking Stalls	Grade Doors	Loading Docks	Skylights
Option 1	27,265	24	1	6	6
Option 2	54,035	48	2	12	12
LEASED					

Build-Out Allowance
A 3% allowance to support office build-out and tenant customization.

TMI
$5.03* (2026)

**New construction, taxes are an estimate only, subject to change.*

Building Features

CONSTRUCTION

Insulated precast concrete construction

SPRINKLERS

ESFR sprinkler system

WAREHOUSE INTERIOR

Open, efficient warehouse design with painted interior walls for greater brightness

CEILING HEIGHT

36’ clear

LIGHTING

High-bay LED lighting designed for open-plan warehouse use

VENTILATION

Code-compliant ERV ventilation system

LOADING

1 grade-level door and 5–8 dock doors per unit, with hydraulic dock levellers.

Grade level loading doors: **12’x14’**
Dock loading doors: **9’x10’**

HEATERS

Gas-fired unit heaters with electronic ignition

POWER

2,000-amp main building service with 3-phase, 600/347-volt electrical service and 600 amps allocated per unit

FLOOR LOAD

700 lbs/SF warehouse floor load capacity

WASHROOM

One single-occupancy accessible washroom per unit

EV CHARGING

Underground conduit rough-in for future EV charger installation



Location

Passworks Business Centre is located at the high-profile corner of Markham Road and Passmore Avenue, within the established employment district of Scarborough.



CONNECTIVITY

Ideally situated within Scarborough's established employment corridor, Passworks offers seamless connectivity to the Greater Toronto Area and beyond. With immediate access to major arterial roads and regional highways, this location supports efficient movement across the city, to surrounding municipalities, and throughout the broader GTA. Proximity to key transportation routes ensures convenient access for employees, clients, and distribution networks alike, making Passworks a highly connected and strategically positioned business destination.

AMENITIES

Surrounded by a strong amenity base, Passworks is located near restaurants, retail services, fitness centres, and everyday conveniences, supporting employee satisfaction and operational efficiency. Nearby parks and recreational facilities further enhance the area's appeal for modern industrial users.

PUBLIC TRANSPORTATION

Passworks is well connected by public transit, offering convenient commuting Options for employees and visitors. Multiple TTC bus routes operate nearby, providing reliable connections to subway stations and major employment nodes across Toronto, supporting efficient daily access and strong connectivity throughout the city.

About Beedie







EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL BUILDING

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is Western Canada's largest private industrial developer and property manager, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of over 23 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support. With the integration of acquisition, development, design, construction, sales, asset management, and after-sales care under one roof, Beedie has built an all-encompassing approach to the way they are building for the future. As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

beedie.ca

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