

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

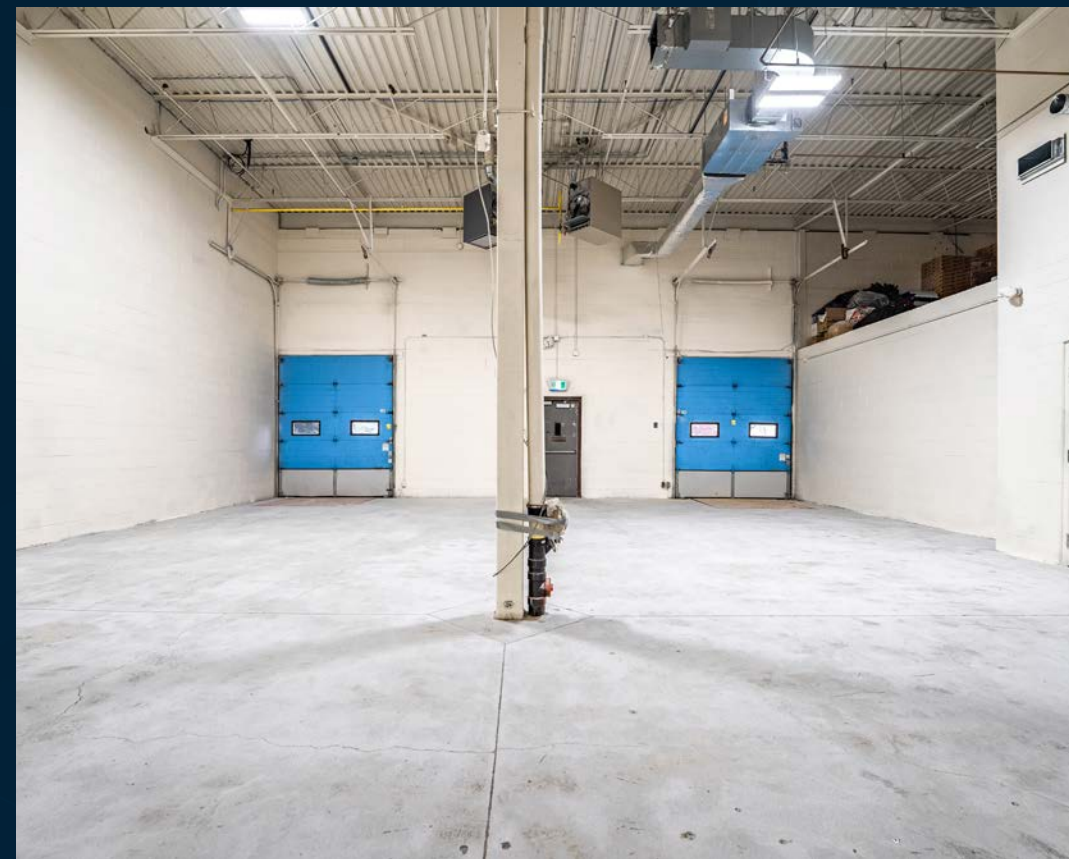
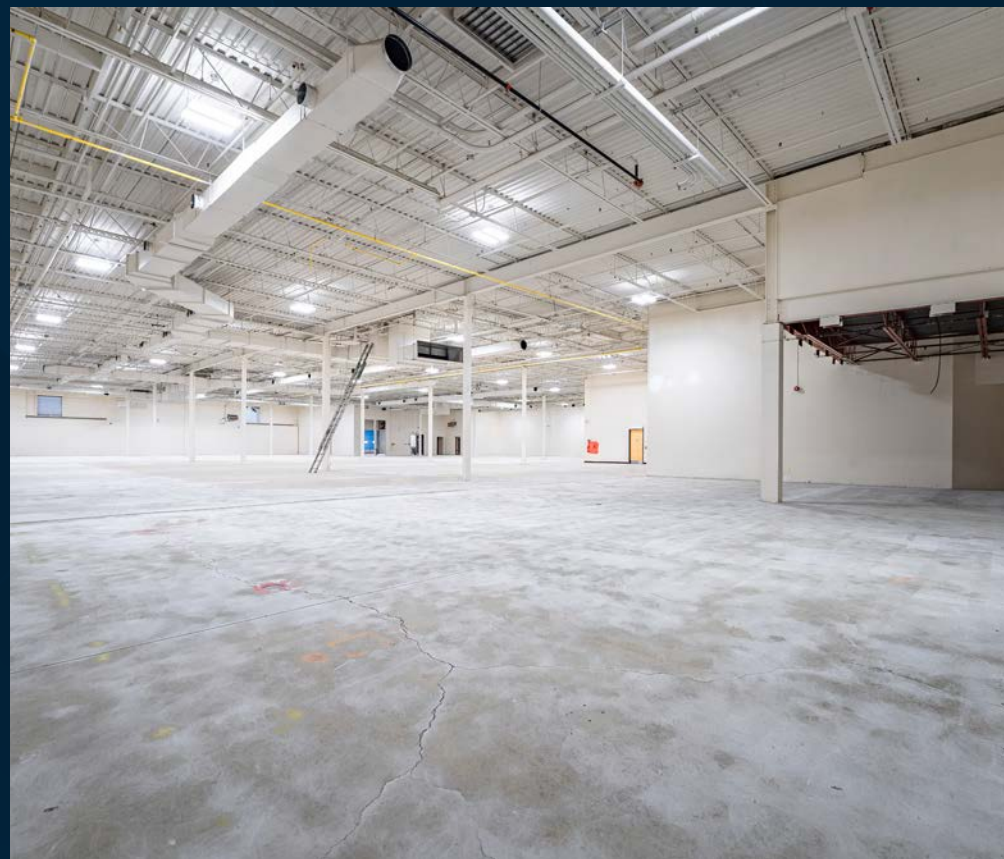


Possibility for additional parking on excess land



Immediate access to highway 401

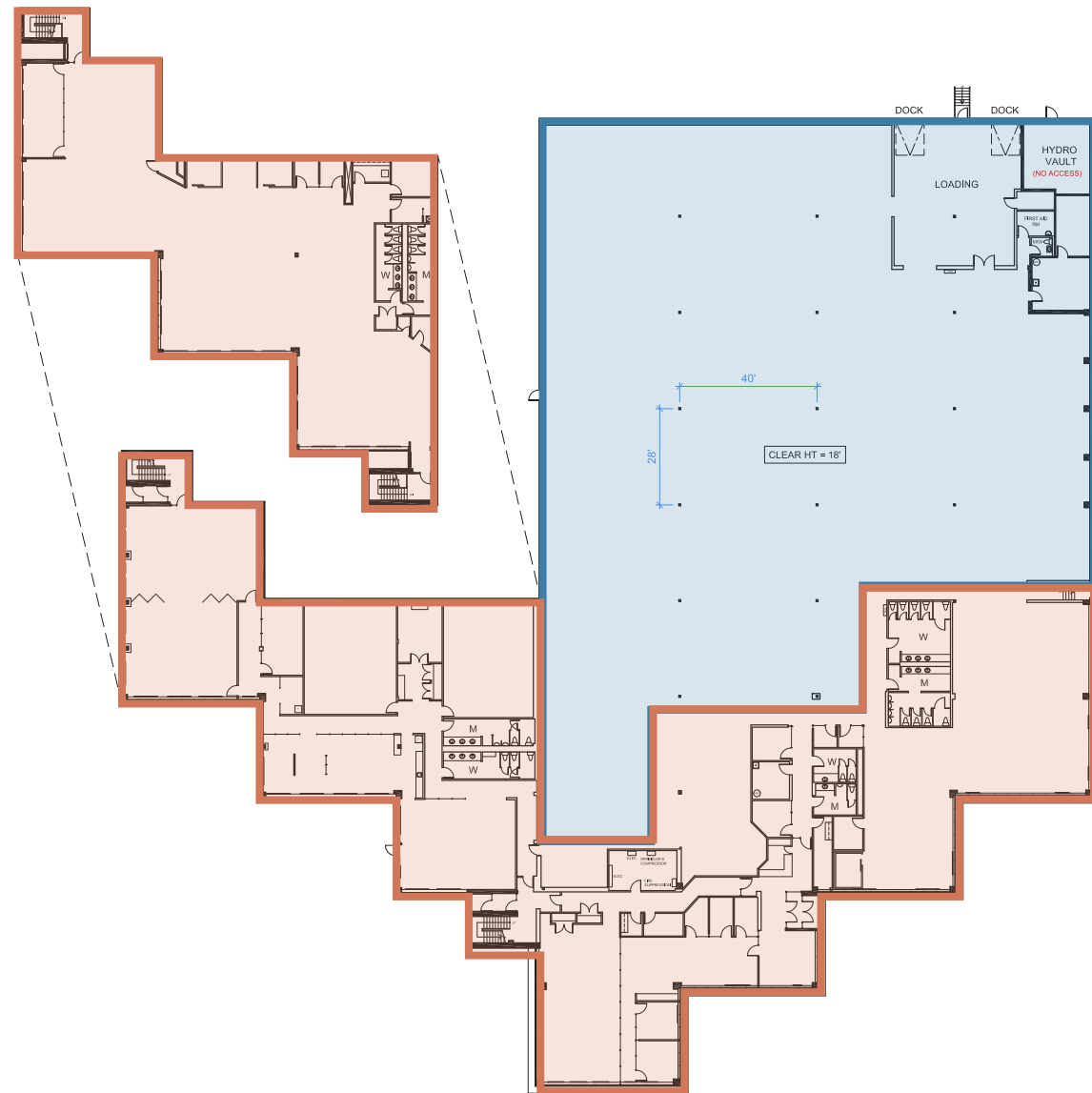




Configuration 1

Industrial 26,318 sq. ft.

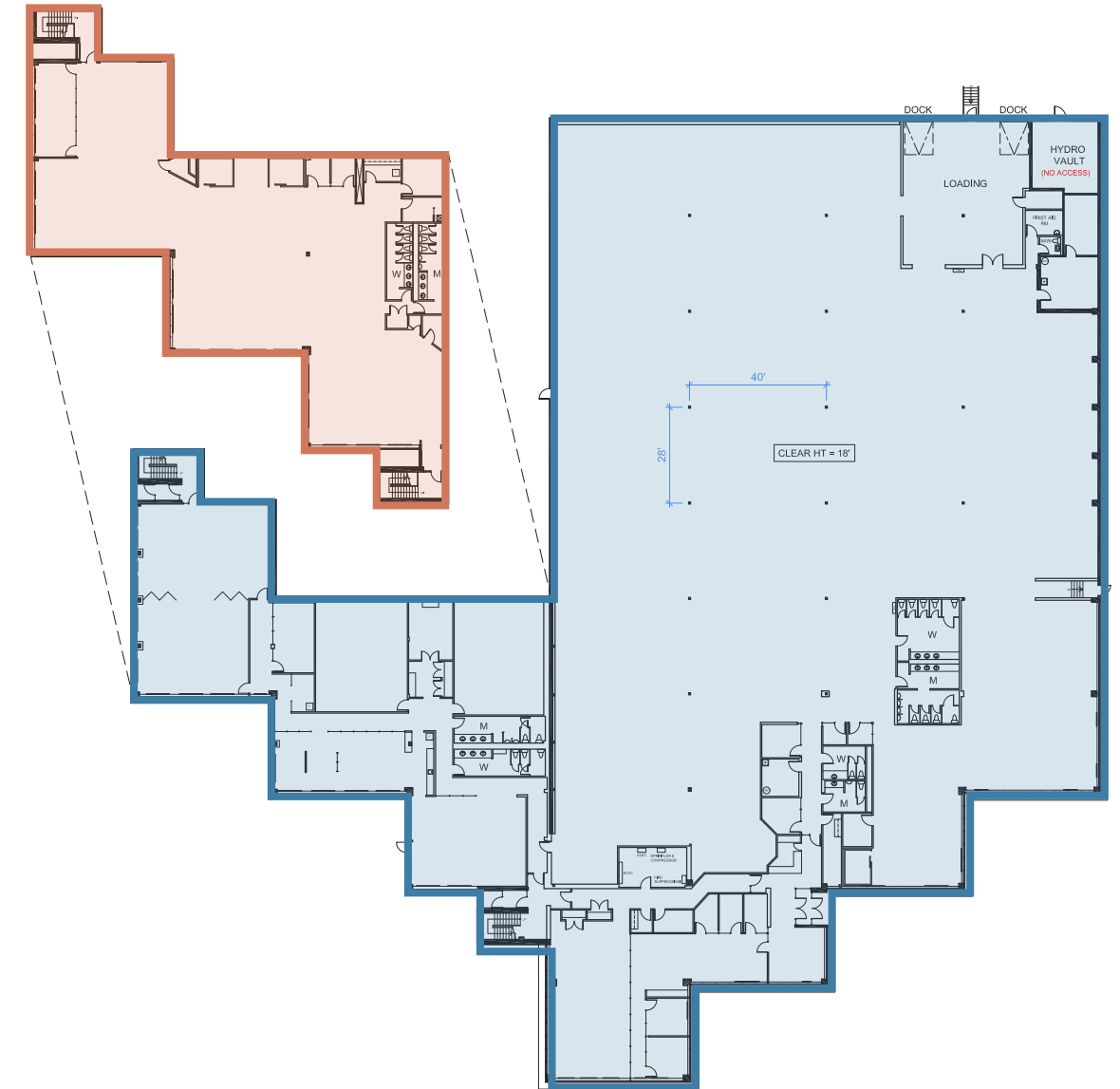
Office 30,127 sq. ft.
First floor: 21,216 sq. ft.
Second floor: 8,911 sq. ft.



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



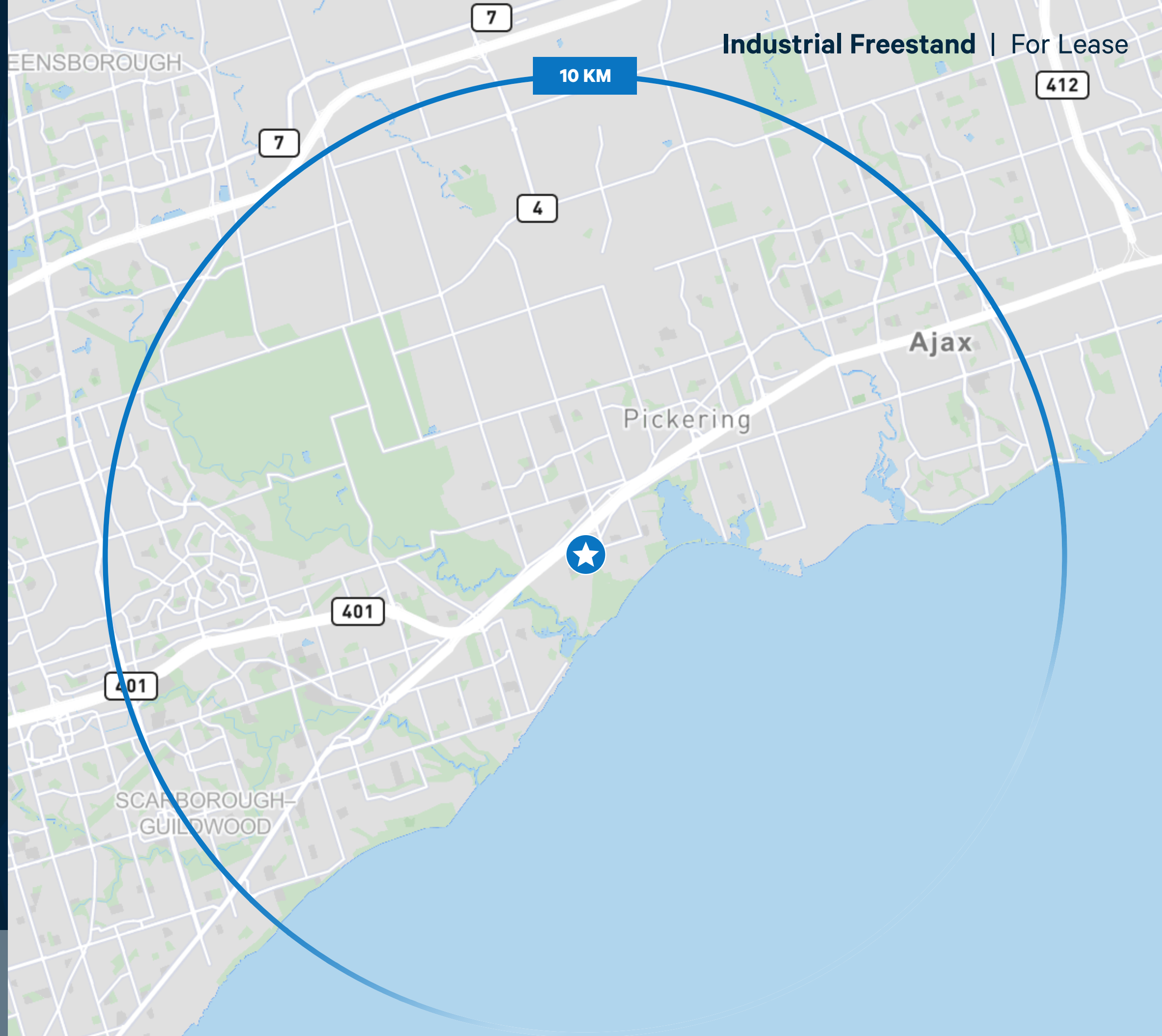
LABOUR FORCE

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

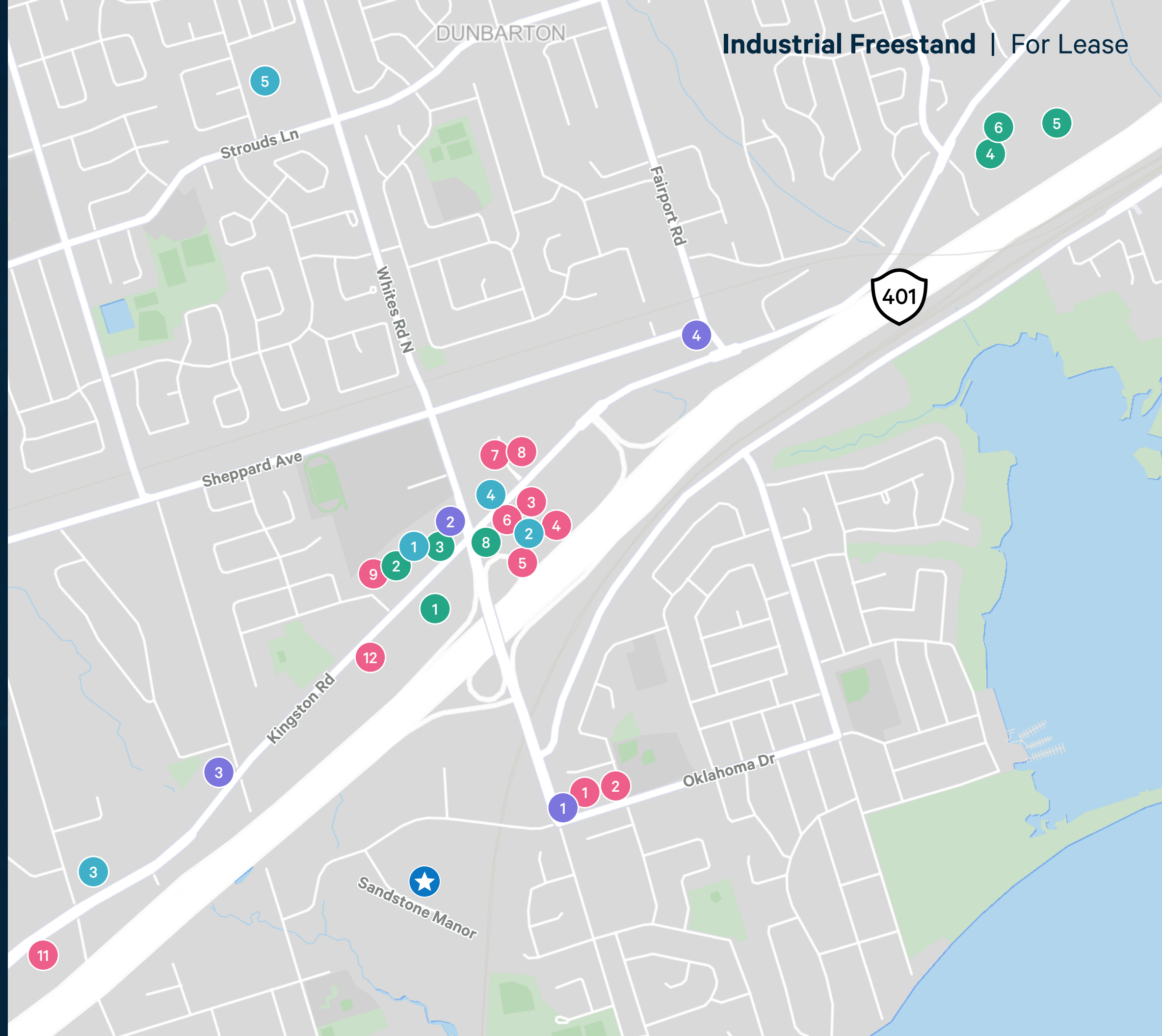
1. Sport Chek Outlet
2. Shoppers Drug Mart
3. FreshCo
4. The Home Depot
5. Food Basics
6. Michaels
7. Metro
8. LCBO

💰 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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Potential Additional
Parking Stalls Offsite

Contact Us

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