

EMPLOYMENT LAND DEVELOPMENT OPPORTUNITY FOR SALE



CREILAND
CONSULTANTS



1702

BAYLY STREET,
PICKERING, ON



GOOGLE STREETVIEW



PROPERTY WEBSITE



CONFIDENTIALITY AGREEMENT



VIDEO TOUR

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PROPERTY OVERVIEW

EXCEPTIONAL 4.31-ACRE DEVELOPMENT OPPORTUNITY IN PICKERING

Prime land offering available at the high-traffic, highly visible intersection of Bayly Street and Brock Road. This strategic location provides immediate access to Highway 401, and is in close proximity to the Pickering Casino Resort, Pickering GO Station, and major shopping destinations—ensuring excellent connectivity and consistent traffic flow.

The 4.31-acre site features multiple ingress and egress points and benefits from flexible zoning that supports a wide variety of employment-based uses. With its prominent exposure and development-friendly characteristics, this property presents an outstanding opportunity for a wide range of commercial, mixed-use, or employment-focused projects.



4.31 AC

LOT SIZE



\$15,250,000

LISTING PRICE (\$)



\$3.54 Million

PRICE / ACRE



Mixed Employment

OFFICIAL PLAN



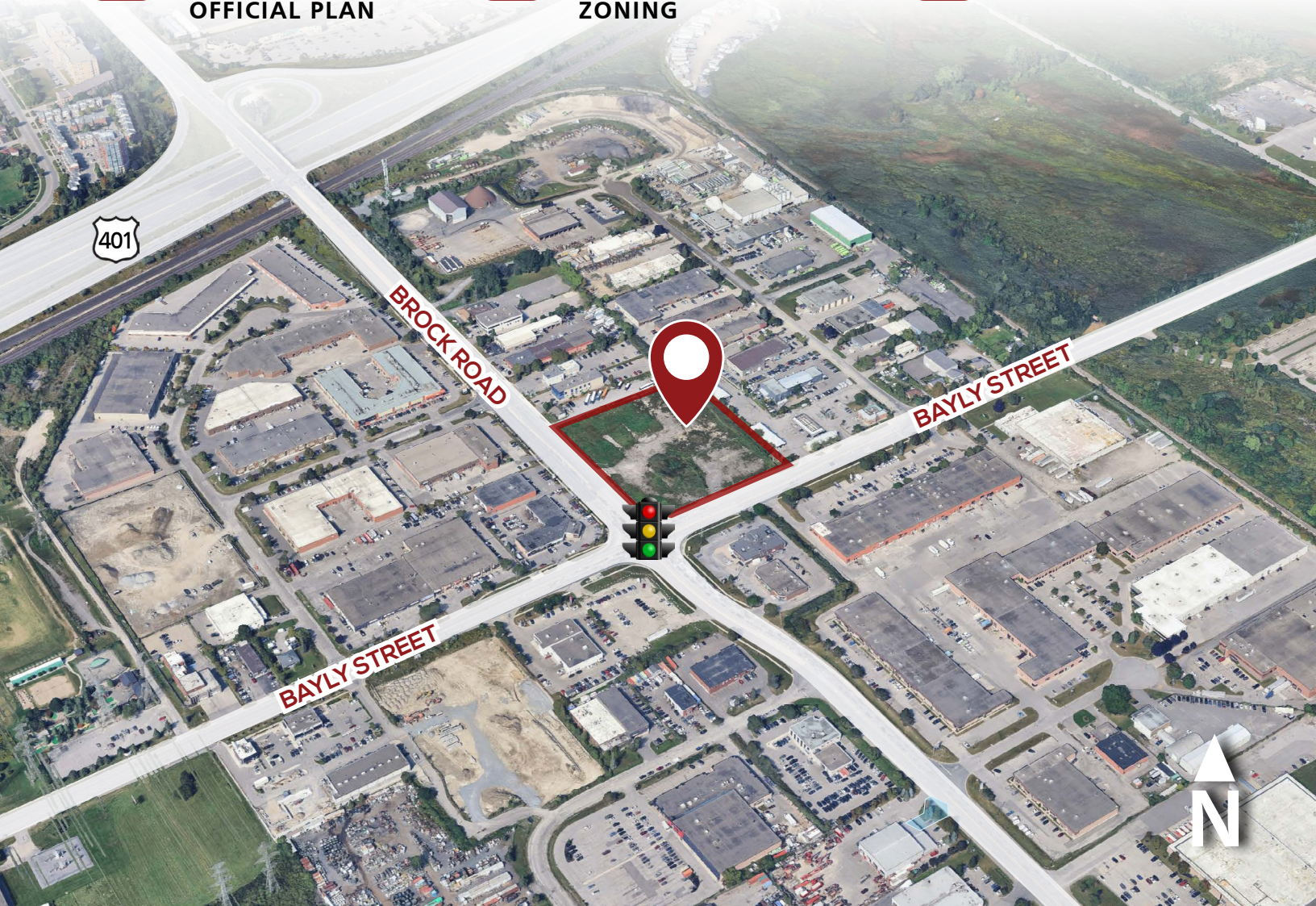
E1 - Employment General

ZONING



\$111,148

PROPERTY TAX (2025)

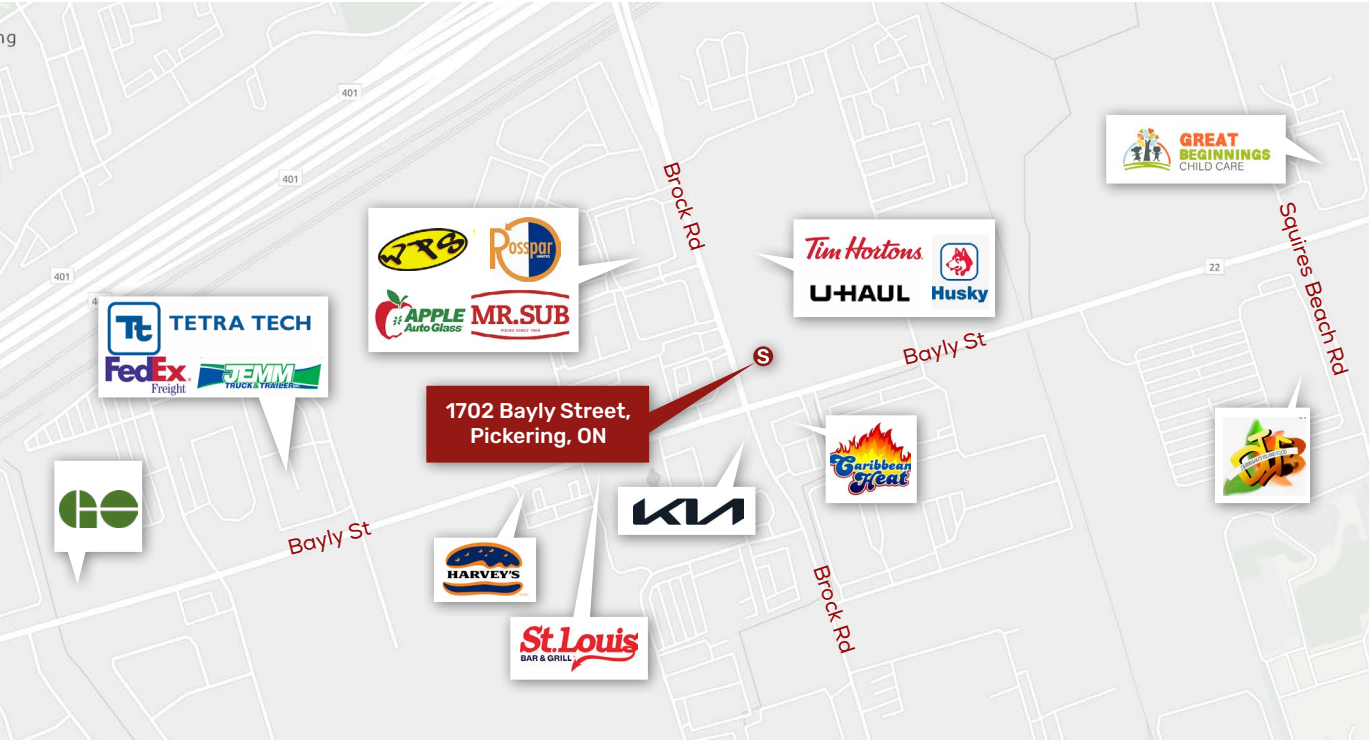


PROPERTY TYPE
COMMERCIAL

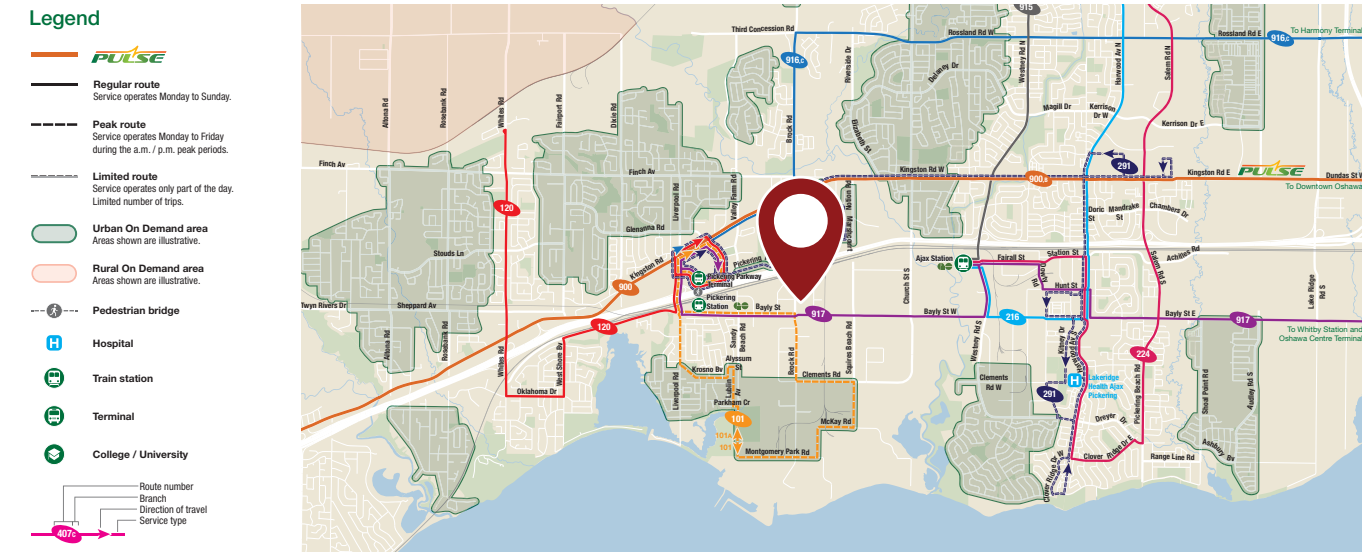


PROPERTY INTERSECTION
BAYLY STREET AND BROCK ROAD

NEARBY BUSINESSES

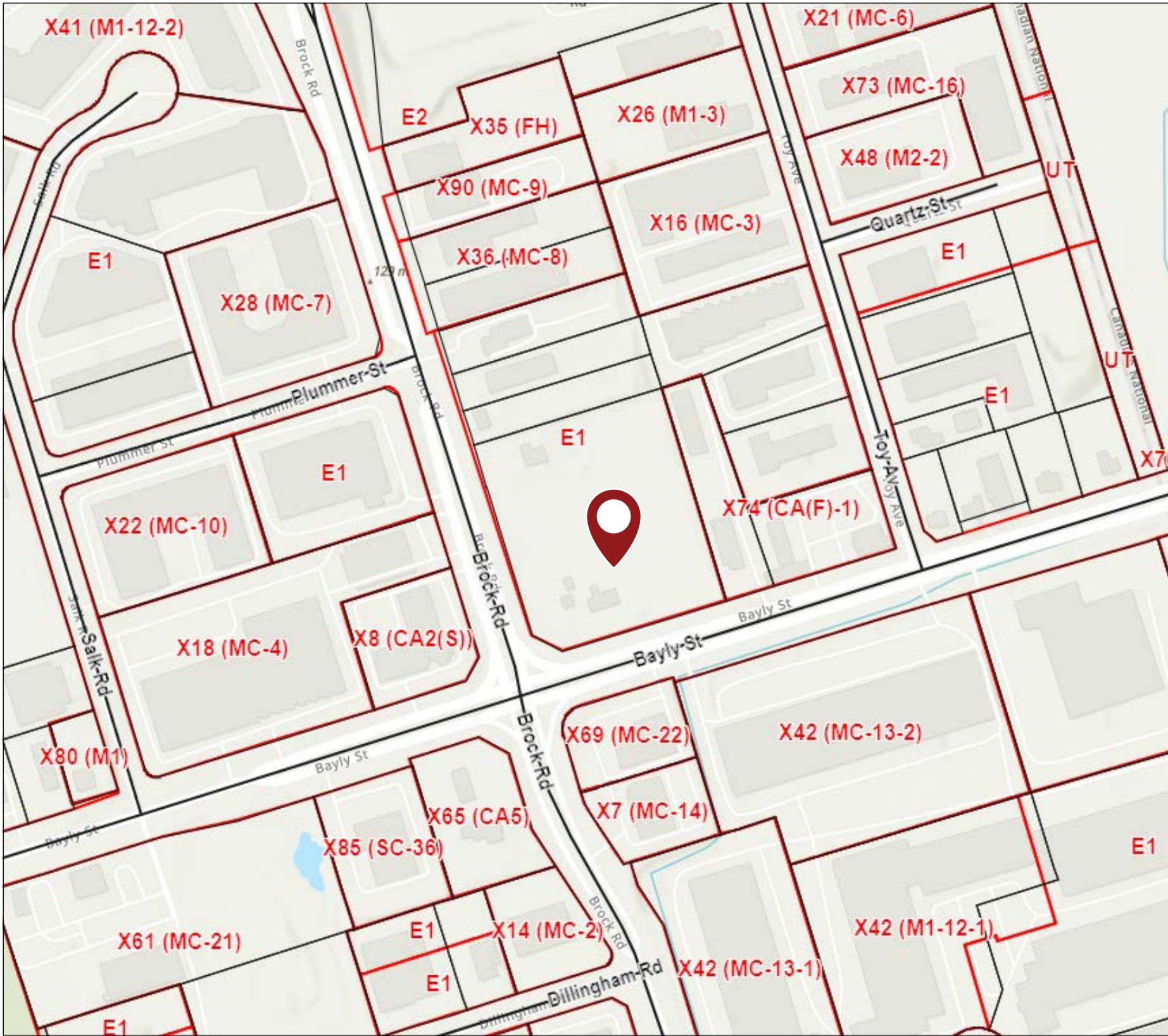


TRANSIT MAP



The subject property can be conveniently accessible by public transportation offered via Durham Pulse transit.

ZONING



E1 - Employment General
PERMITTED USES

Commercial Uses

- a. Office
- b. Self-Storage Facility
- c. Service and Repair Shop
- d. Vehicle Body Repair Shop
- e. Vehicle Repair Shop

Community Uses

- a. Emergency Service Facility
- b. Public Parking Lot

Specified Accessory Uses

- a. Accessory Office⁽²⁾
- b. Accessory Personal Service Establishment^{(2) (3)}
- c. Accessory Restaurant^{(2) (3)}
- d. Ancillary Retail Sales⁽²⁾
- e. Outdoor Storage⁽²⁾
- f. Shipping Container⁽²⁾

Commercial Uses

- a. Contractor's Yard
- b. Dry-Cleaning Establishment
- c. Film Studio
- d. Food Preparation Plant
- e. Fuel Depot
- f. Heavy Manufacturing Facility
- g. Light Manufacturing Facility
- h. Research and Development Facility
- i. Transport Cartage or Transport Depot
- j. Vertical Farm
- k. Warehouse
- l. Wholesaling Facility
- m. Waste Processing Station⁽¹⁾
- n. Waste Transfer Station⁽¹⁾

Notes:

- 1. Only legally existing uses shall be permitted.
- 2. This use is subject to special provisions under Section 4 of this By-law.
- 3. The maximum gross floor area of the accessory use shall be a maximum of 10% of the gross floor area of the principal use. However, in no case shall the maximum gross floor area of the accessory use exceed 500.0 m².

ACCESS TO MAJOR MARKETS

Pickering is situated in the center of Canada’s largest labor and business hub. With a well-connected transportation system, it offers efficient access to key markets throughout North America.

Easy connections to Billy Bishop and Pearson airports via GO Transit and the UP train, with free transfers for GTA transit riders between Durham Region Transit, GO Transit, TTC, Brampton Transit, and York Region Transit.

100+

languages spoken by Pickering’s diverse population

4.4M

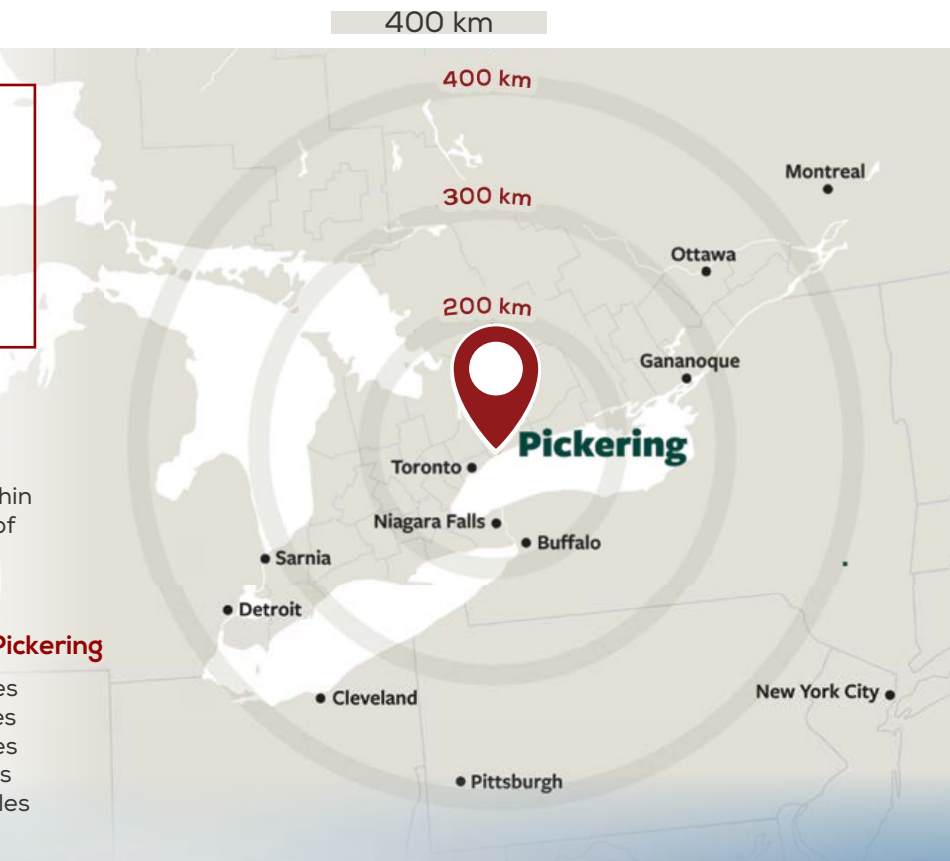
people reside within 50 km (30 miles of pickering)

Border Crossing

Buffalo, NY
Gananoque, ON
Niagara Falls, ON
Sarnia, ON
Detroit, MI

Distance From Pickering

168 km / 104 miles
251 km / 156 miles
169 km / 105 miles
317 km / 197 miles
399 km / 248 miles



A CONNECTED CITY

Pickering offers outstanding access to a comprehensive transportation network and a high-speed telecommunications system that ensures strong links to the global economy.

Efficient and Integrated Transportation System

The city is well-connected through a dependable transportation infrastructure that includes major highways, rail lines, a nearby seaport, and close proximity to three airports. This enables businesses to efficiently move goods at local, national, and international levels.

The Pickering City Centre is served by a GO Train station that connects directly to Toronto’s Union Station and the TTC network—all accessible with a single fare. Looking ahead, the Durham-Scarborough Bus Rapid Transit (DSBRT) project will add 36 kilometers of rapid transit service across Oshawa, Whitby, Ajax, Pickering, and Scarborough.

Alto High-Speed Rail

The Canadian government has initiated plans for a high-speed rail corridor between Toronto and Quebec City, aimed at reducing delays, improving service speeds, expanding connectivity across Eastern Ontario, and cutting emissions. Pickering, in collaboration with the Region of Durham, has proposed a station stop in the city. As of 2024, the City is advancing a conceptual design for the station and surrounding development.

Fibre-Optic Broadband Expansion

Pickering is focused on building a smart, connected community. Enhancing broadband and digital infrastructure is key to supporting economic development. Through the Rogers Accelerated High-Speed Internet initiative, more than 89,000 homes and businesses in rural and underserved areas, including parts of Pickering, are being connected with fibre-optic service. Meanwhile, Durham OneNet continues to develop a 700-kilometre regional fibre network, further boosting connectivity throughout the area.



CN Rail, CP Rail, GO Transit, Durham Region Transit



Toronto Pearson International Airport, Billy Bishop Toronto City Airport, Oshawa Municipal Airport



Highways 401, 407, 7, 412



BOUNDLESS OPPORTUNITIES

Pickering hosts a diverse range of national and international businesses, with key industries including energy, advanced manufacturing, logistics, and information technology. The city offers some of the lowest business costs in the Greater Toronto Area, making it highly competitive on a global scale.



The Innovation Corridor, situated in the heart of Pickering along Highway 407, features more than 800 acres of premium employment land available for development. The corridor is designed to foster the growth of high-tech jobs across a range of industry sectors.



FGF Brands broke ground on the Wonderbrand Innovation Business Park in 2023. The first phase will feature four buildings, including manufacturing facilities, a distribution center, a learning hub, and additional spaces. Phase two will add seven more buildings, ultimately creating over 4,000 jobs in the region.

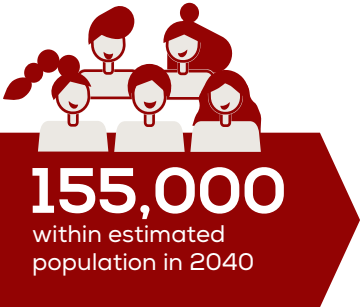


Kubota Canada Ltd., a Japanese construction equipment manufacturer, established its new Canadian headquarters in Pickering, generating over 200 jobs for the city.



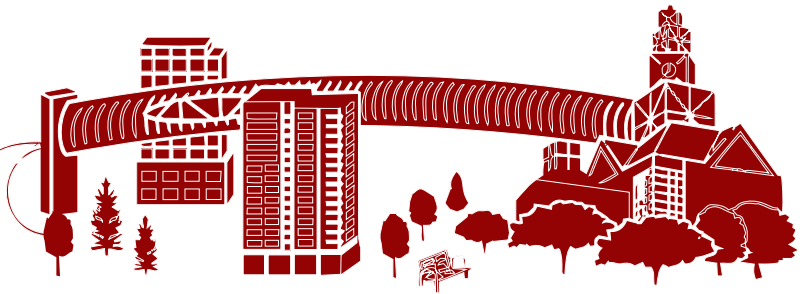
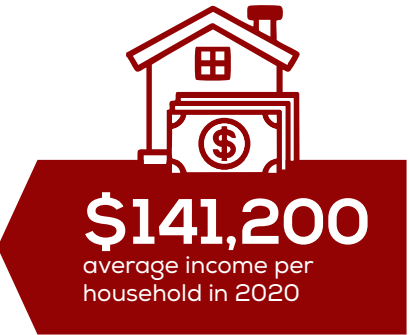
SmartCentres has built a 233,000-square-foot industrial complex with multiple units at 3550 Sideline 24.

A CONNECTED CITY



A Diverse and Growing Workforce: With a population exceeding 100,000, Pickering has experienced an 8.1% growth over the past five years—significantly outpacing Toronto’s 3% growth rate. Businesses in Pickering benefit from access to a broad talent pool drawn from across Durham Region, York Region, and the City of Toronto.

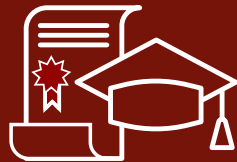
Education and Skilled Talent: A steady stream of graduates from 11 nearby universities and colleges provides businesses with access to top-tier talent. Pickering is ideally located near leading institutions such as Ontario Tech University, Trent University, the University of Toronto, Durham College, and Centennial College.



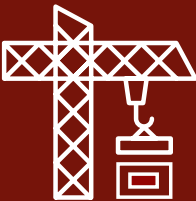
World Record Holder: The Pickering Pedestrian Bridge holds the official Guinness World Record as the longest enclosed pedestrian bridge worldwide, stretching over Highway 401 and connecting the GO Station to downtown Pickering.



50,000+ of Pickering residents active in labour force



56% of Pickering’s population of the age of 15 has a post-secondary education

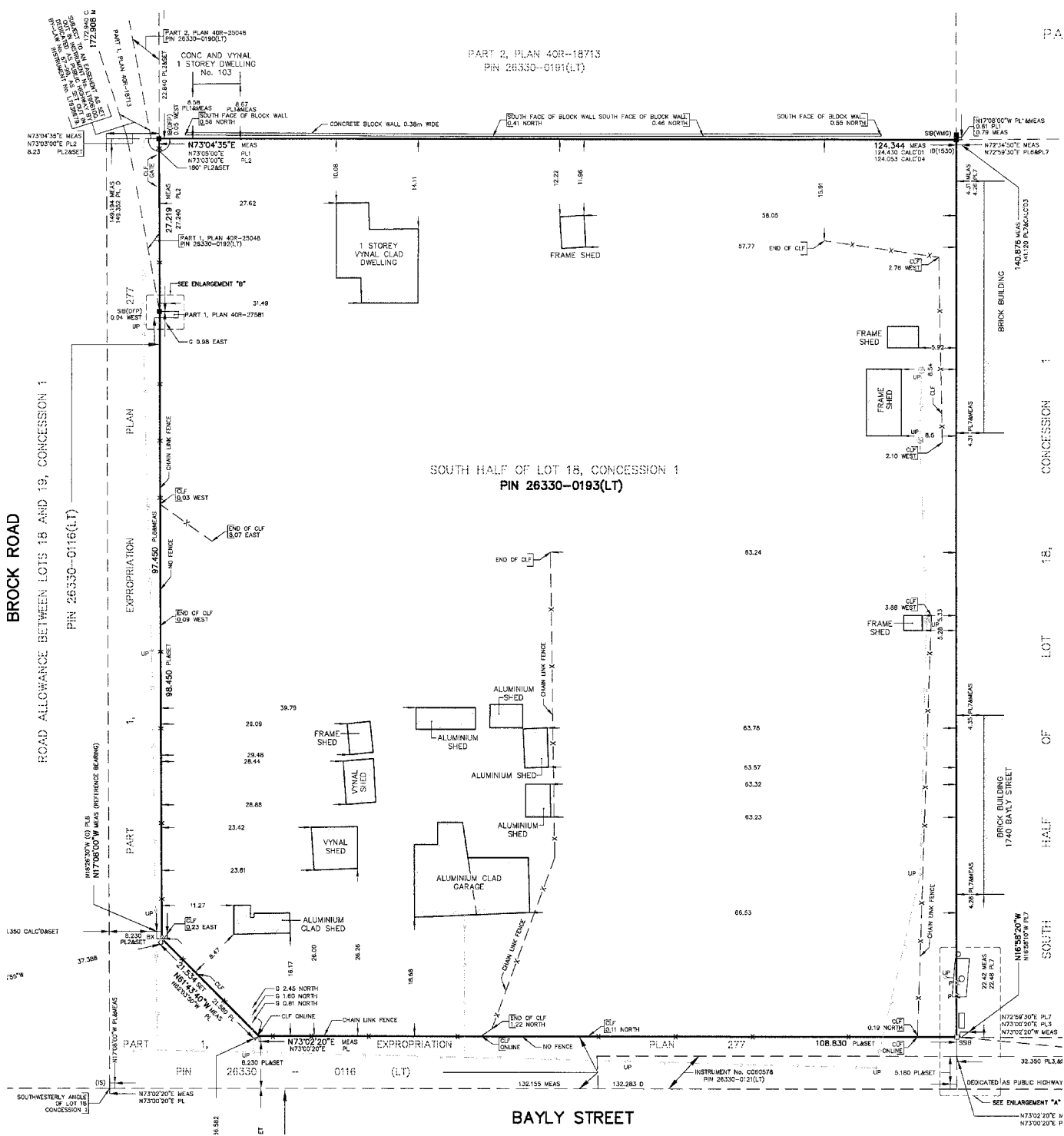


\$4.4B reported construction value

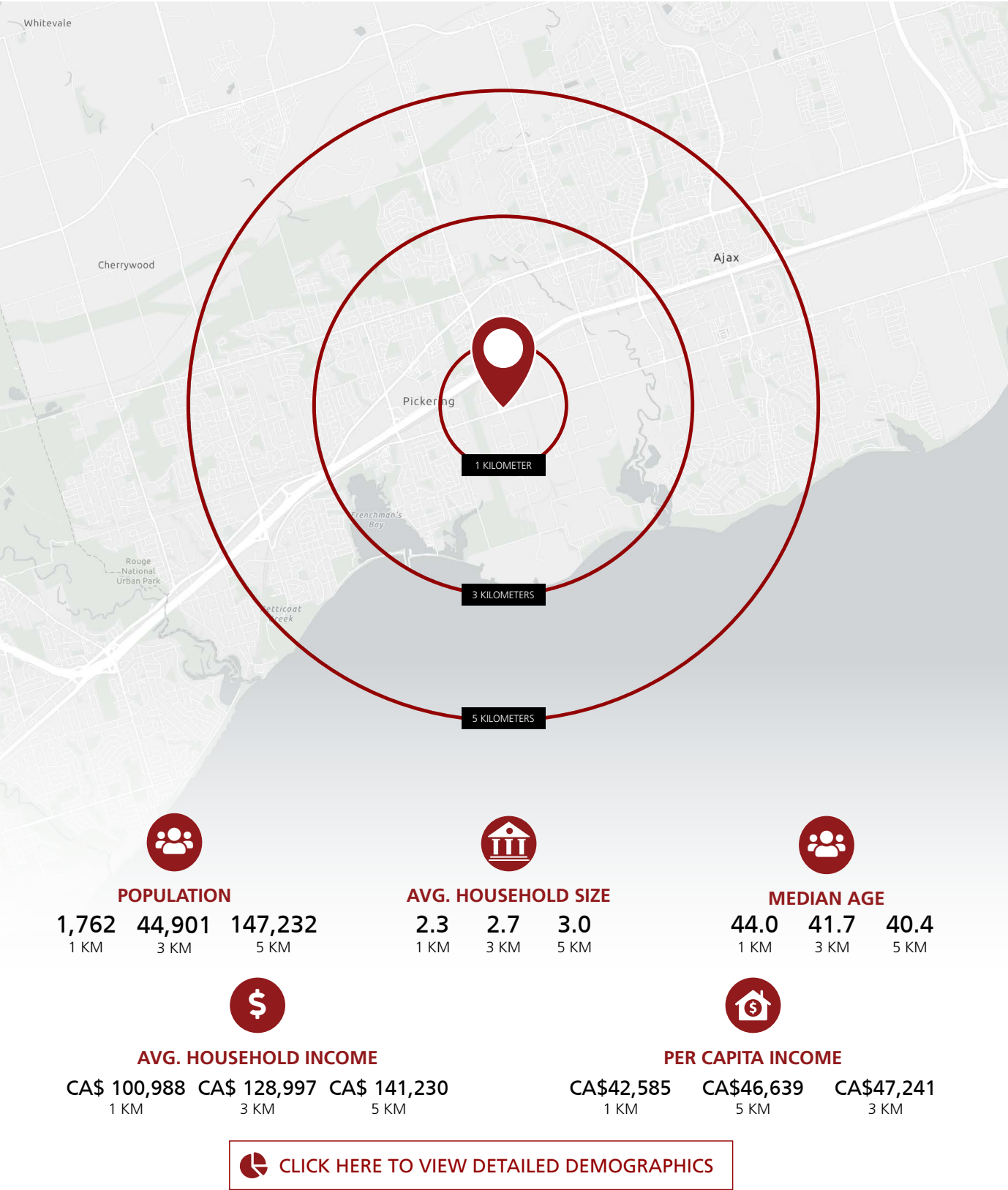


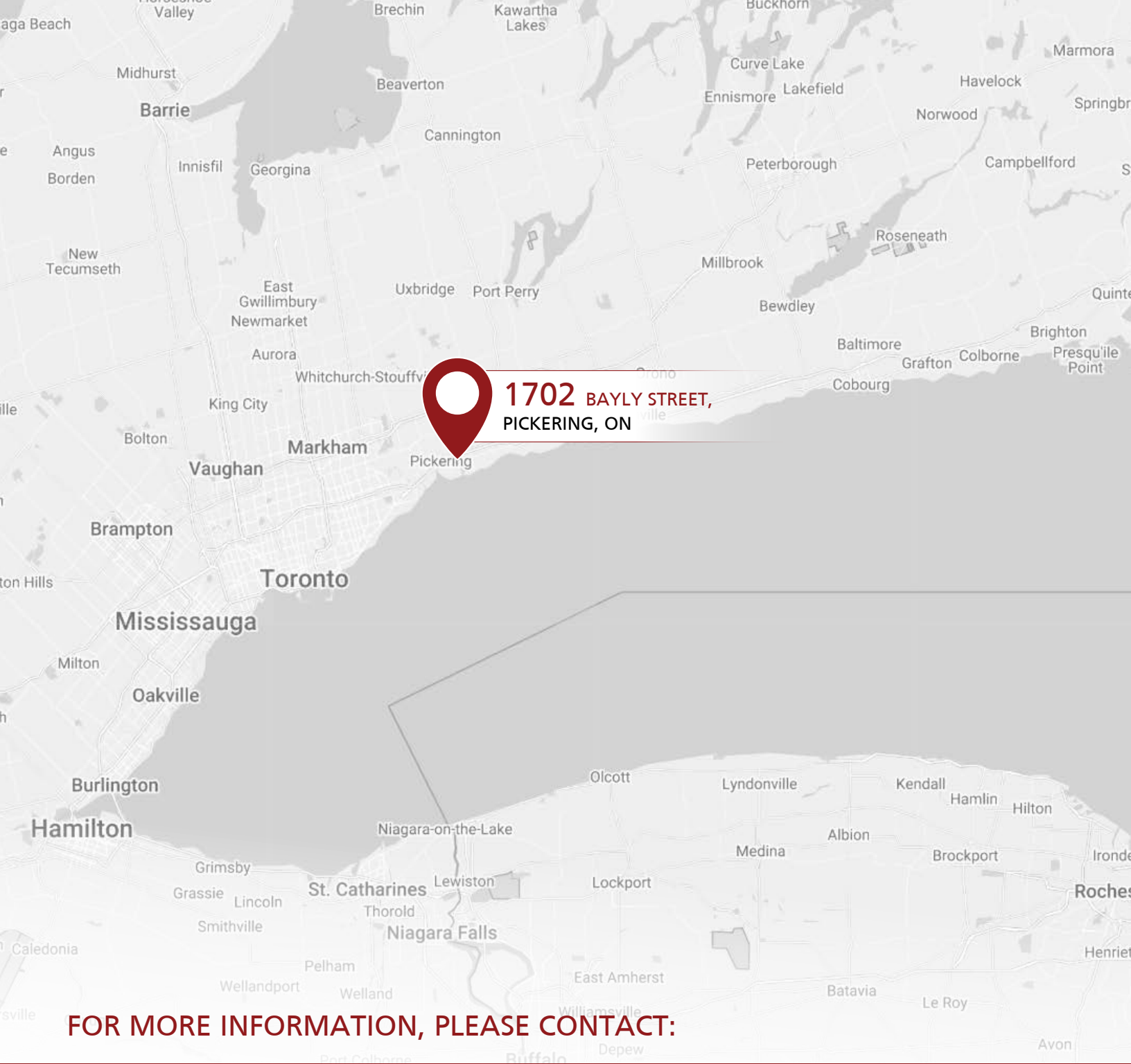
3,000+ diverse businesses

SURVEY



DEMOGRAPHICS





**1702 BAYLY STREET,
PICKERING, ON**

FOR MORE INFORMATION, PLEASE CONTACT:



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