



For Sublease: Industrial

1725 McPherson Court

69,411SF Industrial Unit In Pickering

Here is where your
business will *grow*.

Lennard:

209-1 Yorkdale Road, North York
905.752.2220

lennard.com

1725 McPherson Court

69,411 SF of functional industrial unit at the corner of Brock Road and McPherson Court in a sought-after Pickering industrial pocket.



Total Area - Unit 1

69,411 SF

Office

3,471 SF

Industrial

65,940 SF



Shipping Doors

6 Truck Level Doors



Clear Height

24'



Zoning

M2, M2S



Rental Term

114 Months



Power

600 Amps



T.M.I (2023)

\$3.11



Asking Price

\$15.50 PSF



Listing Agent

Jonathan Gorenstein* MBA, SIOR

Partner

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Paul Wells**

Associate Vice President

416.275.3514

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*Broker **Sales Representative

Property Highlights

- Well-maintained functional industrial unit
- Brock Road exposure
- Institutionally owned and operated
- Shipping apron depth of 94'
- 3 access points to the property
- Strong labor pool
- Direct access to Highway 401
- Close to Pickering Go Station and Ajax Go Station

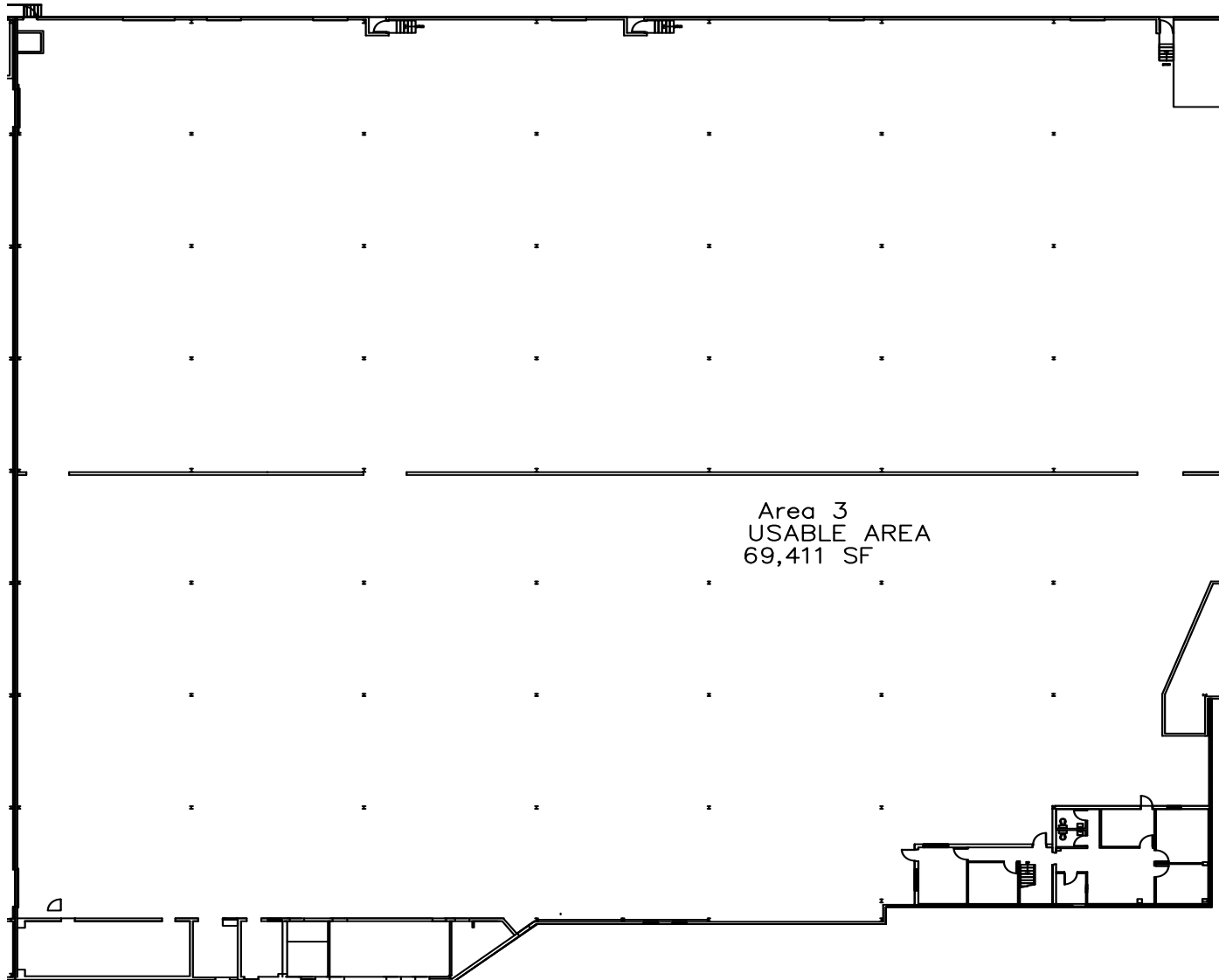
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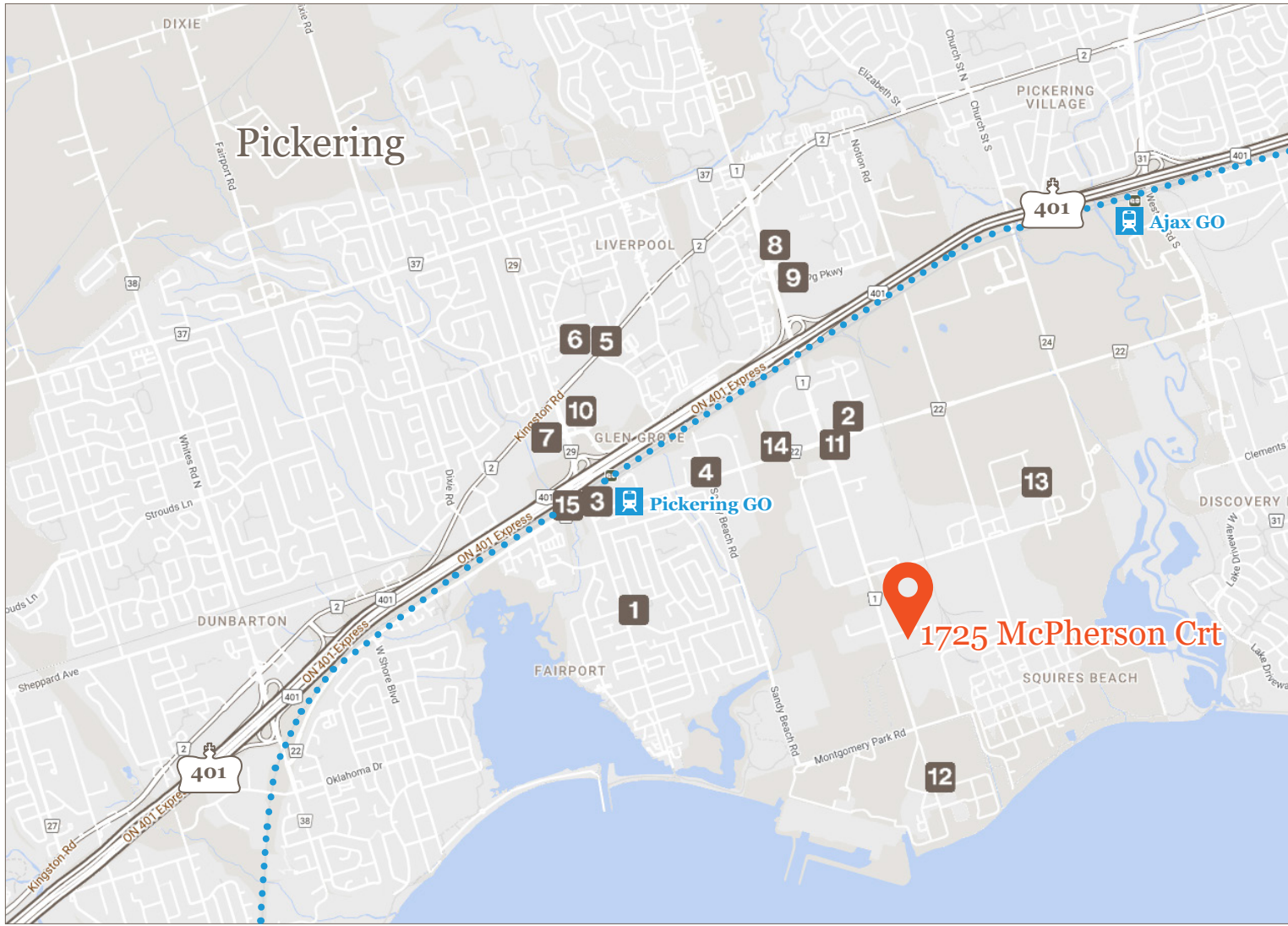


Floor Plan



1725 McPherson Court

Map of Location



What's Near By

- 1 Petro-Canada
- 2 Husky
- 3 Shell
- 4 RBC
- 5 CIBC
- 6 BMO
- 7 Loblaws
- 8 Walmart
- 9 Canadian Tire
- 10 Pickering Town Centre
- 11 Subway
- 12 Tim Hortons
- 13 Casino Pizza
- 14 Harvey's
- 15 Starbucks

1725 McPherson Court



*A bright
future
for your
business
is right
here.*

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