

1725 McPherson Court

Unit 1, Pickering, ON

For Lease | 69,411 SF

Turn-Key Warehouse Unit With Proximity to Highway 401



1725 MCPHERSON COURT, UNIT 1, PICKERING, ON

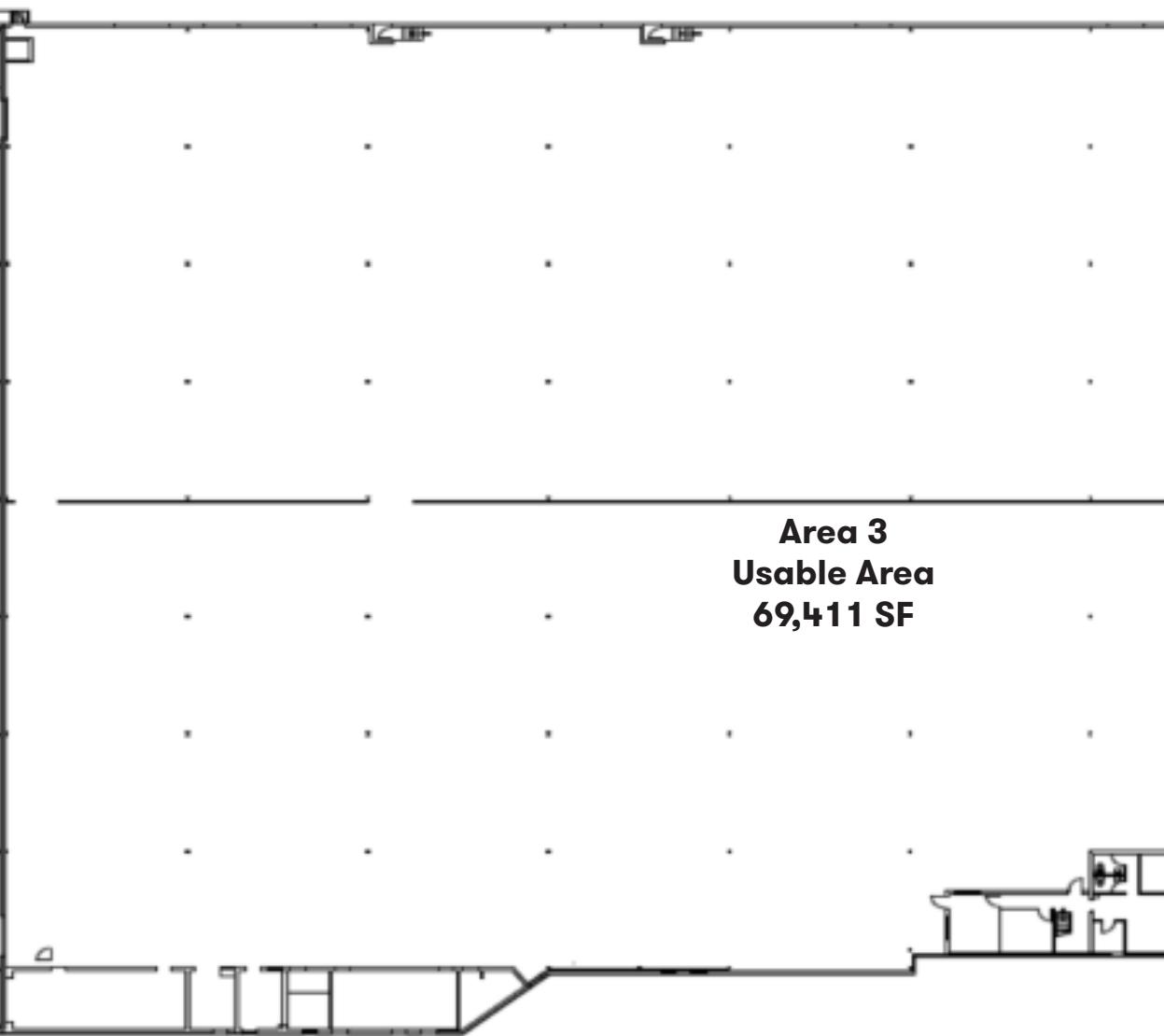
Property Highlights

	Building Size:	69,411 SF
	Warehouse Area:	65,940 SF (95%)
	Office Area:	3,471 SF (5%)
	Clear Height:	24'
	Loading:	5 Truck Level Doors 1 Oversize Drive-In Door
	Power:	800 Amps
	Parking:	Outside/Surface
	Zoning:	E1.0
	Possession:	Immediate
	Lease Rate:	Contact Listing Team
	Taxes:	CAM: \$2.56 PSF Realty Taxes: \$1.87 PSF Total: \$4.43 PSF



TRUCK & DRIVE-IN DOORS

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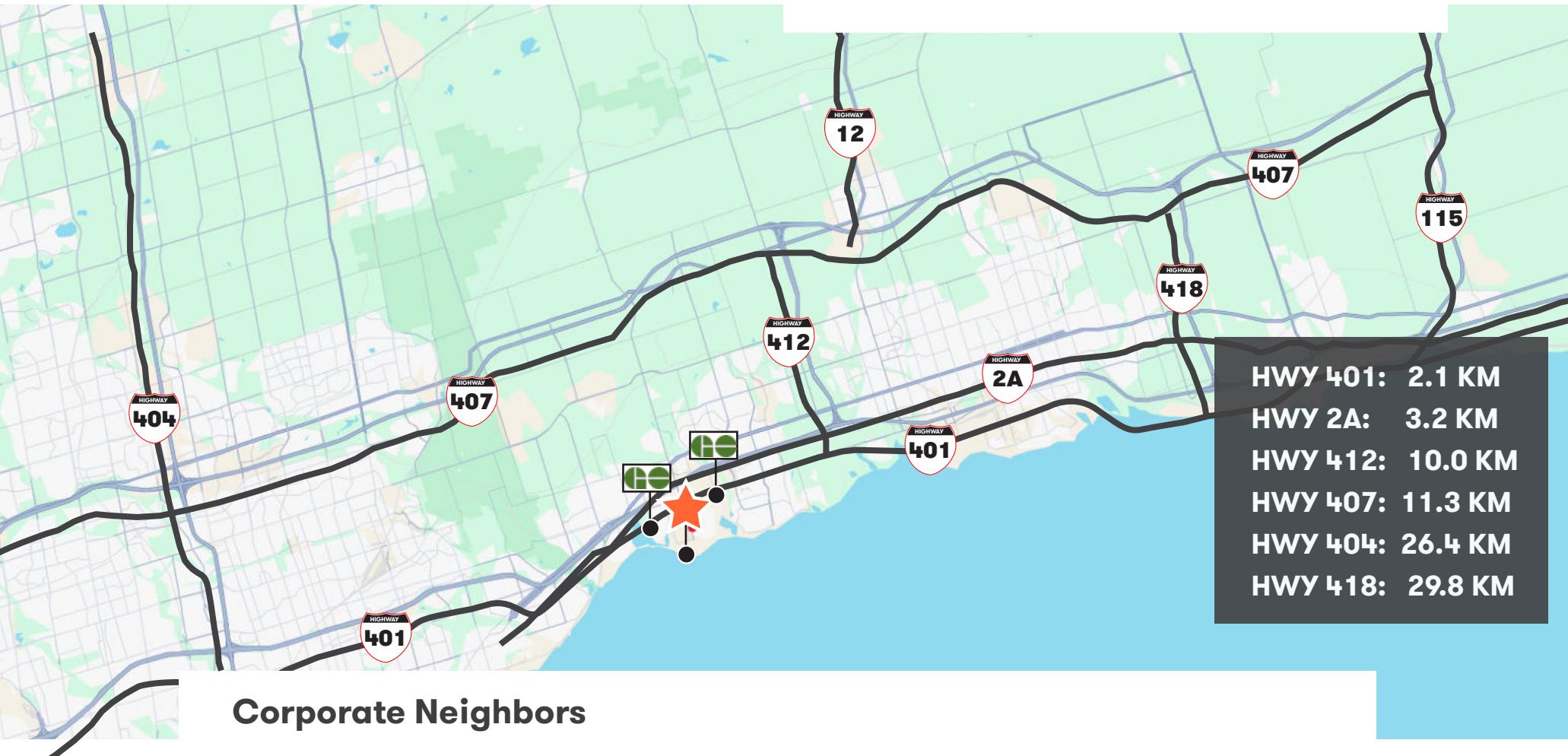


Demising wall can be removed to allow flexibility in warehouse configurations.

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Flexible E1.0 zoning accommodates a wide range of industrial and commercial uses.

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 **32**
RETAIL

 **51**
AREA
RESTAURANTS

 **7**
HOTELS

- 1. Shell
- 2. Esso
- 3. Horn Dawg's BBQ
- 4. Petro-Pass
- 5. Amici
- 6. Pickering City Centre
- 7. Farm Boy

- 8. State + Main
- 9. Pickle Barrel
- 10. Mansion Kitchen + Bar
- 11. Yardie's Caribbean
- 12. Gabby's Pickering
- 13. Petro Canada
- 14. No Frills

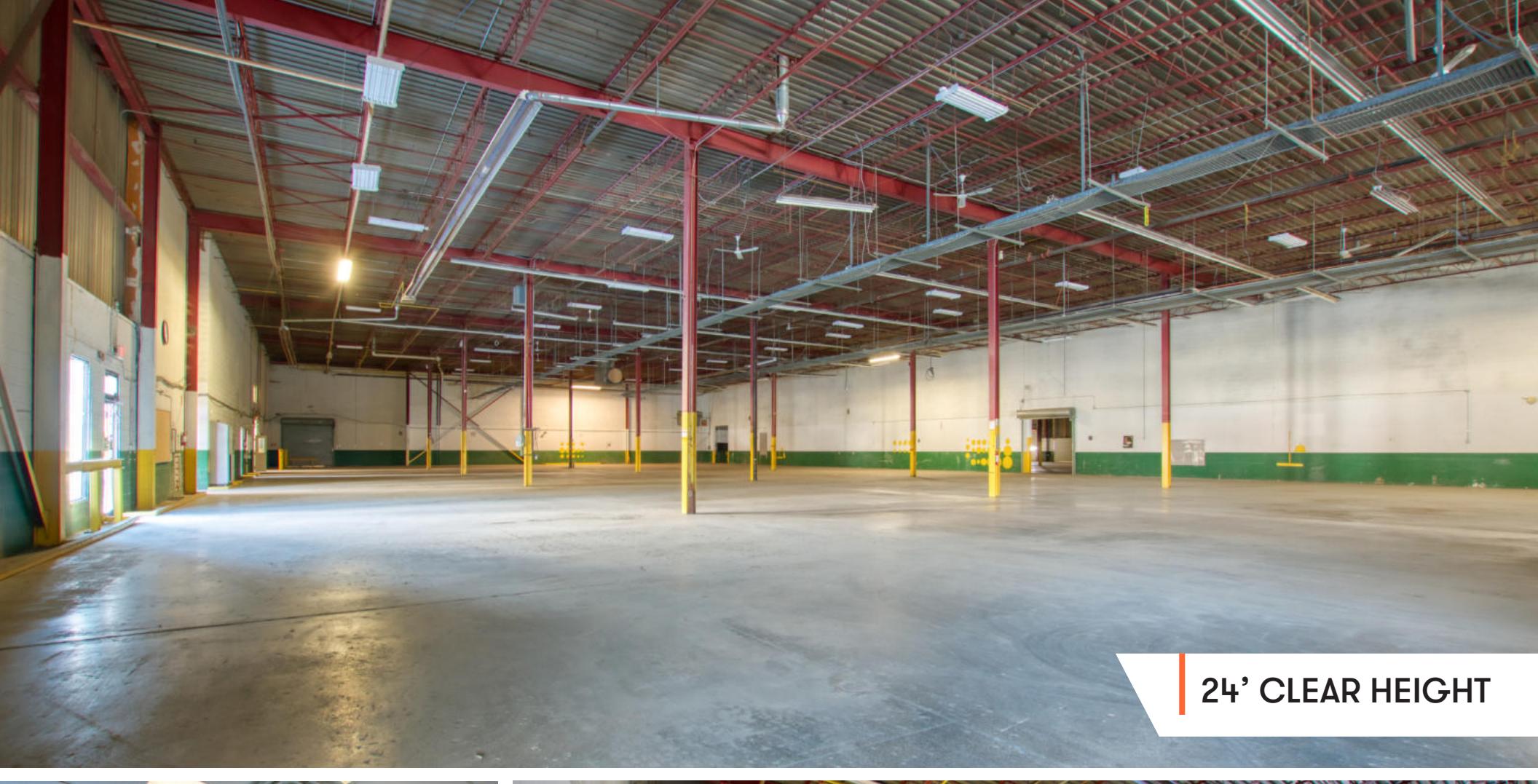
- 15. Walmart
- 16. Mandarin
- 17. Pickering Casino Resort
- 18. Rock House & Grill
- 19. Super 8
- 20. Hilton Garden Inn
- 21. Homewood Suites

- 22. Angelique's Restaurant
- 23. Scrambles
- 24. Country Style
- 25. Island Kitchen
- 26. Casino Pizza
- 27. Chewy's Grill
- 28. 468F Wood Fired Pizza



TURN-KEY WAREHOUSE UNIT

OVERSIZED DRIVE-IN DOOR



	3 KM	5 KM	10 KM	
	Total Population	21,630	109,105	293,284
	Labour Force Participation	53.6%	54.9%	55.3%
	Median Age	45.1 Years	41.9 Years	39.2 Years
	Average Household Income	\$105,743	\$121,309	\$126,492

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Demographics

Positioned within the rapidly growing Durham Region, this property benefits from a strong, educated, and highly engaged labour force. Pickering's location along the Greater Toronto Area's eastern corridor provides access to a diverse and expanding talent pool ideal for industrial and commercial operations. The city's economic landscape is anchored by major distribution hubs, manufacturing facilities, and a thriving business ecosystem that attracts professionals across logistics, advanced manufacturing, technology, and professional services.

About the Landlord

Dream Industrial is a customer-focused owner, operator, and developer of high-quality industrial properties, managing over 71 million square feet across Canada, Europe, and the U.S. for more than 1,500 occupiers in diverse sectors. With a proven track record of delivering modern, best-in-class industrial assets, Dream Industrial has an active development pipeline of approximately 6 million square feet and an additional 7 million square feet available for expansion or built-to-suit projects. Part of the Dream Group of Companies and managed by Dream Unlimited Corp. (TSX: DRM), a global real estate asset manager with 27 billion dollars in assets under management, Dream Industrial includes Dream Industrial REIT and several private investment vehicles.



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