

**CBRE**

**Industrial Freestand | For Lease**



# **1851 Sandstone Manor**

Pickering, ON

**Available Immediately**

## Property Details

Location	Whites Road & Highway 401
Size	56,445 sq. ft.
Clear Height	18 ft.
Shipping	2 truck-level doors
Parking	181 parking stalls + Potential for additional 159 parking stalls available offsite
Possession	Immediate
Asking Rate	Speak with Listing Agents
TMI (2023)	\$3.55 per sq. ft.

## Highlights



Ample nearby amenities



Fiber to the Building

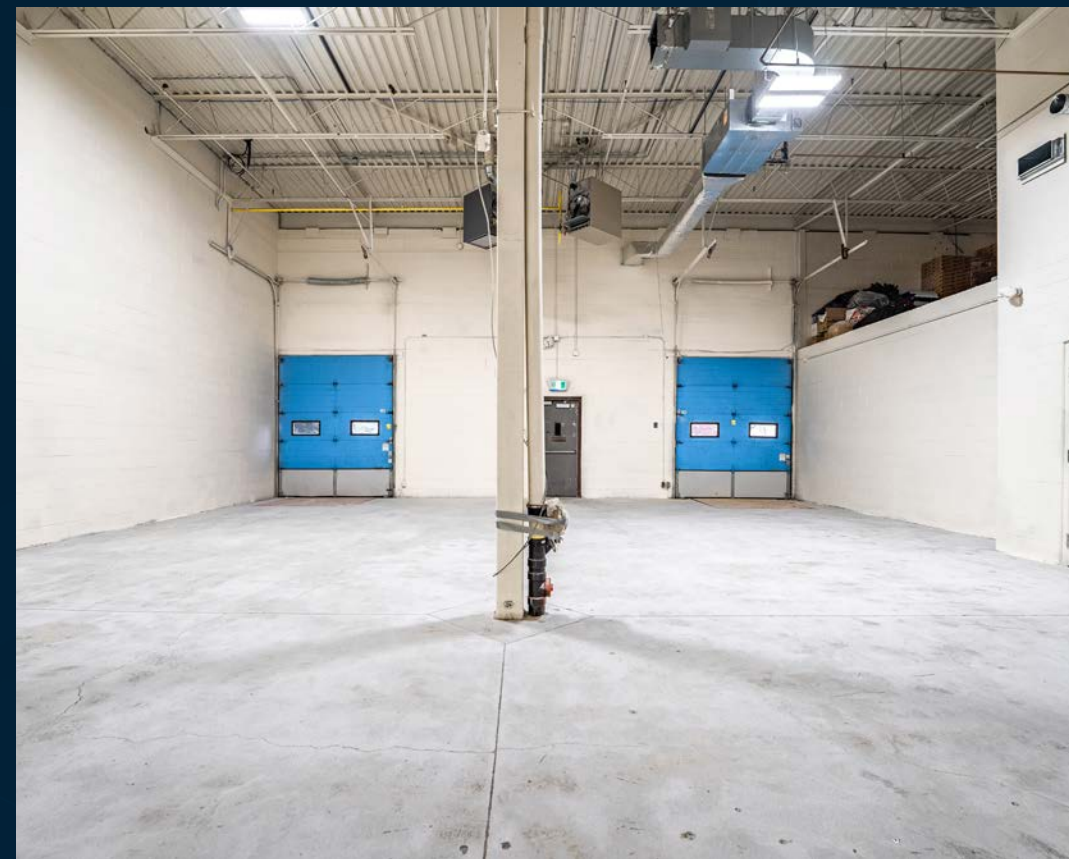
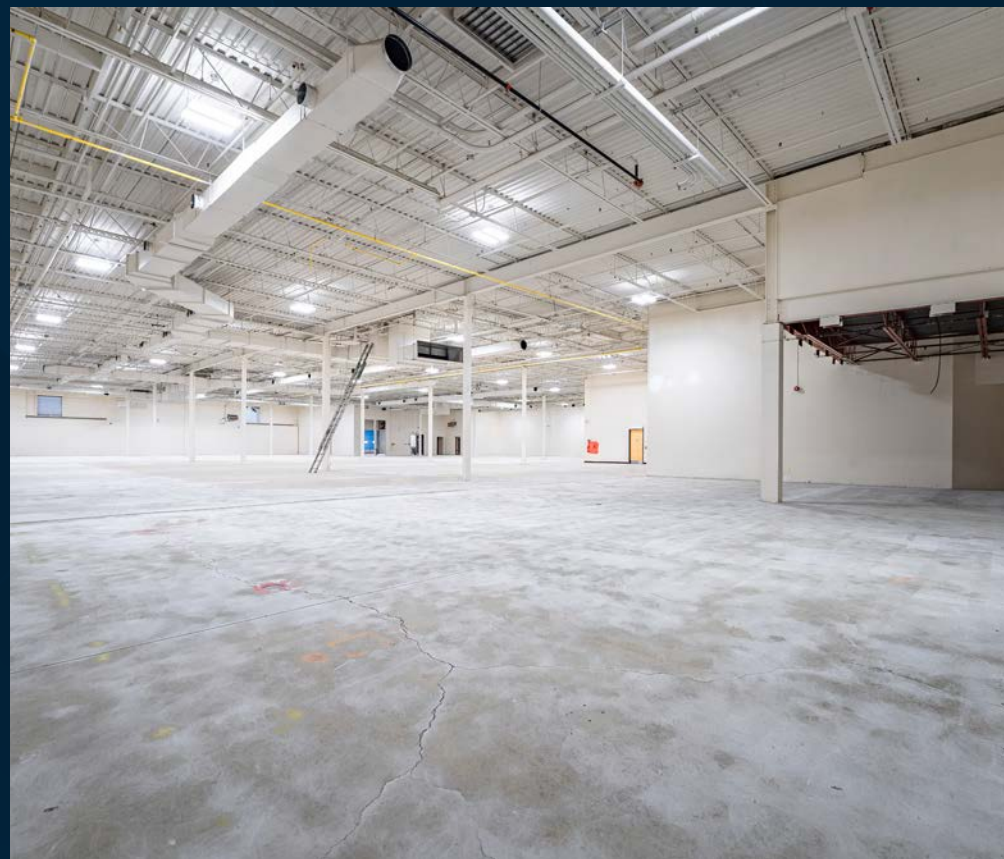


Possibility for additional parking on excess land



Immediate access to highway 401

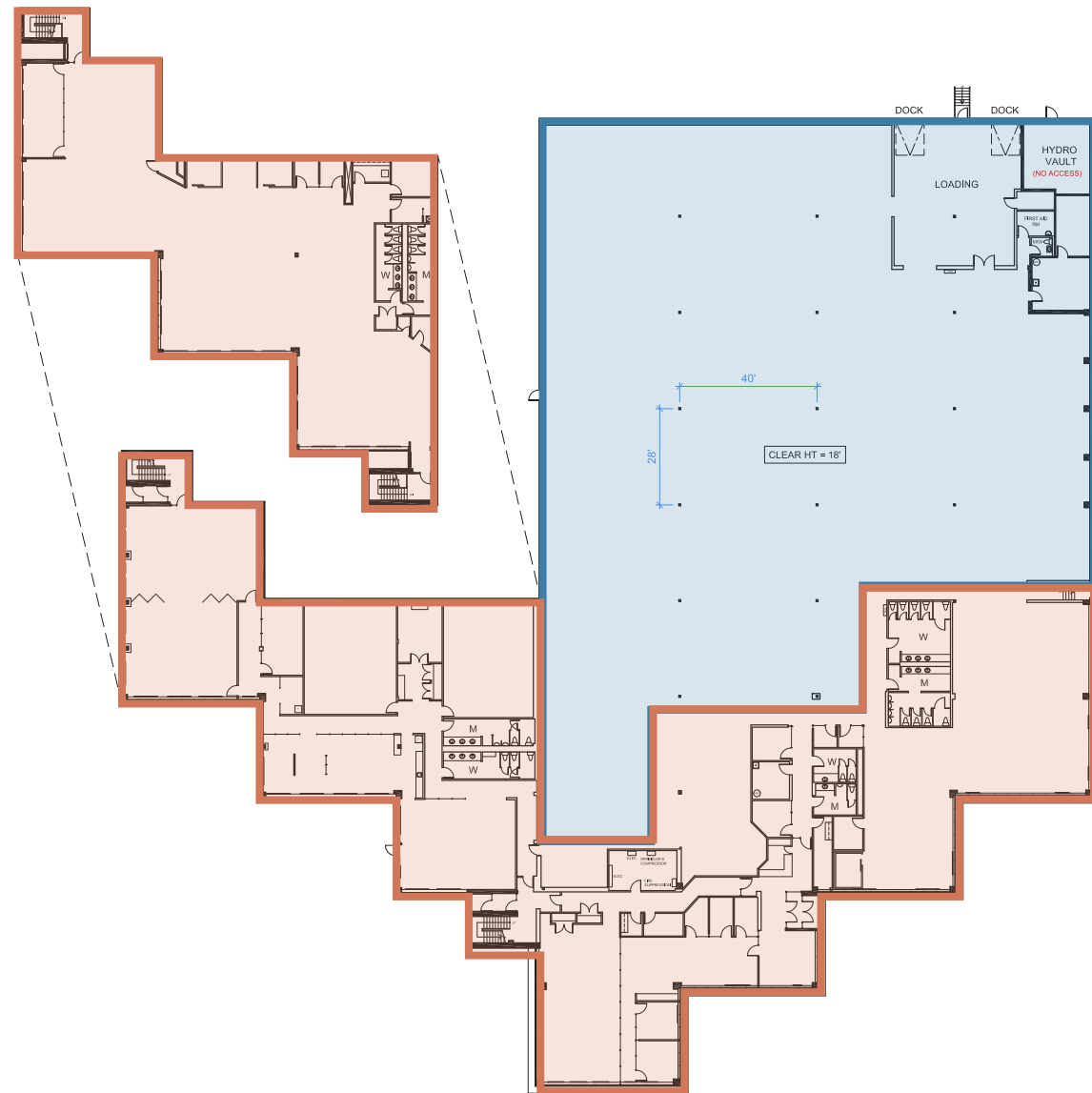




# Configuration 1

Industrial 26,318 sq. ft.

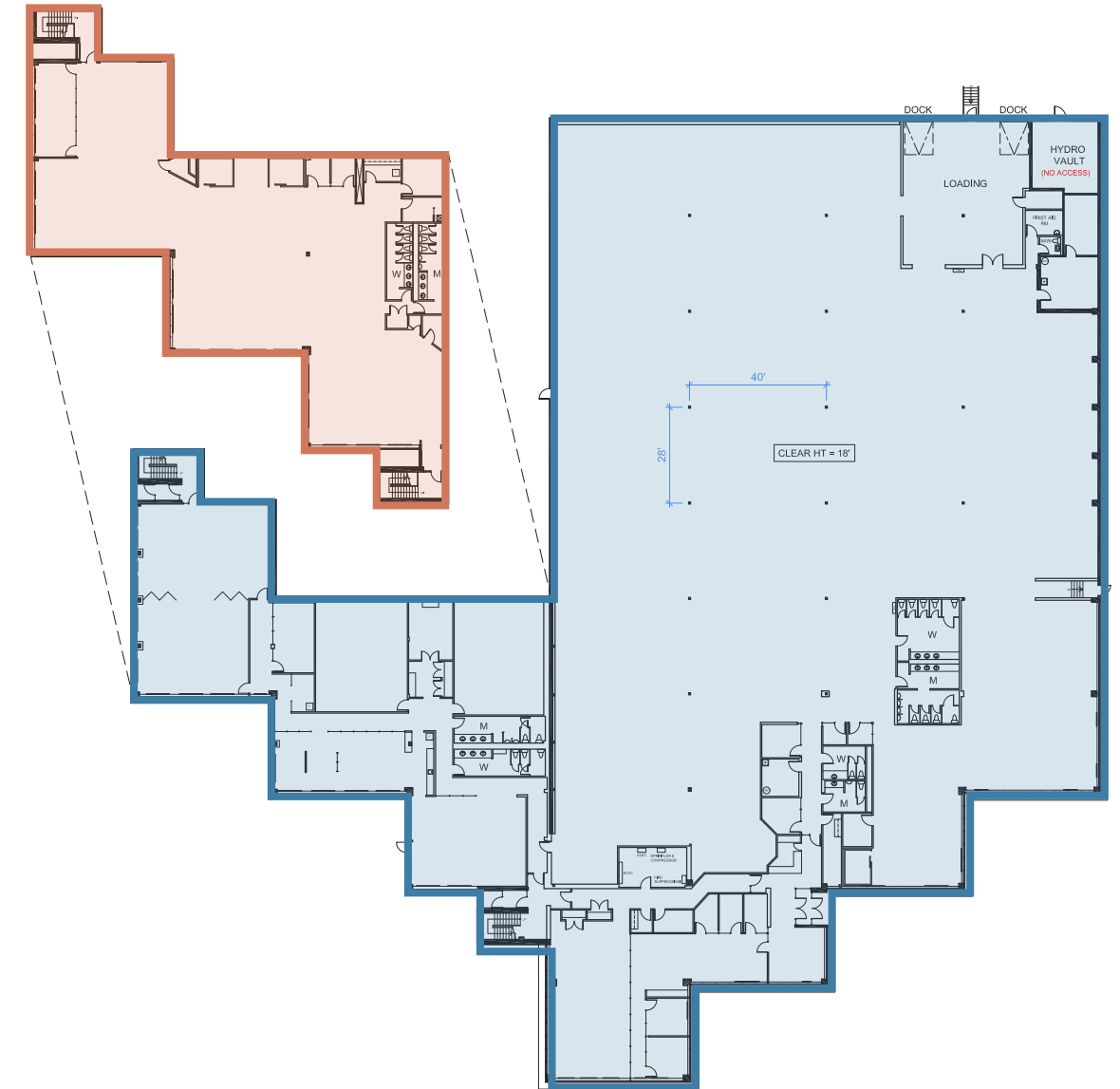
Office 30,127 sq. ft.  
First floor: 21,216 sq. ft.  
Second floor: 8,911 sq. ft.



# Configuration 2

Industrial 47,534 sq. ft.

2nd Floor Office 8,911 sq. ft.



## Legend

- Industrial ■
- Office ■

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## Demographics



POPULATION

**390,574**



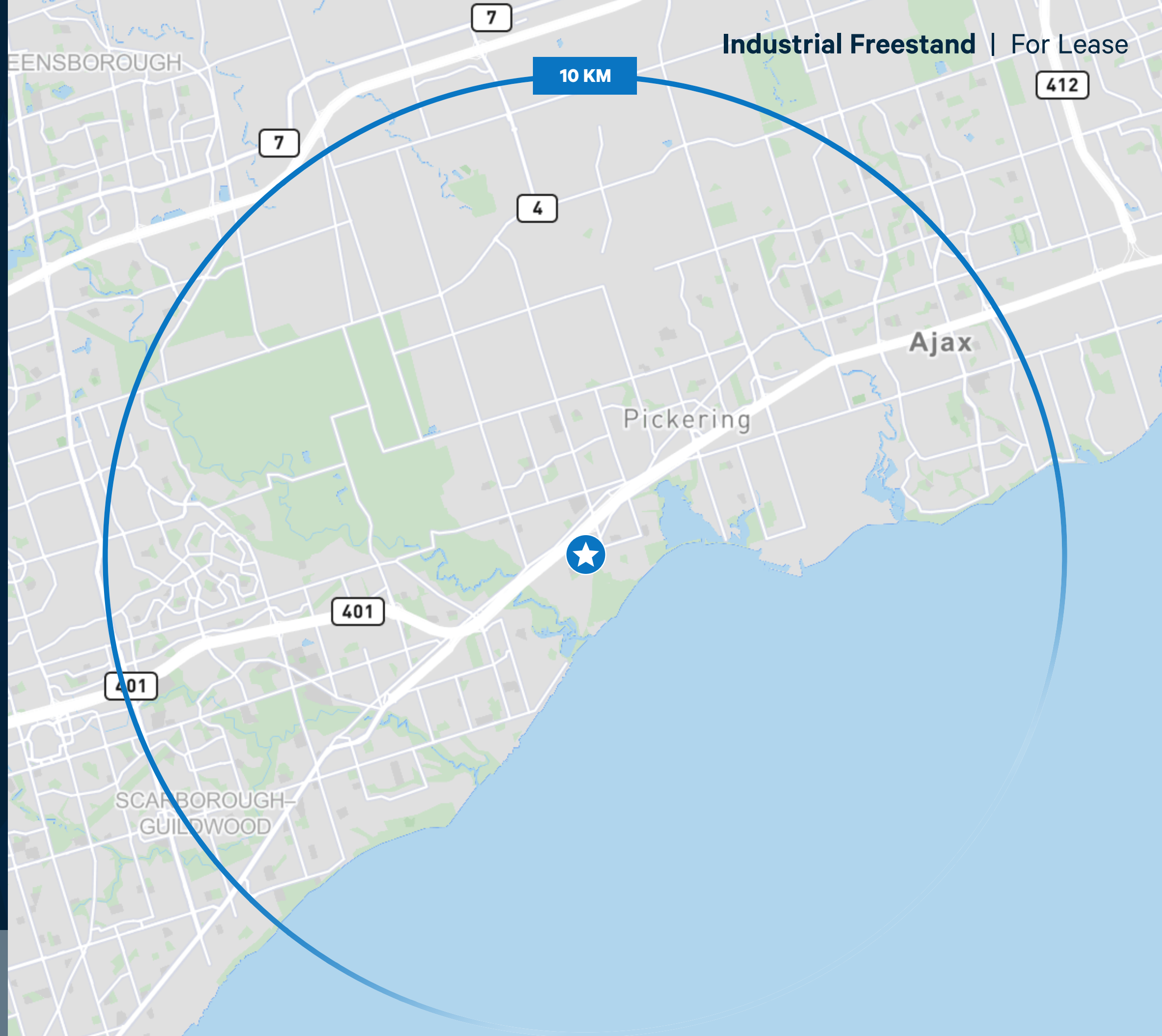
LABOUR FORCE

**65%**



MEDIAN AGE

**40**



# Amenities

## ★ Subject Property

## 🍴 Restaurants

1. Wing House Express Pickering
2. Gino's Famous Pizza
3. Lone Star Texas Grill
4. Wimpy's Diner
5. Belaggios Gelato
6. Milanu's Tandoori Grill
7. Bollocks Pub & Kitchen
8. Tim Hortons
9. Second Cup
10. IceTales
11. The Fox Goes Free
12. Knights Corner Bar & Lounge

## 🛒 Retail

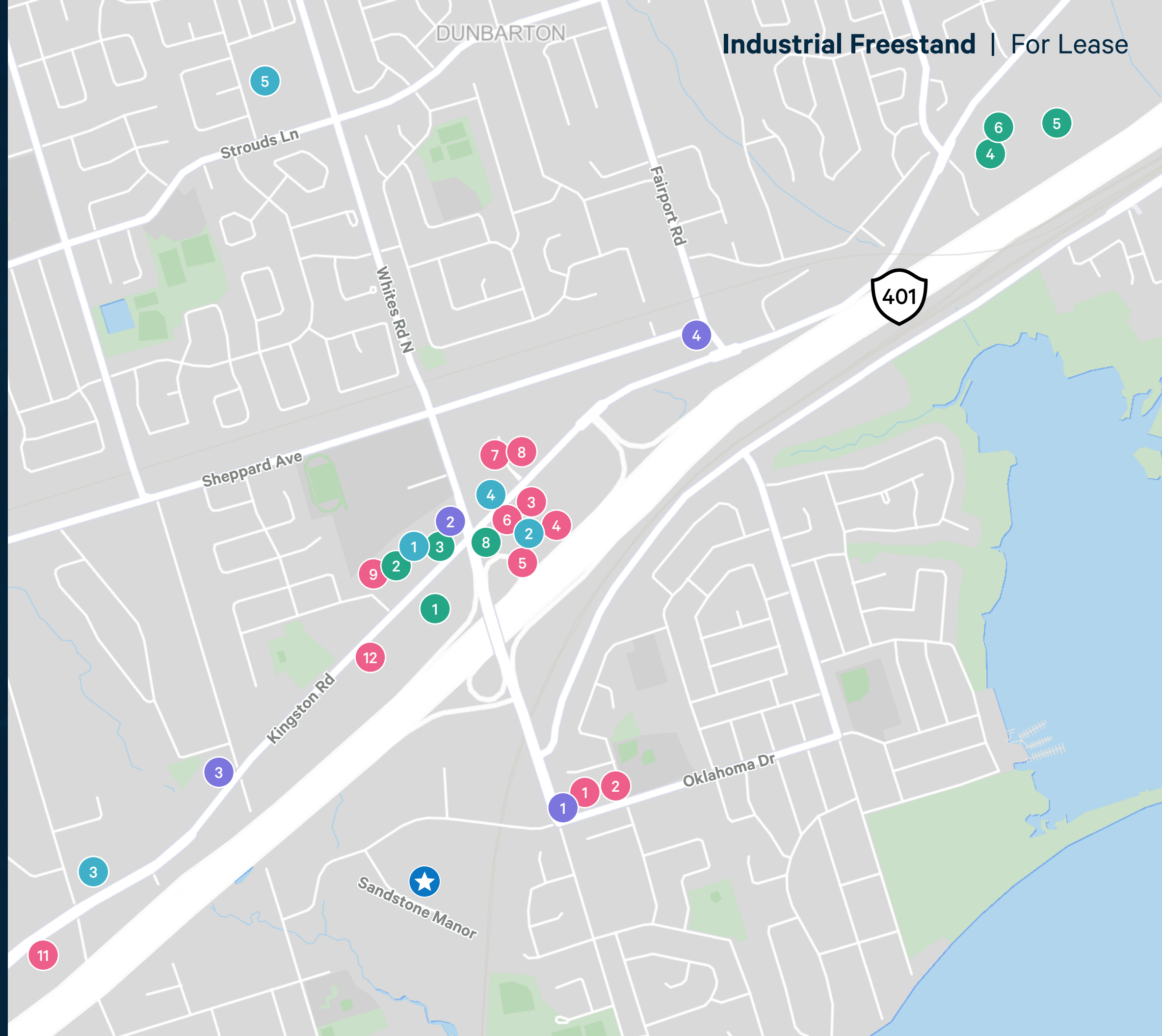
1. Sport Chek Outlet
2. Shoppers Drug Mart
3. FreshCo
4. The Home Depot
5. Food Basics
6. Michaels
7. Metro
8. LCBO

## 💰 Banks

1. RBC Royal Bank
2. Scotiabank
3. CIBC
4. BMO
5. TD Canada Trust

## 🛢️ Gas Stations

1. Petro-Canada & Car Wash
2. Shell
3. Esso
4. GLOBAL



# Zoning & Permitted Uses

## Zoning is M1-1

Permitted uses for this zone includes the following:

- business offices;
- food preparation plants;
- light manufacturing plants;
- public uses;
- scientific or medical laboratories;
- warehouses.
- one accessory dwelling unit.



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# Industrial Freestand | For Lease



Potential Additional  
Parking Stalls Offsite

## Contact Us

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