

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

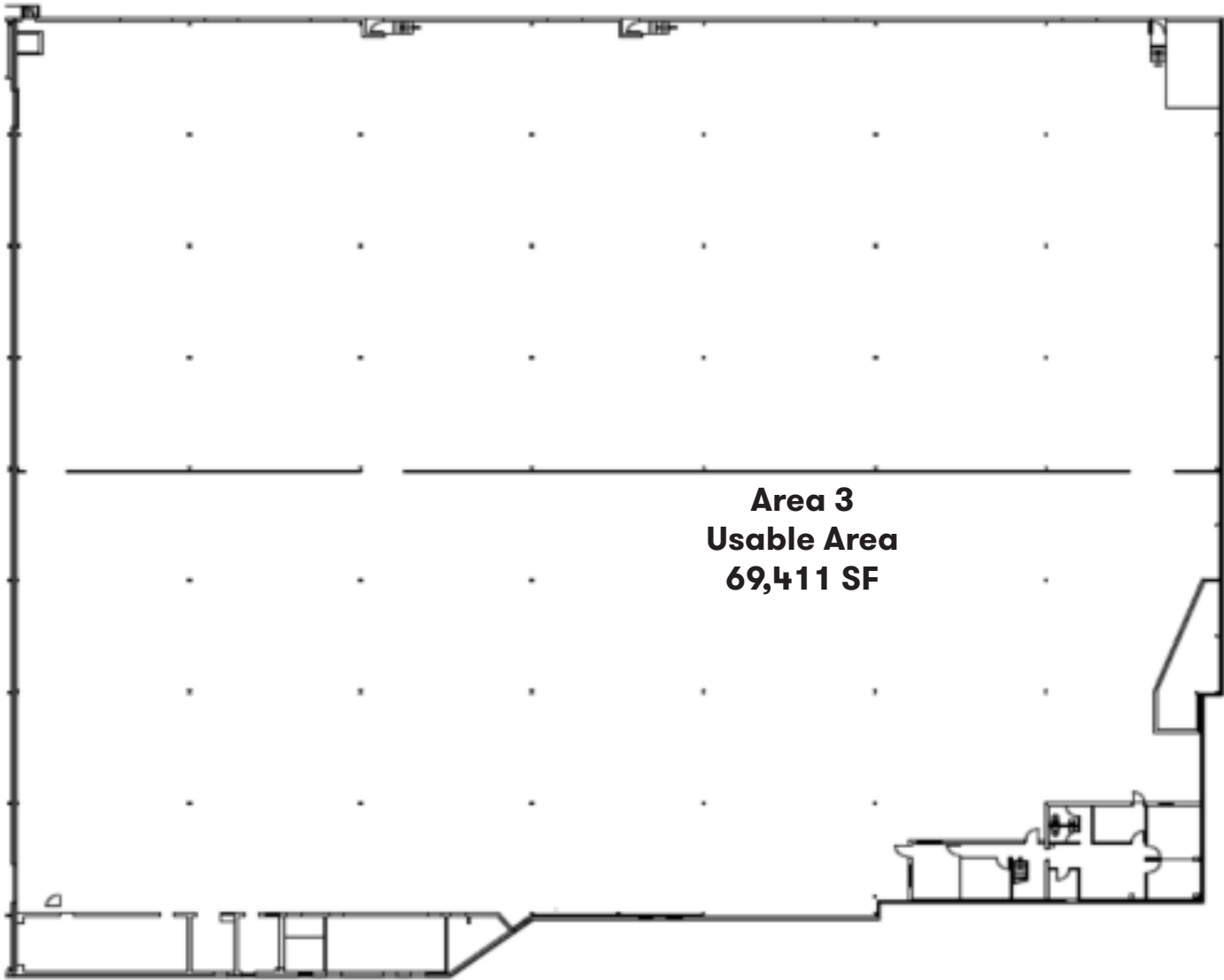


94’ SHIPPING COURT



TRUCK & DRIVE-IN DOORS

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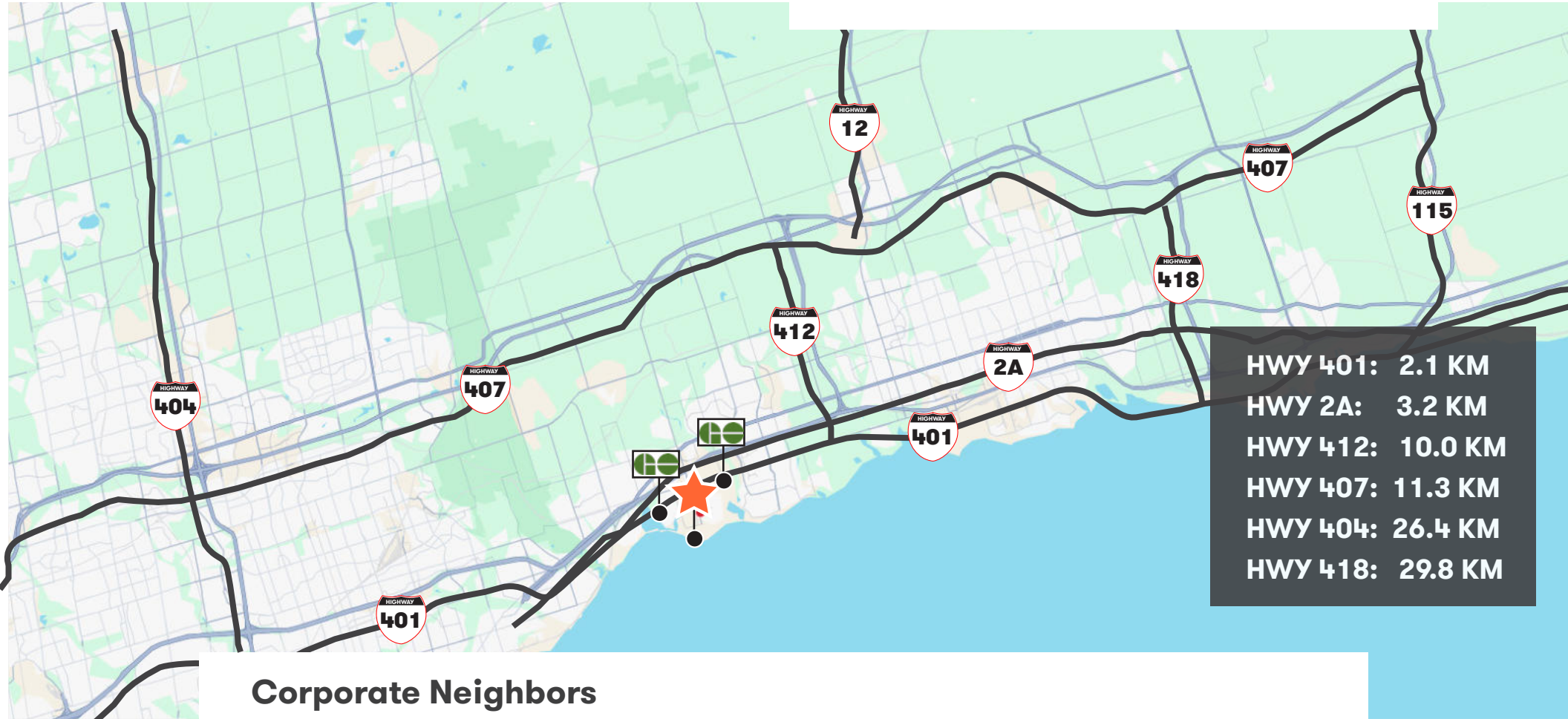
Demising wall can be removed to allow flexibility in warehouse configurations.

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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



TURN-KEY WAREHOUSE UNIT

- | | | | | |
|--------------------------|---------------------------|-----------------------------|----------------------------|--------------------------|
| 1. Shell | 8. State + Main | 15. Walmart | 22. Angelique's Restaurant | 29. Flying J Dealer |
| 2. Esso | 9. Pickle Barrel | 16. Mandarin | 23. Scrambles | 30. The Beach Chip Truck |
| 3. Horn Dawg's BBQ | 10. Mansion Kitchen + Bar | 17. Pickering Casino Resort | 24. Country Style | 31. PORT |
| 4. Petro-Pass | 11. Yardie's Caribbean | 18. Rock House & Grill | 25. Island Kitchen | 32. Chuuk Mexican |
| 5. Amici | 12. Gabby's Pickering | 19. Super 8 | 26. Casino Pizza | |
| 6. Pickering City Centre | 13. Petro Canada | 20. Hilton Garden Inn | 27. Chewy's Grill | |
| 7. Farm Boy | 14. No Frills | 21. Homewood Suites | 28. 468F Wood Fired Pizza | |

PARKING

OVERSIZED DRIVE-IN DOOR



24' CLEAR HEIGHT



OFFICE







OVERSIZED DRIVE-IN DOOR

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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.

		3 KM	5 KM	10 KM
	Total Population	21,630	109,105	293,284
	Labour Force Participation	53.6%	54.9%	65.3%
	Median Age	45.1 Years	41.9 Years	39.2 Years
	Average Household Income	\$105,743	\$121,309	\$126,492



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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