

925 & 929 Brock Road

Pickering, ON

For Lease: Up to 282,183 SF

Flexible Mid-Bay Industrial Space with
Optimal Logistics Connectivity

Short-term Options Available



Property Details

925 Brock Road Unit 3-4, Unit 5, Unit 8, Unit 9-10 and Unit 12

	Unit 3-4	Unit 5	Unit 8	Unit 9-10	Unit 12	Combined Units
 Available Size	52,941 SF	43,899 SF	33,554 SF	41,300 SF	48,318 SF	220,012 SF
 Office Area	2%					
 Clear Height	18 FT					
 Shipping	12 TL Doors	8 TL Doors 1 DI Door	3 TL Doors	3 TL Doors	6 TL Doors 5 DI Doors	32 TL Doors 6 DI Doors
 Bay Size	30' x 40'					
 Asking Rate	Speak with Listing Agent					
 TMI (2026)	\$4.50 PSF					
 Possession	Immediate					

Highlights



Close proximity to Hwy 401 and Scarborough



Rare And Flexible Mid Bay Spaces With Unparalleled Logistics Connectivity



Short-term Options Available



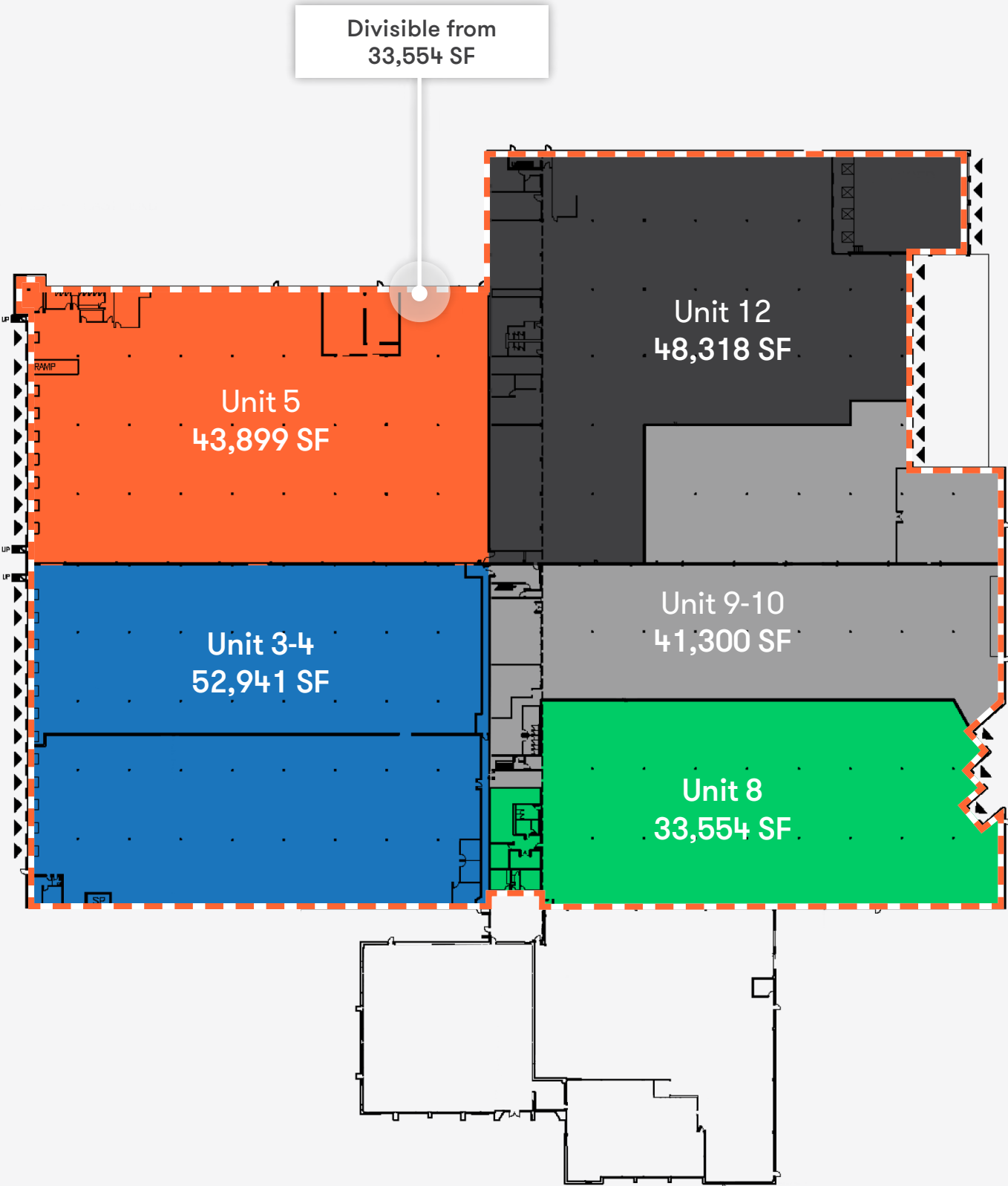
High Shipping Door Count



Frontage on Brock Rd



Excess land available for trailer and yard storage



Property Details

929 Brock Road

	Total Available Size	62,171 SF
	Warehouse Size	53,715 SF
	Office Size	8,456 SF
	Clear Height	24 FT
	Shipping	11 TL Doors 2 DI Doors
	Bay Size	37' x 27'
	Asking Rate	Speak with Listing Agent
	TMI (2026)	\$4.89 PSF
	Possession	Immediate

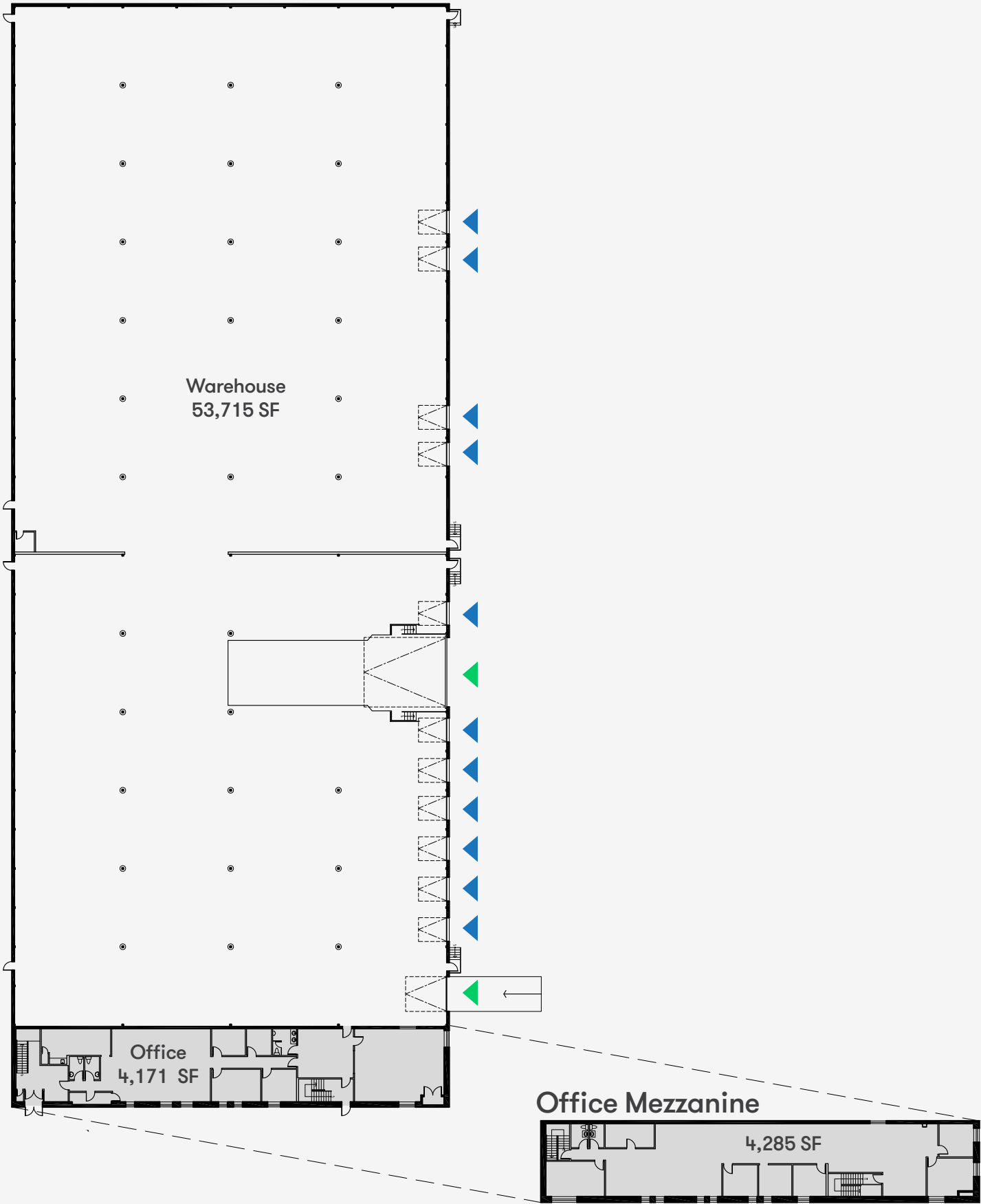
Highlights

-  Close proximity to Hwy 401 and Scarborough
-  Ability to securitize the shipping court
-  Short-term Options Available
-  High Shipping Door Count
-  Freestanding Building

Excess Land Available

Details

		Option 1	Option 2
	Available Size	2.4 acres	1.4 acres
	Asking Rate	\$6,500 AC/month	
	Possession	Immediate	



-  Drive-In Door
-  Truck-Level Door

Connectivity

925 & 929 Brock Road, Pickering, ON

Positioned at the heart of Pickering’s industrial corridor, 925 & 929 Brock Road offer efficient connections to Highway 401, Highway 412, and Highway 404, ensuring seamless logistics and distribution capabilities.

Drive Distances

3 Mins To Highway 401	15 Mins To Highway 407	15 Mins To Highway 412	20 Mins To Highway 404
8 Mins To Scarborough	20 Mins To CP Toronto Yard	45 Mins To Pearson International Airport	45 Mins To Downtown Toronto

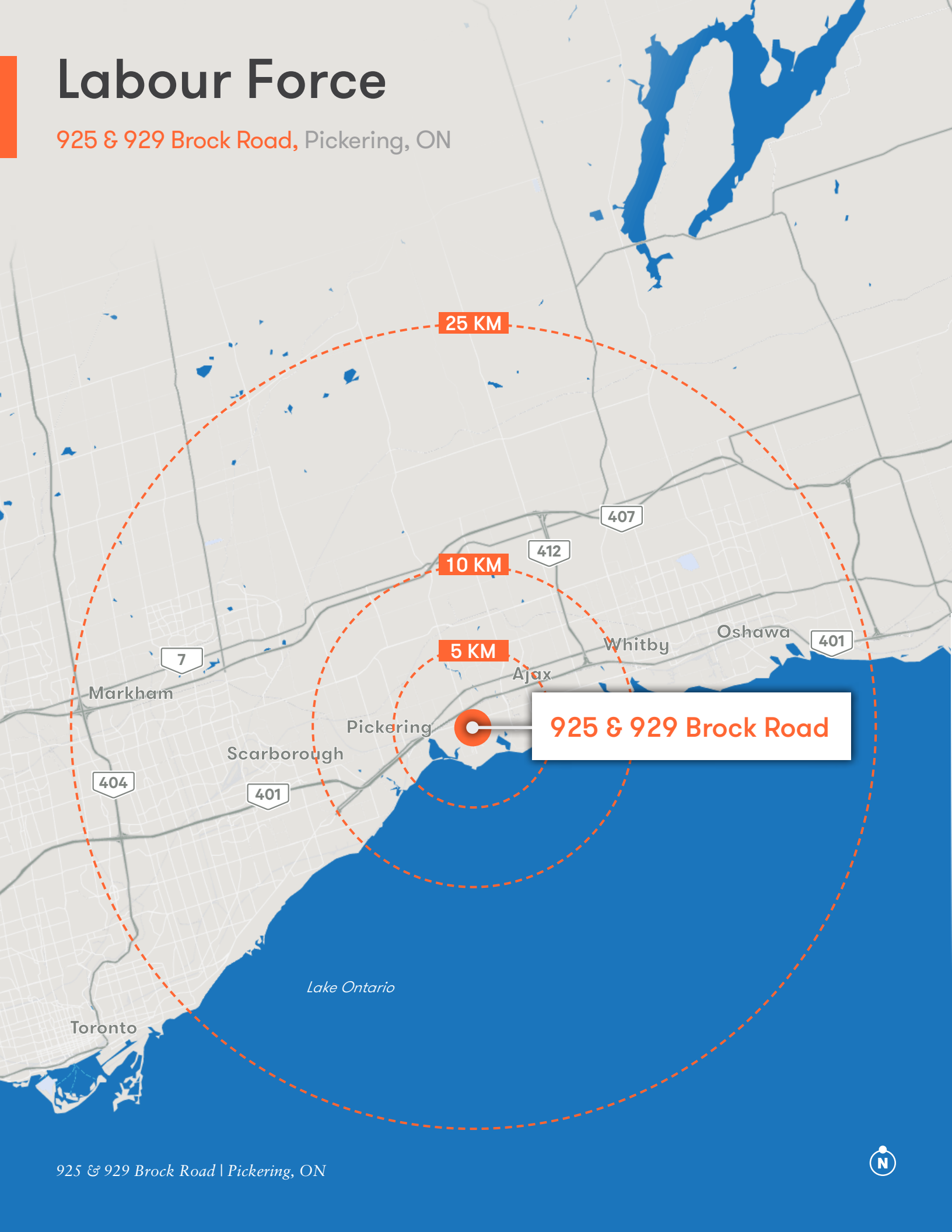


Labour Force

925 & 929 Brock Road, Pickering, ON

Pickering, Ontario leverages its strategic GTA location with direct access to highways, rail, ports, and airports, while drawing from a regional labour pool of over 4 million people. **The city has grown 8.1%** over the past five years, outpacing Toronto, and **its educated labour force of 51,000** is set to expand through the Seaton community, while the **800-acre Innovation Corridor** is projected to add up to **35,000 new jobs**. With strengths in **Advanced manufacturing, logistics, energy, ICT, and nuclear**, Pickering offers a diverse economy supported by business-friendly policies and major projects such as Durham Live, the Brock Industrial Business Park, and a revitalized downtown.

Demographics	5km Radius	10km Radius	25km Radius
 Total Population	134,302	311,391	1,938,378
 Labour Force	63.9%	65.3%	60.5%
 Average Household Income	\$140,344	\$153,836	\$127,683
 Median Age	40.9	39.0	39.3



Neighbouring Tenants



↙ Scarborough
8min drive

925 Brock Road

929 Brock Road

Excess Land Available
2.4 acres

Excess Land Available
1.4 acres

SQUIRES BEACH RD

BROCK RD

Shandex

ID Logistics

Volkswagen
Group Canada

Aspect
Retail Logistics

Tetra Tech

United Building
Restoration Ltd

Worley Cosmetics

House Letter
Signs Ltd

Signature Aluminum
Canada Ltd

Lake Ontario

Maple Collar

Surveillance Plus
Security Systems

Toroform
Manufacture Inc

Unilock Pickering

Trench Canada

Fromm Packaging
Systems Canada

Derlea Brand
Foods Inc

Rhino Paper
Products Ltd



About the landlord

Dream Industrial is a customer-focused owner, operator, and developer of high-quality industrial properties, managing over 71 million square feet across Canada, Europe, and the U.S. for more than 1,500 occupiers in diverse sectors. With a proven track record of delivering modern, best-in-class industrial assets, Dream Industrial has an active development pipeline of approximately 6 million square feet and an additional 7 million square feet available for expansion or built-to-suit projects. Part of the Dream Group of Companies and managed by Dream Unlimited Corp. (TSX: DRM), a global real estate asset manager with 27 billion dollars in assets under management, Dream Industrial includes Dream Industrial REIT and several private investment vehicles.

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For Lease | Pickering, ON



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