

# UNIT 5 - 1734 ORANGEBROOK CT, PICKERING, ON L1W 3G8 3,840 SF INDUSTRIAL SPACES AVAILABLE FOR LEASE



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**Bluetick**  
REALTY INC., BROKERAGE

# INDUSTRIAL SPACE FOR LEASE

## UNIT DETAILS:

UNIT:	5
BASIC RENT:	\$16 PER SF
TMI RATE:	\$5.50 PER SF ( WATER AND GAS SEPARATE)
TOTAL AREA:	3840 SF
LOADING DOCK:	1
CEILING HEIGHT:	18' TO 20'
AVAILABLE FROM:	DEC 1, 2024
VIEWING TIMINGS	11 AM - 4 PM   MONDAY- FRIDAY   24 HOURS NOTICE



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# Unit 5 at 1734 ORANGEBROOK CT.

## PROPERTY DETAILS:

1734 Orangebrook offers industrial spaces conveniently located near Highway 401 and close to Lake Ontario. With easy transit access, businesses can efficiently manage operations and enjoy a picturesque setting for employees.



CLOSE TO  
BUS STOPS  
(TRANSIT)



NEAR TO  
ABUNDANCE  
OF AMENITIES



EASY ACCESS  
TO  
HIGHWAY 401



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## ZONING DETAILS:

ZONING: **E1**

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## PERMITTED USES:

- DAY CARE CENTRE
- CONVENTION CENTRE
- DRY CLEANING FACILITY
- RESTAURANT
- TAKEOUT RESTAURANT
- SCHOOL
- FINANCIAL INSTITUTION
- MEDICAL OFFICE
- OFFICE
- RECREATIONAL USE
- PLACE OF WORSHIP
- VETERINARY CLINIC
- DISTRICT ENERGY FACILITY
- AND MANY MORE



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