

UNIT 7 - 973 BROCK RD, PICKERING, ON L1W 3A4

3500 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE



Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com

INDUSTRIAL SPACE FOR LEASE

UNIT DETAILS:

UNIT:	7
BASIC RENT:	\$20 PER SF
TMI RATE:	\$6 PER SF (PROPERTY TAX, CA MAINTENANCE, WATER, & INSURANCE)
TOTAL AREA:	3500 SF
LOADING DOCK:	1
AVAILABLE FROM:	JAN 1, 2025
VIEWING TIMINGS	11 AM - 4 PM MONDAY- FRIDAY 24 HOURS NOTICE



Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



Bluetick
REALTY INC., BROKERAGE

Unit 7 - 973 Brock Rd

PROPERTY DETAILS:

Nestled within the industrial hub of **973 Brock Rd., Unit 7** spans an impressive **3,500 square feet**. This strategically located property provides seamless access to the arterial routes of **Highway 401**, seamlessly blending expansive utility with unparalleled connectivity.



CLOSE
TO
TRANSIT



NEAR TO
ABUNDANCE
OF AMENITIES



EASY ACCESS
TO
HIGHWAY 401



Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



Bluetick
REALTY INC., BROKERAGE

Unit 7 - 973 Brock Rd

ZONING DETAILS:

ZONING: MC-13-2

PERMITTED USES:

- COMMERCIAL SCHOOL
- CONVENIENT STORE
- RECREATIONAL CENTRE
- PLACE OF WORSHIP
- PRINTING SHOP
- OFFICE USE
- FINANCIAL INSTITUTION
- MEDICAL / RESEARCH LAB
- BAKERY
- WHOLESALING USE
- WAREHOUSE
- AMBULANCE DEPOT
- DRY CLEANING OR LAUNDRY PLANT
- AND MANY MORE



Sam Shah
Broker
Cell: 647-866-9097
samshah747@gmail.com



Bluetick
REALTY INC., BROKERAGE