

# 963 BROCK ROAD

PICKERING, ON

3500 SF OF INDUSTRIAL SPACE FOR LEASE



**Bluetick**  
REALTY INC., BROKERAGE

**SAM SHAH**

**BROKER**

**647-866-9097**

**INFO@BLUETICKREALTY.CA**

# INDUSTRIAL SPACE AVAILABLE FOR LEASE

963 BROCK ROAD

## SPACE DETAILS:

Suite:	14
Area Sq. Ft.:	3500 Sq. Ft.
Available From:	Nov 1, 2026
Base Rent:	\$20 per Sq. Ft.
Additional (TMI) Rent:	\$6.18 per Sq. Ft.
Loading Door:	1
Ceiling Height:	20'
Power:	100 Amps
Viewing Timings:	11AM - 4PM   Mon-Fri   24 hrs notice needed

\*Tenant is responsible for conducting their own due diligence with the City regarding zoning, parking, and permitted use of the space.

\*For interior pictures and Floor plans, please contact us



SAM SHAH | 647-866-9097

# ZONING DETAILS: MC-13-2

## PERMITTED USES:

- COMMERCIAL SCHOOL
- CONVENIENT STORE
- PLACE OF WORSHIP
- PRINTING SHOP
- OFFICE USE
- MANY MORE

Situated in the heart of Pickering's established commercial and industrial corridor, Unit 14 at 963 Brock Road offers 3,500 square feet of efficient and versatile space ideal for a variety of business uses. Benefiting from convenient access to Highway 401 and key regional routes, the property provides excellent connectivity across the GTA. Surrounded by amenities and positioned in a well-connected business environment, this location delivers both accessibility and everyday convenience for employees, clients, and operations.



SAM SHAH | 647-866-9097

# 963 BROCK RD, PICKERING, ON



This brochure has been prepared by Bluetick Realty Inc. for marketing and informational purposes only. While every effort has been made to ensure accuracy, Bluetick Realty Inc. makes no representations or warranties, expressed or implied, as to the completeness, reliability, or accuracy of the information contained herein. Prospective parties are encouraged to conduct their own independent investigations and due diligence. Bluetick Realty Inc. disclaims any and all liability for any loss or damage that may arise from reliance on this document. This publication is the intellectual property of Bluetick Realty Inc. and/or its licensors. © 2025. All rights reserved. This material is not intended to solicit clients currently under contract.



**Sam Shah**

Broker

647-866-9097

[info@bluetickrealty.ca](mailto:info@bluetickrealty.ca)



**Bluetick**  
REALTY INC., BROKERAGE