

STORAGE SPACE FOR USER / INVESTORS



CREILAND
CONSULTANTS



MINI-WAREHOUSE OWNERSHIP OPPORTUNITY

1030 SALK ROAD, PICKERING

Creiland Consultants Realty Inc.

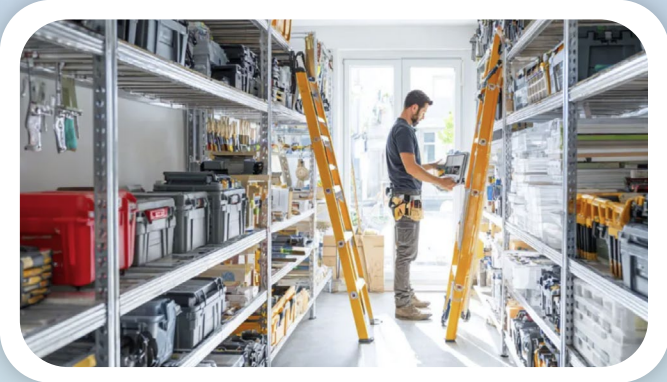
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PRESENTING MINI-WAREHOUSE OWNERSHIP OPPORTUNITY

REDEFINING WORKSPACES FOR SMALL BUSINESS OWNERS

Pickering Corporate Centre is more than a typical development, it's a forward-thinking vision designed for small business owners, builder and contractors, and other emerging entrepreneurs looking for mini warehouses for their business needs.

These workspaces redefine what's possible, unlocking opportunities to access one of the GTA's most under-recognized, high-growth markets.



OCCUPANCY DATE: January 2027



ZONING: E1



PRICE: \$495 PSF + HST

- U#A3038: 128 SF = \$63,660 + HST
- U#A3096: 261 SF = \$129,195 + HST
- U#A3021: 390 SF = \$193,050 + HST



PROPERTY TAXES: Estimated 2% of the Assessed Value



CONDO FEES:

Approx. \$0.18/ sq. ft (Hydro, metered separately)



DEPOSIT STRUCTURE:

Twenty Five (25%) on Signing



PARKING:

Ample Visitor Parking

MINI WAREHOUSE AND STORAGE SPACE FOR GROWING BUSINESSES

WE HELP YOU GROW

Pickering Corporate Centre Workspaces redefine compact industrial ownership in one of the GTA's premier commercial destinations. Offering suites from 128 SF to 390 SF, this thoughtfully planned development supports a diverse range of small businesses and growing enterprises.

Ideally located just off Highway 401 at Brock Road with direct public transit access, the secure, climate-controlled units are suitable for light industrial, professional, and service-oriented users.

Each workspace features individual HVAC, dedicated electrical service, skylights, showers, and freight elevator access—providing a turnkey solution for entrepreneurs, trades, and micro-warehousing users.



PICKERING CENTRAL LOCATION

1030 SALK ROAD, PICKERING, ON L1W 3C5

Pickering is emerging as a high-growth industrial market for today's expanding businesses. Strategically located at Brock Road and Highway 401, the area provides seamless access throughout the GTA, making it an ideal hub for operations that depend on connectivity and efficiency.

Driven by a skilled workforce and increasing demand for modern, right-sized industrial space, the market continues to strengthen. Its proximity to Pickering City Centre—a 55-acre master-planned development planned to introduce over 12,000 residential units in two phases—further supports long-term growth.

For investors, historically low industrial vacancy rates reflect sustained tenant demand, reliable occupancy, and attractive long-term return potential in one of the GTA's most well-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



SMART, SCALABLE WORKSPACES FOR SMALL OR EMERGING BUSINESSES

Workspaces Give You Room To Run Operations, Store Inventory, And Ship Orders - All In One Place.

STRESS-FREE LOGISTICS

Convenient access for loading, deliveries, and daily operations with shared freight elevators and a shared drive-in loading area.

SCALE YOUR BRAND

Designed for those who want to scale their brand without committing to oversized, high-cost warehouse space.

PARTNERED MANAGEMENT SERVICES

From facility upkeep to shared logistics to business operation solutions, you will have a hassle-free environment for peace of mind.

SMART SPACE

No Waste. Grow at Your Pace. Only pay for the space you need - no excess, no compromise. Our flexible units scale with your business.

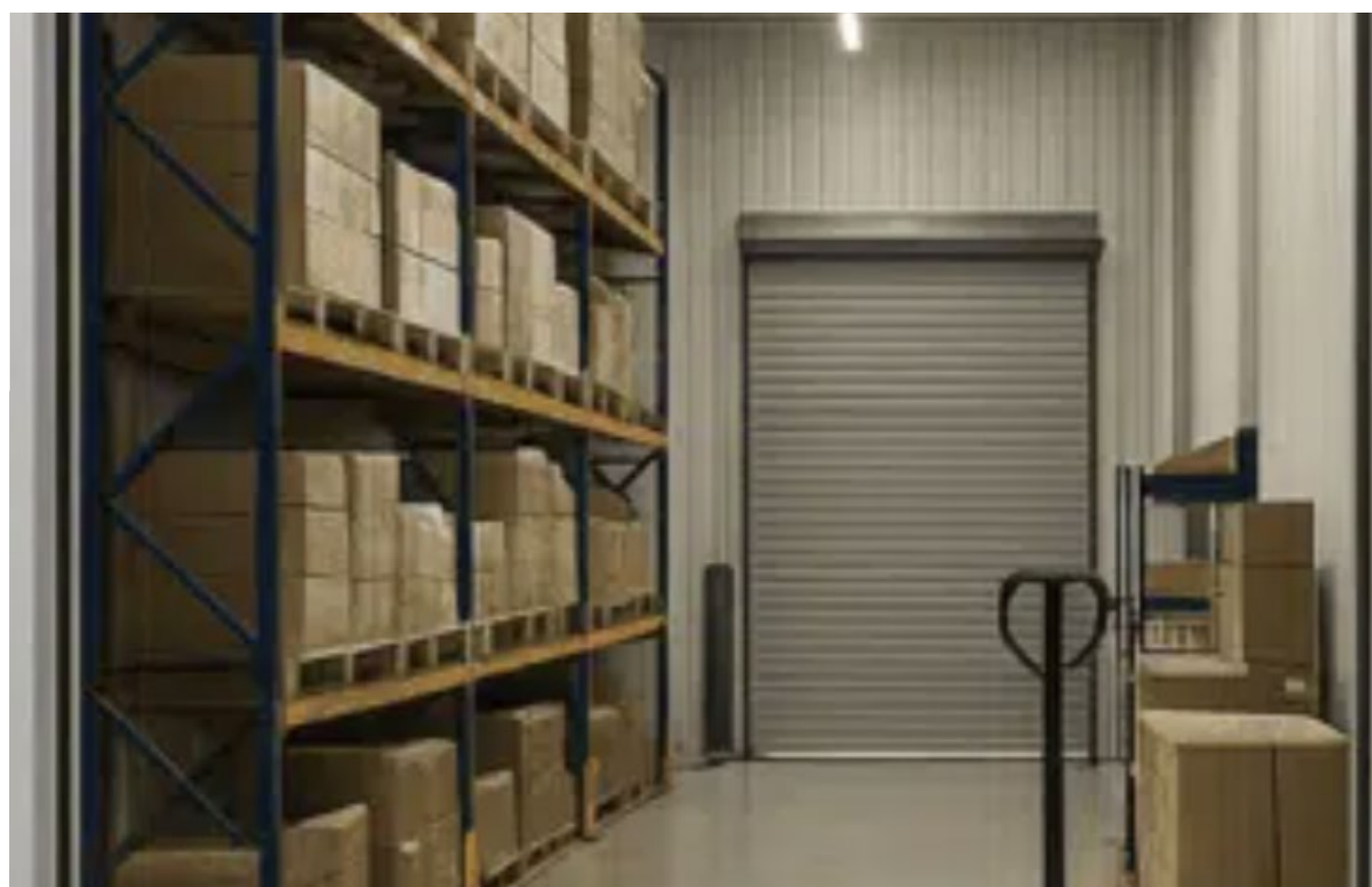
BUILDING FEATURES

- OCCUPANCY: January 2027
- WORKSPACES: 128 - 390 SQFT
- FINISHED UNIT (DRY-WALLS, FLOORING, C LIGHTING)
- SECURED FACILITY
- SHARED FREIGHT
- ELEVATORS
- SHARED DRIVE-IN
- LOADING AREA
- ELECTRICAL OUTLETS
- SPRINKLER EQUIPPED
- 24HR CODED ACCESS
- BUILDING SECURITY
- CAMERAS
- CLIMATE CONTROL
- HEATING/COOLING UNIT
- COMMON WASHROOMS
- COMMON SHOWERS
- WINDOWS / SKYLIGHTS

IDEAL BUSINESSES THAT WOULD BENEFIT FROM MINI-WAREHOUSE STORAGE SPACES

YOUR SPACE, YOUR WAY

- Construction Contractors
- Wedding Planners
- Skilled Trades & Technicians
- Online e-Commerce Businesses
- Import and Export Trading
- Cell Phone Repair Services
- Event Organizers
- Creative Studios



INDUSTRIA MANAGEMENT SERVICES

WHERE BUSINESS RUNS SMARTER

Business Point has joined forces with Industria to introduce a premium, fully integrated solution for business support and tenant management—built to elevate operations and deliver lasting value.

From investors aiming to enhance tenant satisfaction to business owners in need of seamless operational support, Industria provides the right tools, services, and professional care to ensure effortless day-to-day management.

With Industria handling the details, you're free to focus on what matters most—growing your business.



Industria's Business Management Services bring enterprise-level infrastructure and professional support to small and mid-sized businesses ready to grow. With secure shipping, reliable Wi-Fi, conference rooms, and dedicated on-site assistance, each workspace is operated to the standard of a fully mini warehouse and storage business hub.



DRIVE-IN
LOADING BAYS



CARRIER
PICKUP



HIGH-SPEED
BUSINESS WI-FI



ONSITE RECEPTION
& SUPPORT STAFF



CONFERENCE &
MEETING SPACES



24/7 SECURITY
& ACCESS



MAIL & LARGE
SHIPMENT RECEIVING



LIVE ANSWERING
SERVICE

PICKERING BUILDING B

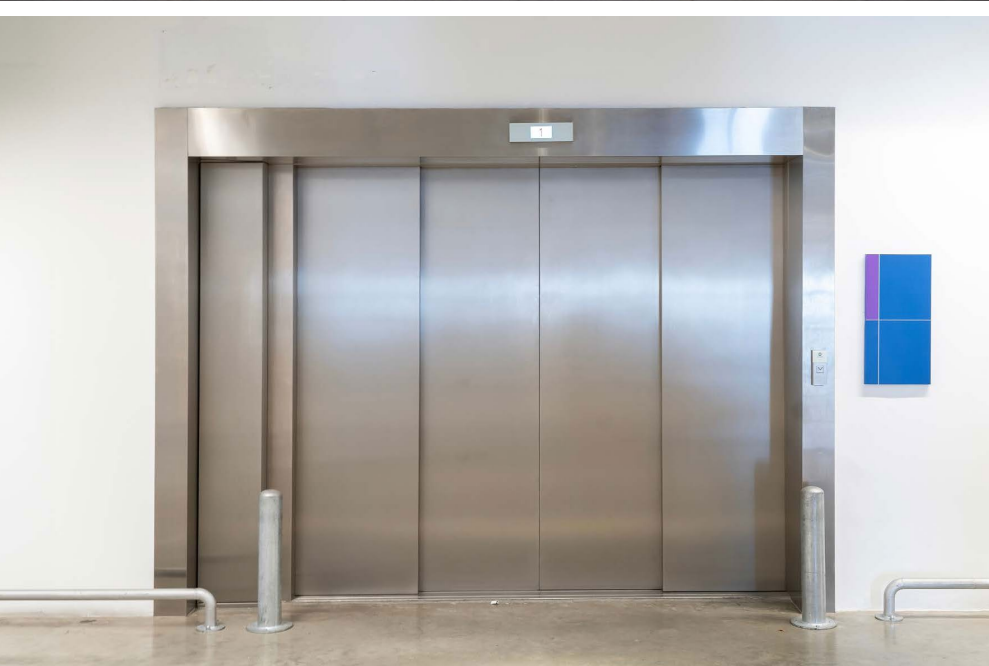


Washrooms
Showers
Elevator

Washrooms

BUILDING LEGEND

- Common Area
- Workspace
- Showers
- Washrooms
- Freight Elevator



FOR EVERY STAGE OF YOUR BUSINESS JOURNEY



EARLY-STAGE STARTUPS

Affordable, right-sized units that combine storage and workspace, perfect for launching your business. A simple, professional base to manage inventory, fulfill orders, and start building your brand.



HIGH-GROWTH BRANDS

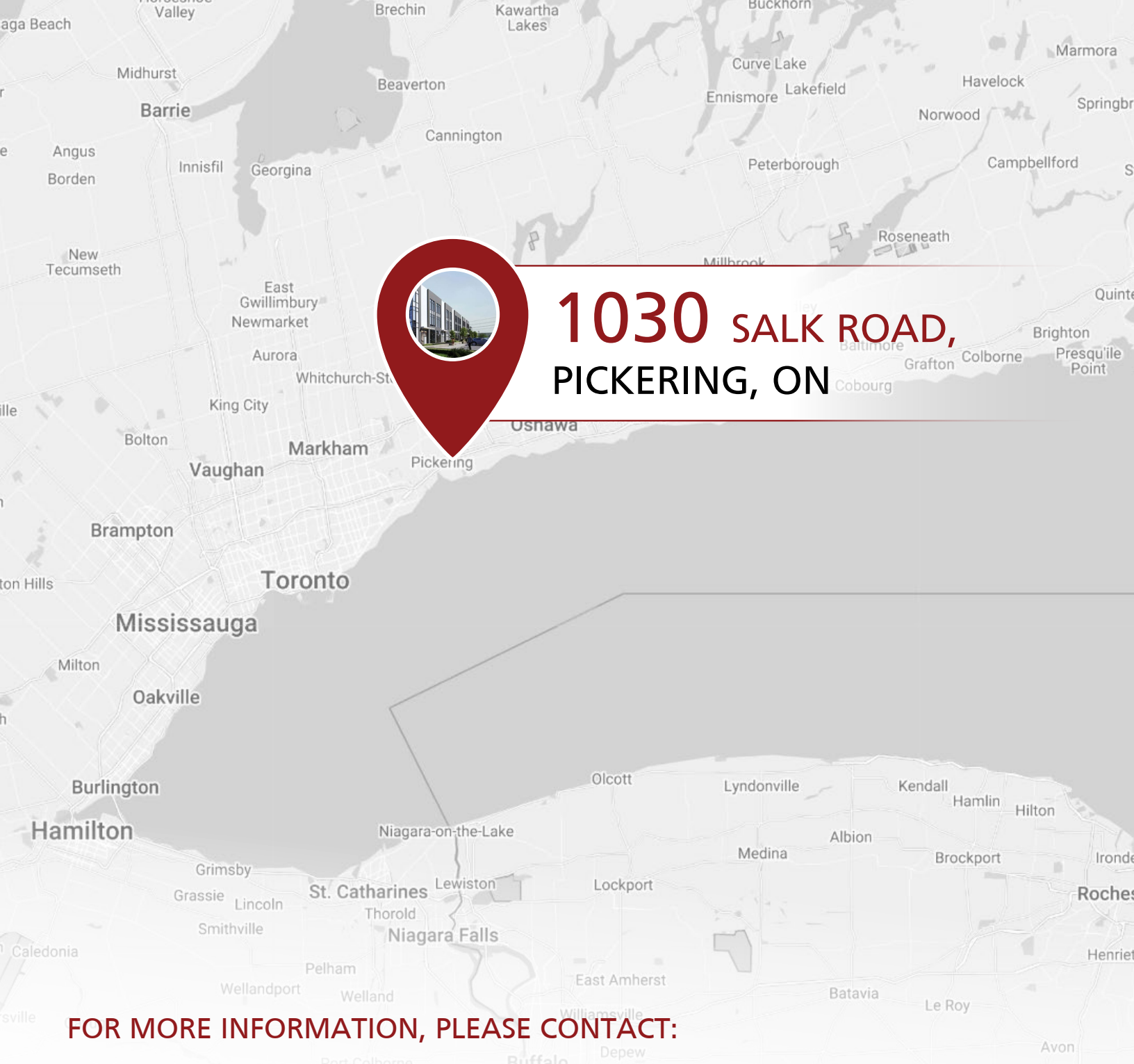
As demand grows, so do your needs. These units support the next phase with dedicated workspaces and logistics-friendly features - including freight elevator access, flexible layouts, and shared resources to streamline operations and reduce costs.



SCALING BUSINESSES

Take full control of your operations with a warehouse that works like a full-sized one. Designed for brands ready to scale, these units offer a blend of workspace, warehousing, and logistics support, so you can expand without relocating or overspending.





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FOR MORE INFORMATION, PLEASE CONTACT:



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