
925 BROCK ROAD

UNIT 10 | PICKERING, ON

41,300 Sq. Ft. Available For Lease
January 2023 Possession



For further information, please contact:

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Bright, Open Warehouse

- Functional warehouse space with 18' clear height
- Accommodates 53' trailer access
- Move-in ready - January 2023

PURE ACCESS

Drive Times & Distances

HIGHWAY 401
4 MIN - 1.5 KM

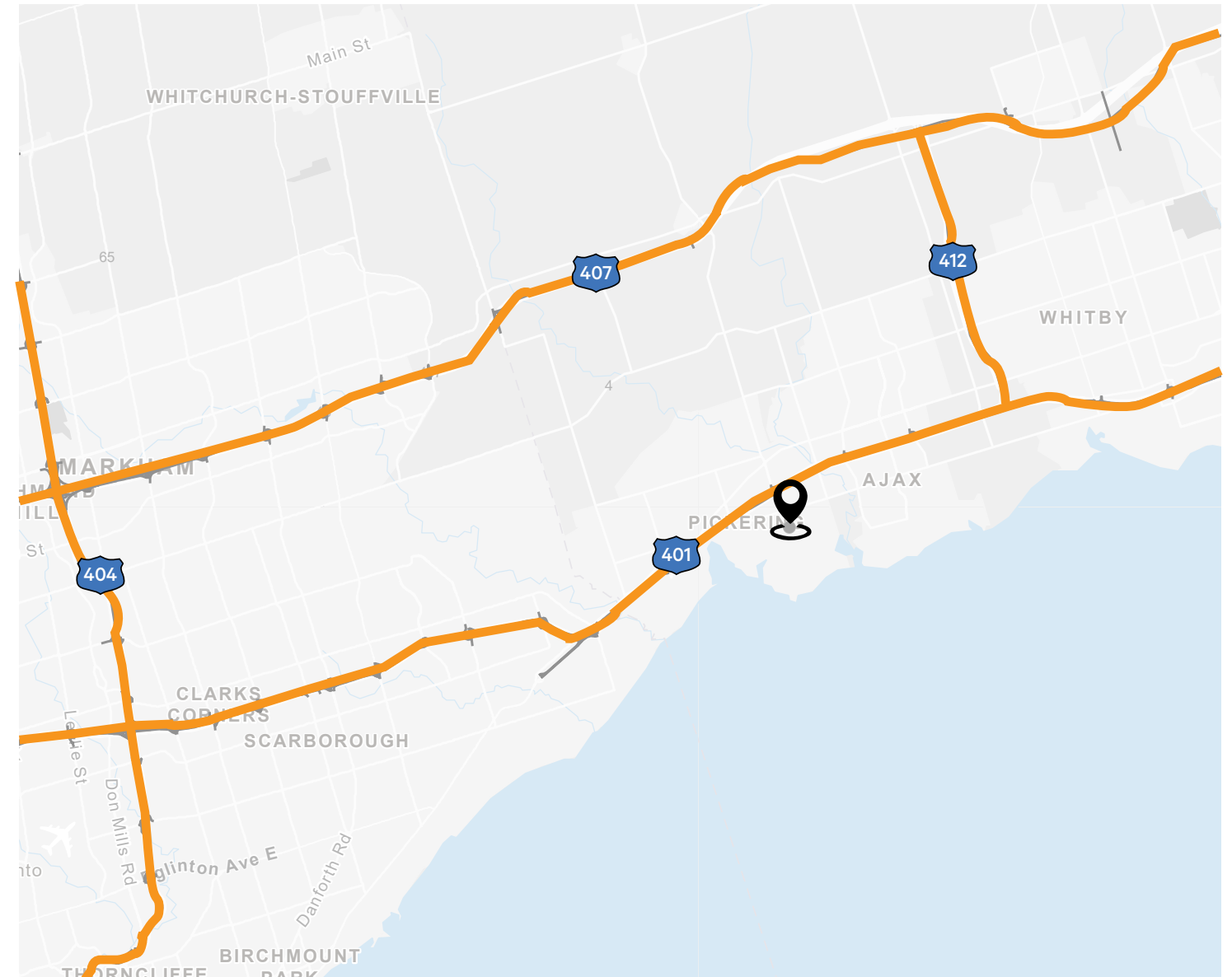
HIGHWAY 412
14 MIN - 9.9 KM

HIGHWAY 407
14 MIN - 9.9 KM

HIGHWAY 404
23 MIN - 25.5 KM

DOWNTOWN TORONTO
40 MIN - 43.3 KM

PEARSON AIRPORT
48 MIN - 51.4 KM



Demographics

5 KM RADIUS

127,266
TOTAL POPULATION

107,540
LABOUR FORCE

\$123,968
AVERAGE HOUSEHOLD INCOME

10 KM RADIUS

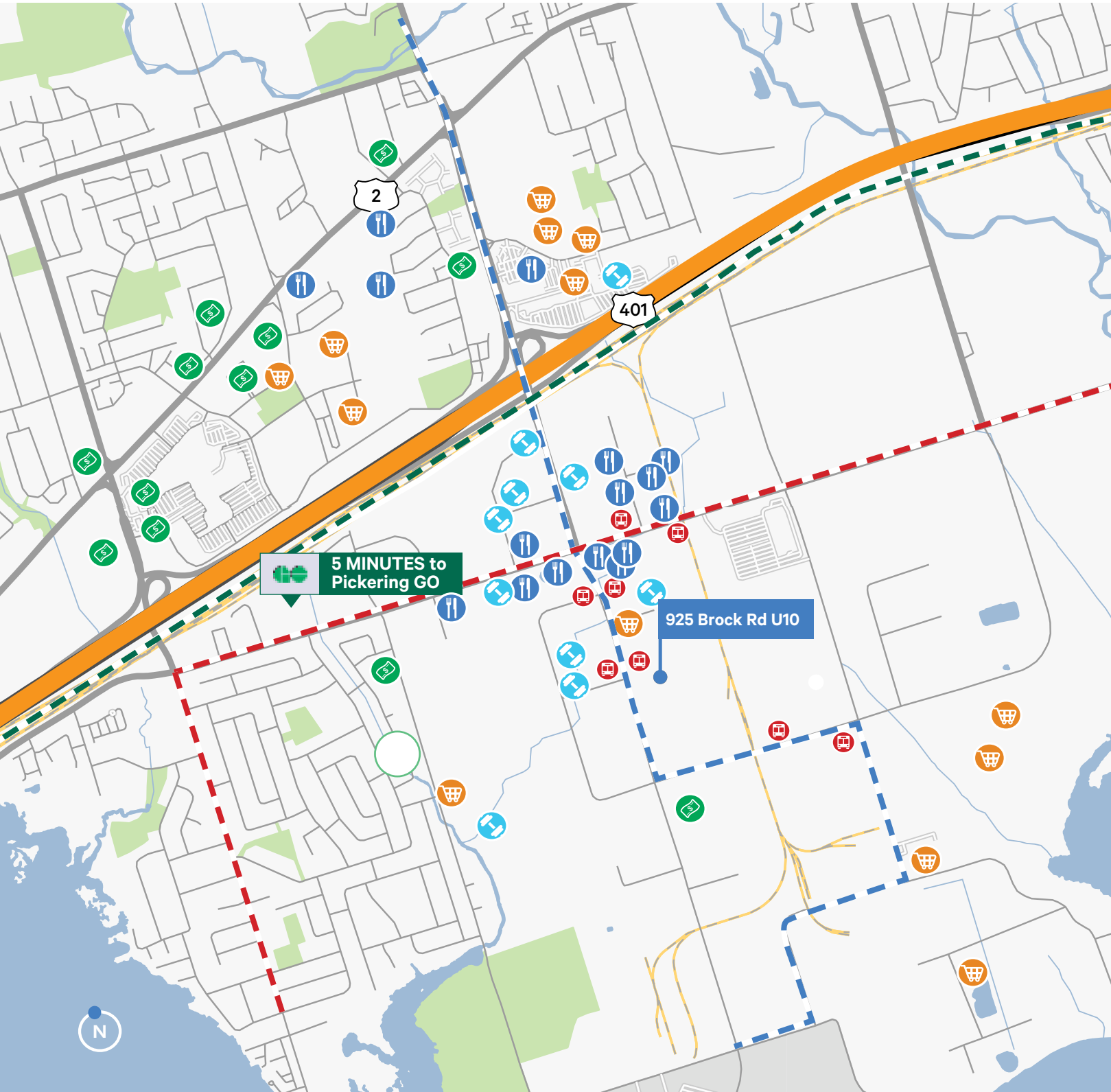
294,227
TOTAL POPULATION

242,181
LABOUR FORCE

\$135,216
AVERAGE HOUSEHOLD INCOME



PURE AMENITIES



BUS ROUTES

- - - 101 Brock Rd
- - - 917 Bayly St
- - - GO Transit Line
- Bus Stops

Major Amenities within 5 KM Radius

- 🍴 **80+** Restaurants & Cafés
- 🛒 **120+** Shopping & Retail
- 🏋️ **20+** Gyms & Fitness
- 🏦 **21+** Banks & ATM's

Major Amenities within 10 KM Radius

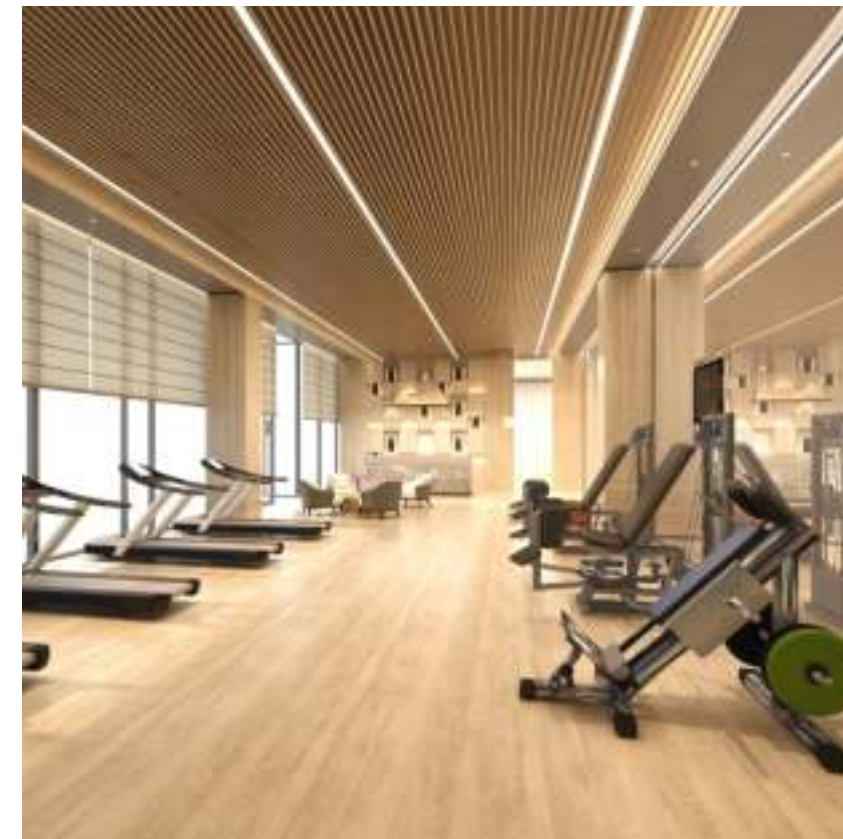
- 🍴 **175+** Restaurants & Cafés
- 🛒 **215+** Shopping & Retail
- 🏋️ **28+** Gyms & Fitness
- 🏦 **35+** Banks & ATM's



Shopping - Retail



Access to Highways



Fitness



Transit

PURE CONNECTION

Section 17 - Industrial Zone - M2

The following provisions shall apply in all INDUSTRIAL ZONES "M2".

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:

USES PERMITTED

RESIDENTIAL

No residential uses shall be permitted except for one dwelling unit for a caretaker, watchman or other similar person employed on the premises concerned.

COMMERCIAL

All of the commercial uses permitted in Section 16.1.2. (Amended by By-law 3296)

INDUSTRIAL

- (a) All of the Storage and Light Manufacturing uses permitted in Section 16.1.3.
- (b) A transport terminal for the loading and unloading of transport vehicles.
- (c) Manufacturing or Industrial uses carried on within wholly enclosed buildings or structures or requiring limited open storage as detailed in Section 17.3, except a junk or salvage yard, an automobile wrecking yard or any use in which the Public Health Act, R.S.O. 1960, Chapter 321, as amended or regulations thereunder, may be declared by the Medical Officer of Health or Council, to be a noxious or offensive trade, business or manufacture.

Retail stores and retail operations shall not be permitted and Section 5.19 of this By-law shall not be deemed to apply in order to permit a retail store or retail operation to be construed as an accessory use.

[CLICK TO VIEW M2 ZONING INFORMATION +](#)

925 BROCK ROAD, UNIT 10, PICKERING, ON





THE TEAM



LANDLORD

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

CBRE

LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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CBRE

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