

# FOR SALE

## INDUSTRIAL CONDOMINIUM UNITS



CREILAND  
CONSULTANTS



## PICKERING CORPORATE CENTRE

1030 SALK ROAD, PICKERING

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**BUILDING A**

**BUILDING B**

## PRESENTING PICKERING CORPORATE CENTRE OWNERSHIP OPPORTUNITY

**INDUSTRIAL UNITS STARTING FROM 1,474 SF**

Pickering Corporate Centre goes beyond a typical development—it represents a forward-thinking industrial vision built for the innovators, operators, and entrepreneurs shaping Canada's future economy.

The project delivers modern, well-designed industrial units that balance performance with a strong sense of ownership. By redefining expectations in the industrial market, Pickering Corporate Centre unlocks new opportunities and allows users/investors to access one of the GTA's most under-served and high-growth industrial sectors.



# INDUSTRIAL SPACES FOR GROWING BUSINESSES

## WHY RENT WHEN YOU CAN OWN

Introducing Pickering Corporate Centre – Business Point’s newest industrial development in the City of Pickering. This modern, purpose-built complex offers industrial condominium units ranging from approximately 1,474 SF to 6,180 SF, delivered to Business Point’s high-performance construction and design standards.

Strategically located just off Highway 401 at Brock Road, Pickering Corporate Centre presents a rare opportunity to acquire small-bay industrial ownership in one of the GTA’s most accessible and rapidly expanding industrial markets.

Designed with flexibility and long-term operational efficiency in mind, select front units feature 26-foot clear ceiling heights, integrated mezzanine space, and drive-in loading to accommodate a broad range of business uses. Ideal for warehousing, trades, e-commerce, and light manufacturing, Pickering Corporate Centre combines functional design with exceptional connectivity—offering not just workspace, but a scalable platform for sustained business growth.

**Price:** \$495 PSF + HST

-U#A115: 1,474 SF = \$729,630 + HST

-U#A139: 3,279 SF = \$1,623,105 + HST

-U#A135: 6,180 SF = \$3,059,100 + HST

**Shipping:** 1 Drive-in Door – FREE Upgrade to Extra Large (12' x 14') Size

**Utilities:** FREE Unit & Installation of Transformer, Electric Panel, C-Lights, Basic Heating Unit

**Power:** 600 Volt, 100 Amp Service

**Additional Access:** Common Washrooms & Showers within the Industrial Workspace Hub

**Parking:** 1 Reserved Parking Per Unit

**Deposit Structure:**

- \$10,000 to reserve/sign
- Remaining of 5% in 30 days.
- 5% in 60 days.
- 5% in 90 days.
- 5% in 120 days.
- 5% in 180 days.

**Occupancy:** January 2027

**CONDO FEES:** Approx. \$0.18/sq. ft (Hydro, Gas & Water metered separately)

# PICKERING CENTRAL LOCATION

1030 SALK ROAD, PICKERING, ON L1W 3C5

Pickering is rapidly establishing itself as a high-growth industrial market serving the needs of today's expanding businesses. Located at the intersection of Brock Road and Highway 401, the area offers efficient access across the GTA, making it an ideal location for operations that prioritize logistics, connectivity, and speed to market.

Supported by a skilled labour force and rising demand for modern, efficiently scaled industrial facilities, the market continues to gain momentum. Its close proximity to Pickering City Centre—a 55-acre master planned community slated to deliver more than 12,000 residential units across two phases, further reinforces the area's long-term economic and demographic growth.

From an investment perspective, consistently low industrial vacancy rates underscore strong tenant demand, stable occupancy levels, and compelling long-term return potential within one of the GTA's most strategically positioned industrial corridors.



**2 MINUTES**

Walk to Bus Stop



**2 MINUTES**

Drive to Go Station



**12,000**

New Condos to be Built



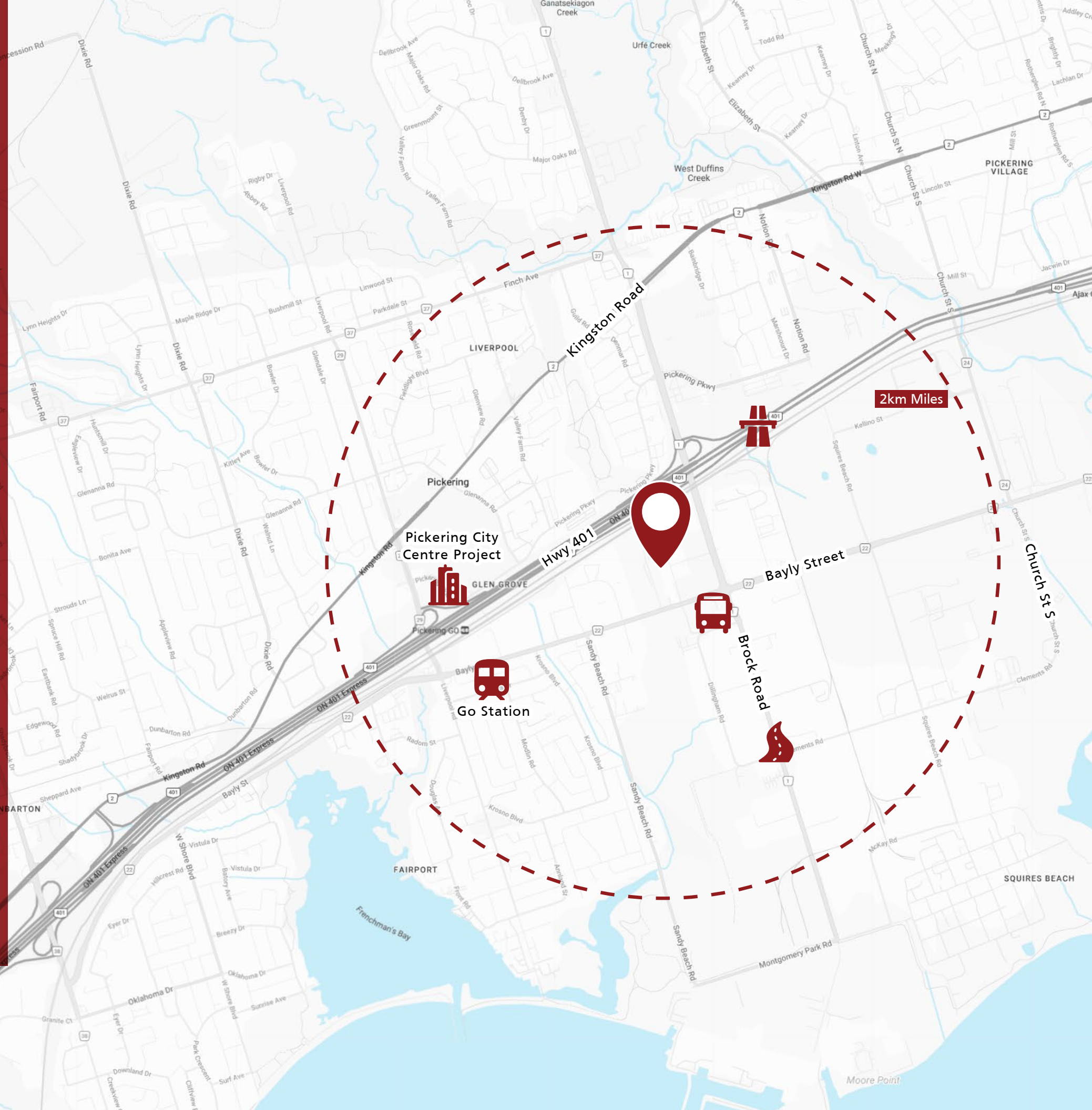
**HWY. 401**

Access to Highway



**BROCK ROAD**

Access to



# SITE PLAN

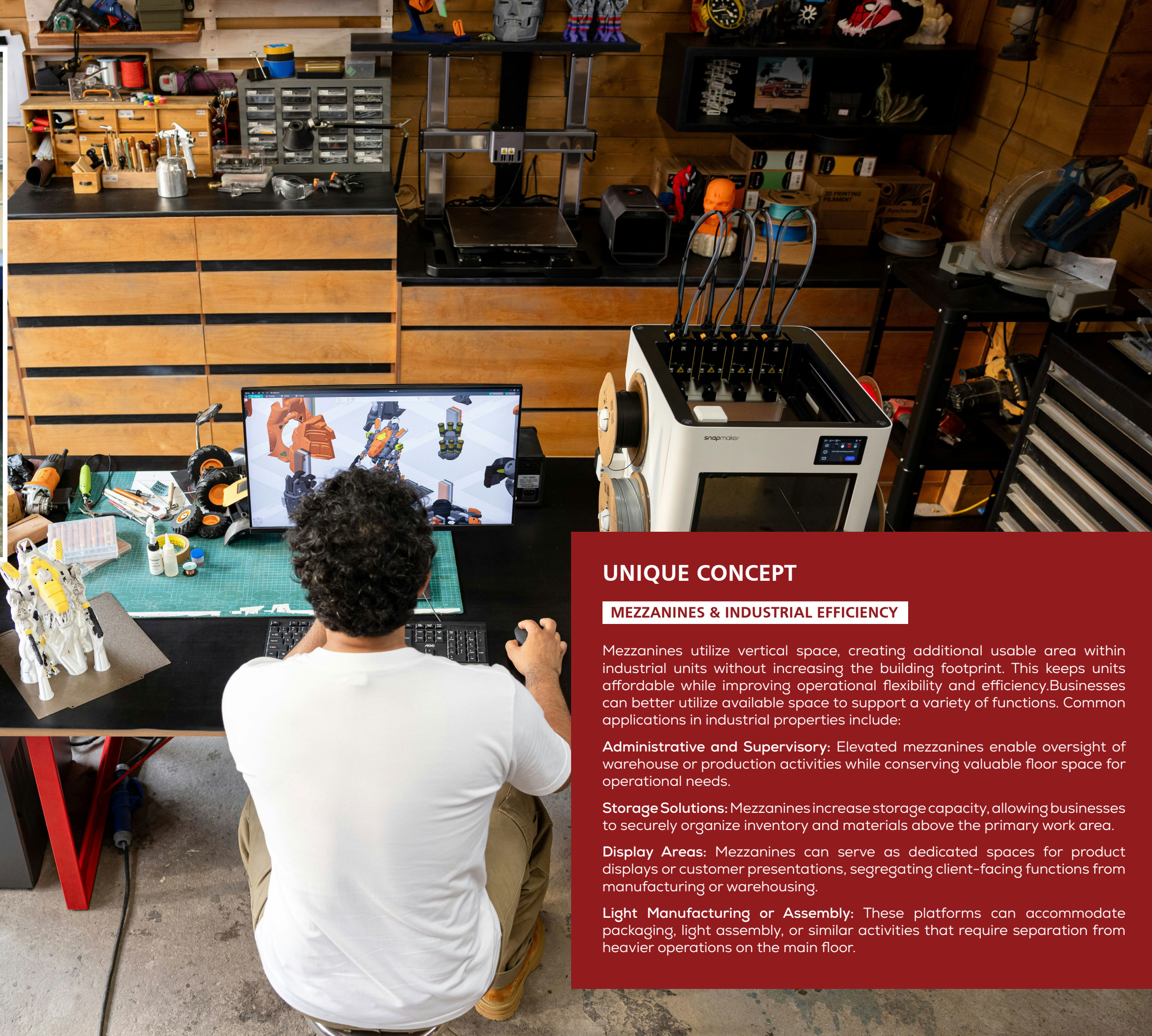


## BUILDING FEATURES

- 1,474 SF - 6,180 SF
- PRECAST CONCRETE
- DRIVE-IN (12' X 14')
- FULL MEZZANINE
- 600 VOLT, 60 - 100 AMP SERVICE BUILDING
- 1 EXCLUSIVE PARKING
- AMPLE VISITOR PARKING
- SPRINKLER EQUIPPED
- OCCUPANCY: SPRING 2026
- E1 ZONING

## LEGEND

|              |  |
|--------------|--|
| GROUND FLOOR |  |
| MEZZANINE    |  |
| COMMON AREA  |  |



## UNIQUE CONCEPT

### MEZZANINES & INDUSTRIAL EFFICIENCY

Mezzanines utilize vertical space, creating additional usable area within industrial units without increasing the building footprint. This keeps units affordable while improving operational flexibility and efficiency. Businesses can better utilize available space to support a variety of functions. Common applications in industrial properties include:

**Administrative and Supervisory:** Elevated mezzanines enable oversight of warehouse or production activities while conserving valuable floor space for operational needs.

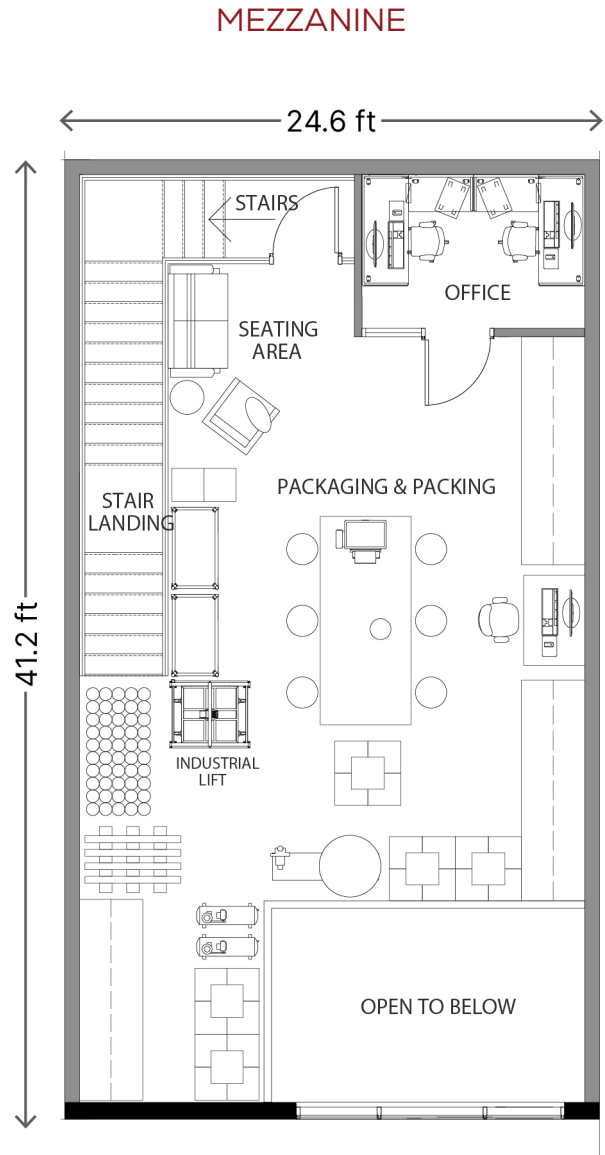
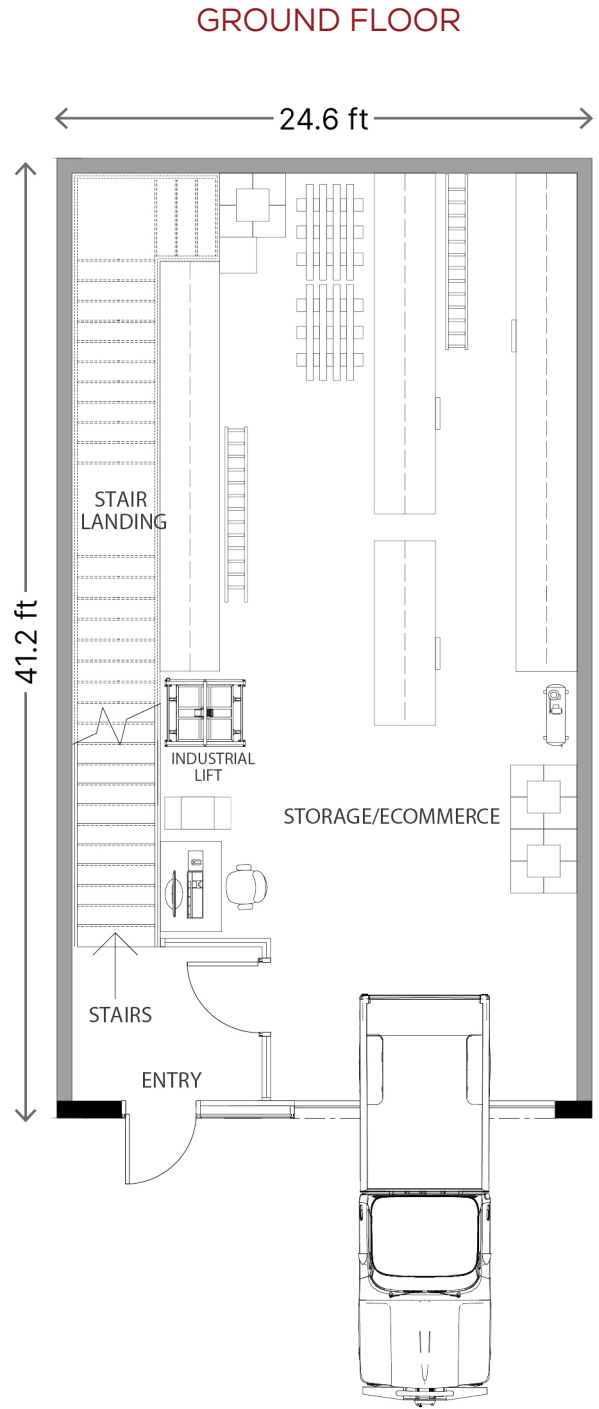
**Storage Solutions:** Mezzanines increase storage capacity, allowing businesses to securely organize inventory and materials above the primary work area.

**Display Areas:** Mezzanines can serve as dedicated spaces for product displays or customer presentations, segregating client-facing functions from manufacturing or warehousing.

**Light Manufacturing or Assembly:** These platforms can accommodate packaging, light assembly, or similar activities that require separation from heavier operations on the main floor.

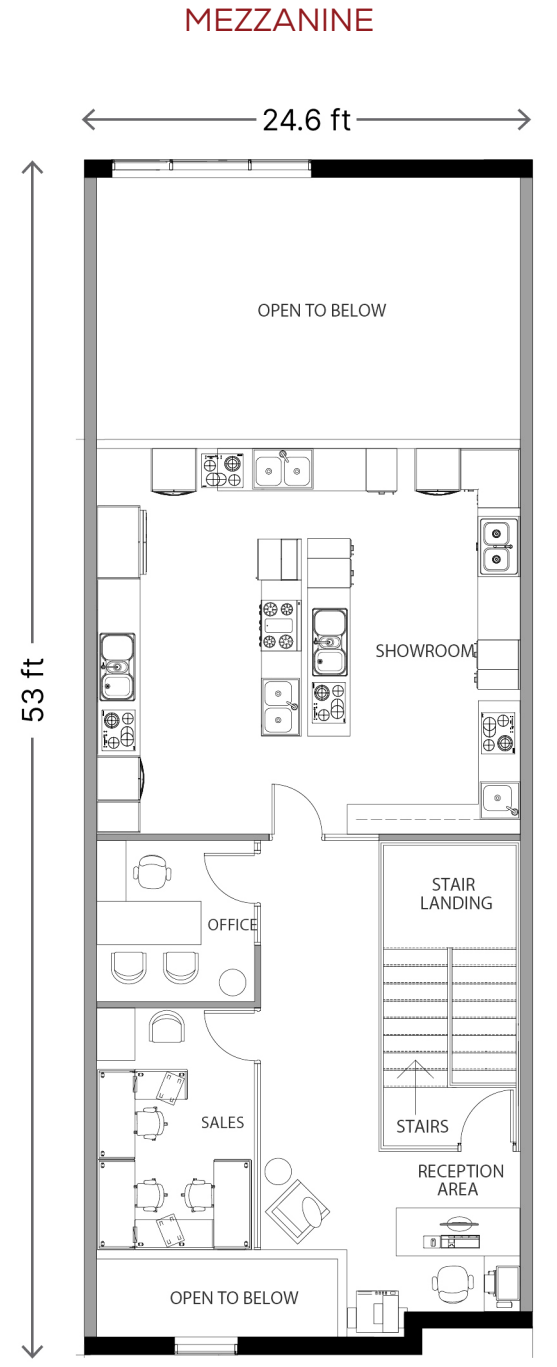
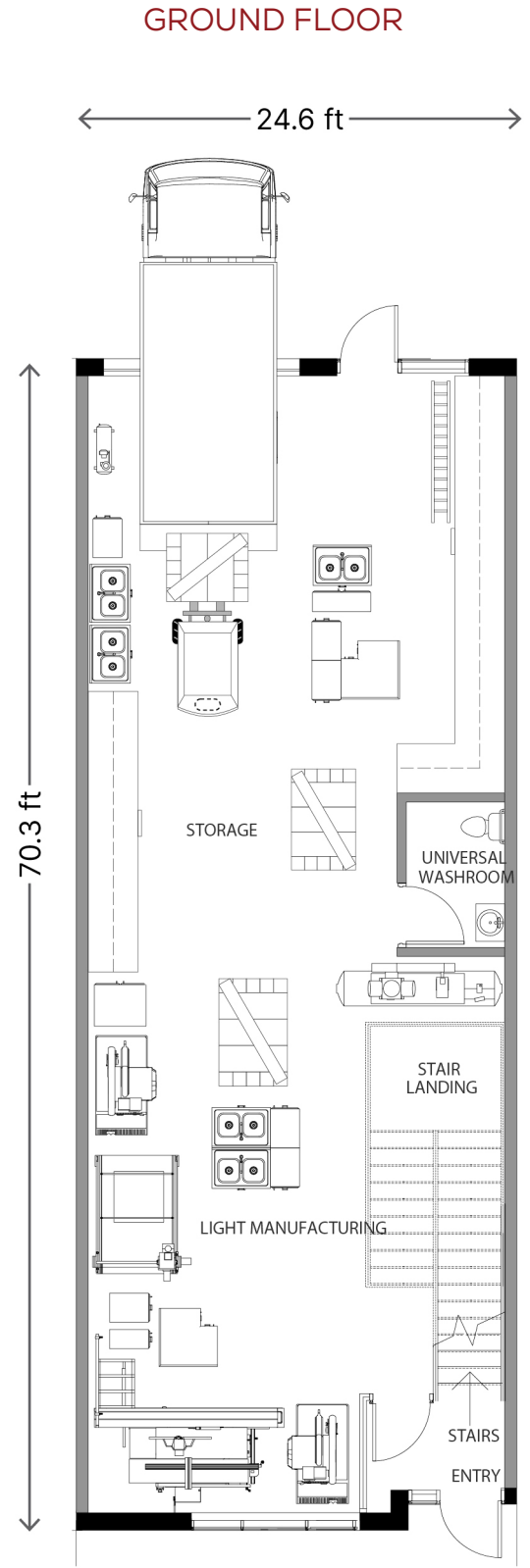
# SAMPLE FLOOR PLAN 1

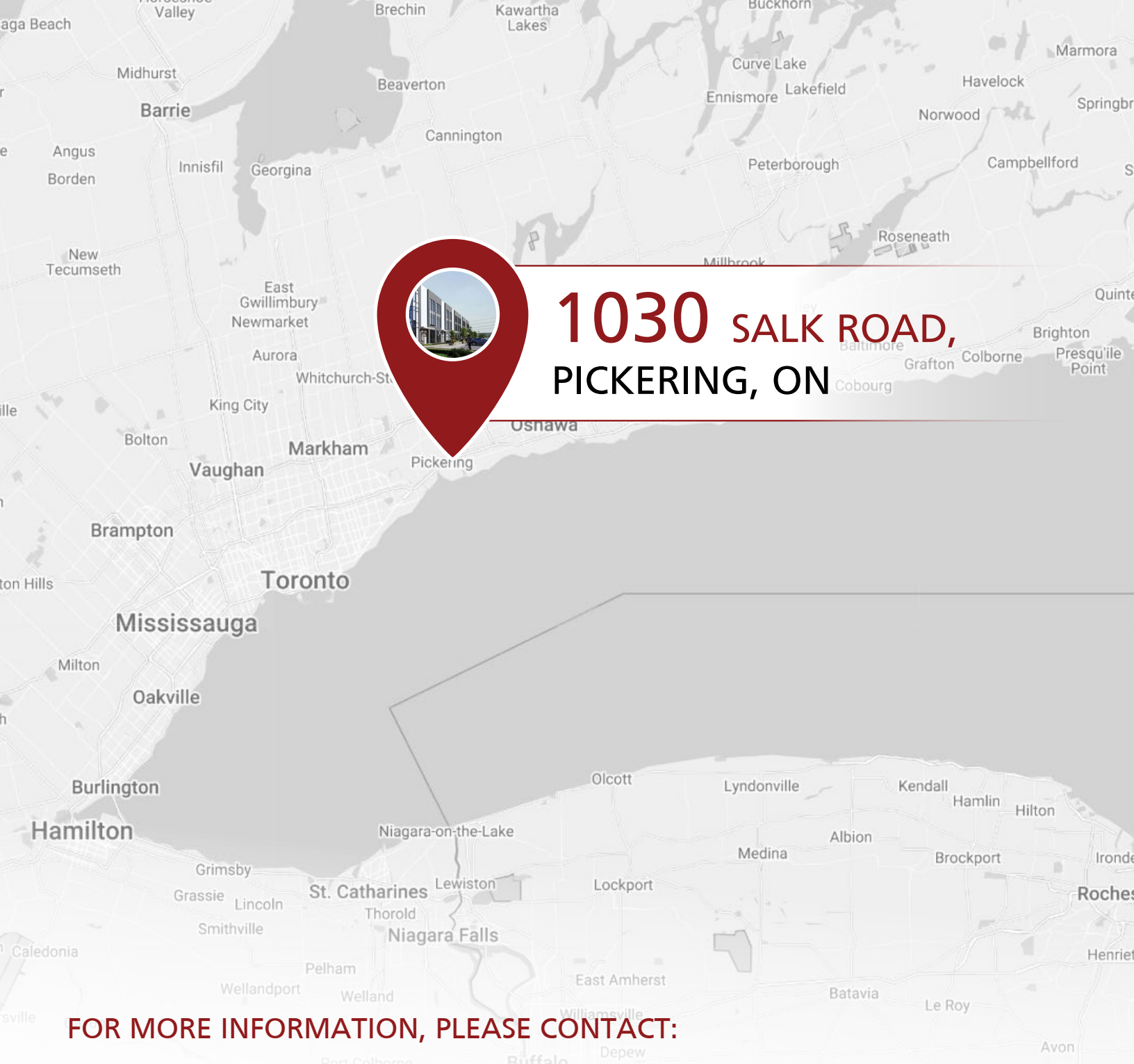
STORAGE / E-COMMERCE UNIT



# SAMPLE FLOOR PLAN 2

LIGHT MANUFACTURING





# 1030 SALK ROAD, PICKERING, ON

**FOR MORE INFORMATION, PLEASE CONTACT:**



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