



3,903 SF INDUSTRIAL UNIT

FOR SUBLEASE



1915 CLEMENTS ROAD #3
PICKERING, ONTARIO, CA

YOUR SUCCESS IS OUR TARGET

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STRATEGICALLY LOCATED ON CLEMENTS ROAD,
WEST OF BROCK ROAD SOUTH AND NORTH OF
HIGHWAY 401

PROPERTY HIGHLIGHTS

Rare opportunity to acquire a 3,903 SF prime industrial unit in the heart of Pickering. This clean, well-configured space features one truck-level door with an excellent turning radius, making it ideal for a range of industrial users. Recently updated with new office build-out, the unit offers a functional layout that supports efficient operations. Strategically located close to key amenities and major highway access, the property provides outstanding connectivity within one of Pickering's most established industrial nodes.

UNIT SIZE: 3,903 Sq. ft.

INDUSTRIAL SIZE: 2,821 Sq. ft.

SHIPPING: 1 Truck level

CLEAR HEIGHT: 15'11"

ZONING: E1

T.M.I.: \$8.55

ASKING RATE: \$11.42 psf



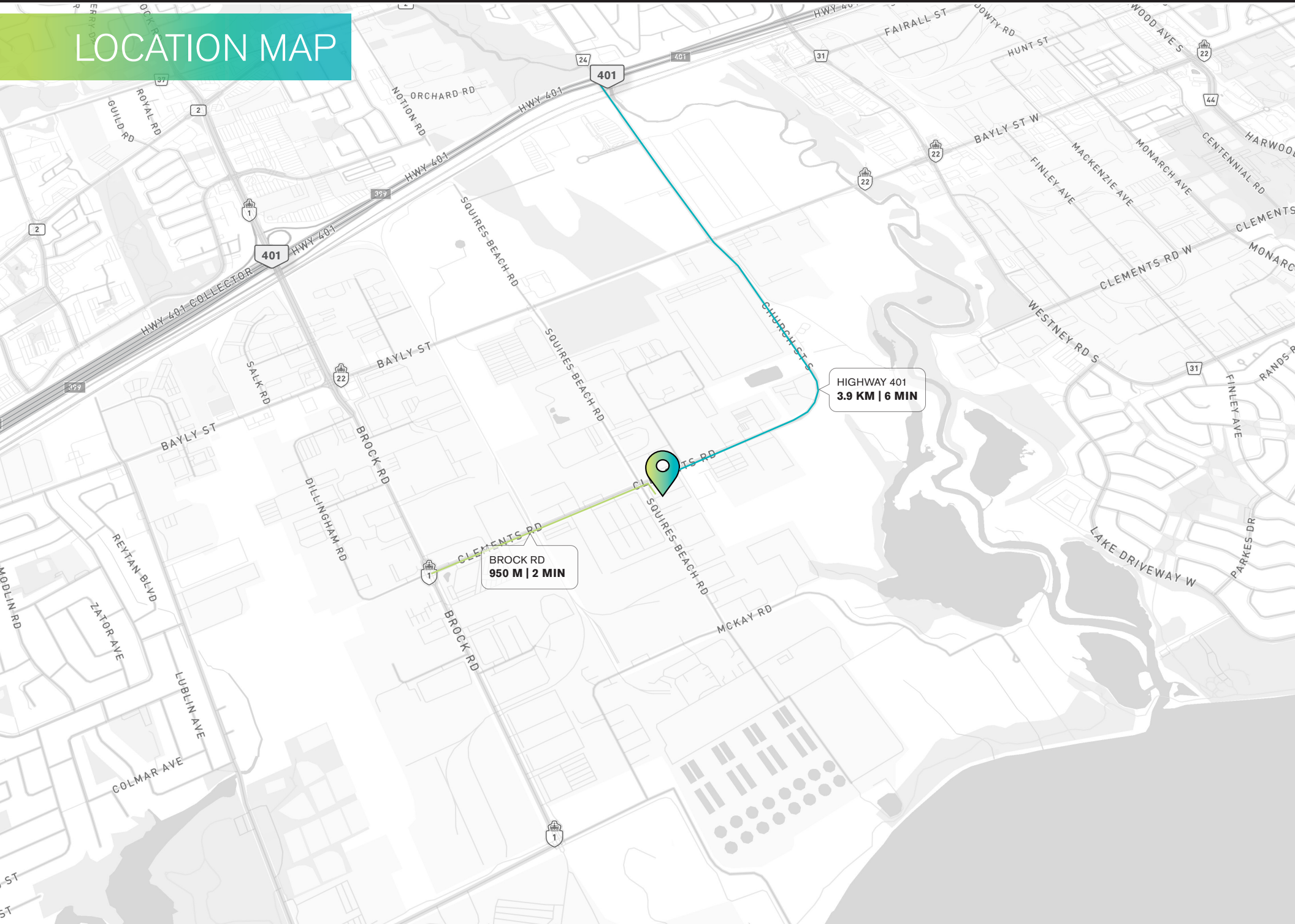
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1915 CLEMENTS ROAD UNIT #3, PICKERING, ON.

PROPERTY PHOTOS



LOCATION MAP





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