

1725 McPherson Court

Unit 1, Pickering, ON

For Lease | 70,857 SF

Turn-Key Warehouse Unit With Proximity to Highway 401



1725 MCPHERSON COURT, UNIT 1, PICKERING, ON

Property Highlights

	Building Size:	70,857 SF
	Warehouse Area:	67,570 SF (95%)
	Office Area:	3,287 SF (5%)
	Clear Height:	24'
	Loading:	5 Truck Level Doors 1 Oversize Drive-In Door
	Power:	800 Amps
	Parking:	Outside/Surface
	Zoning:	E1.0
	Possession:	Immediate
	Lease Rate:	Contact Listing Team
	Taxes:	CAM: \$2.56 PSF Realty Taxes: \$1.87 PSF Total: \$4.43 PSF

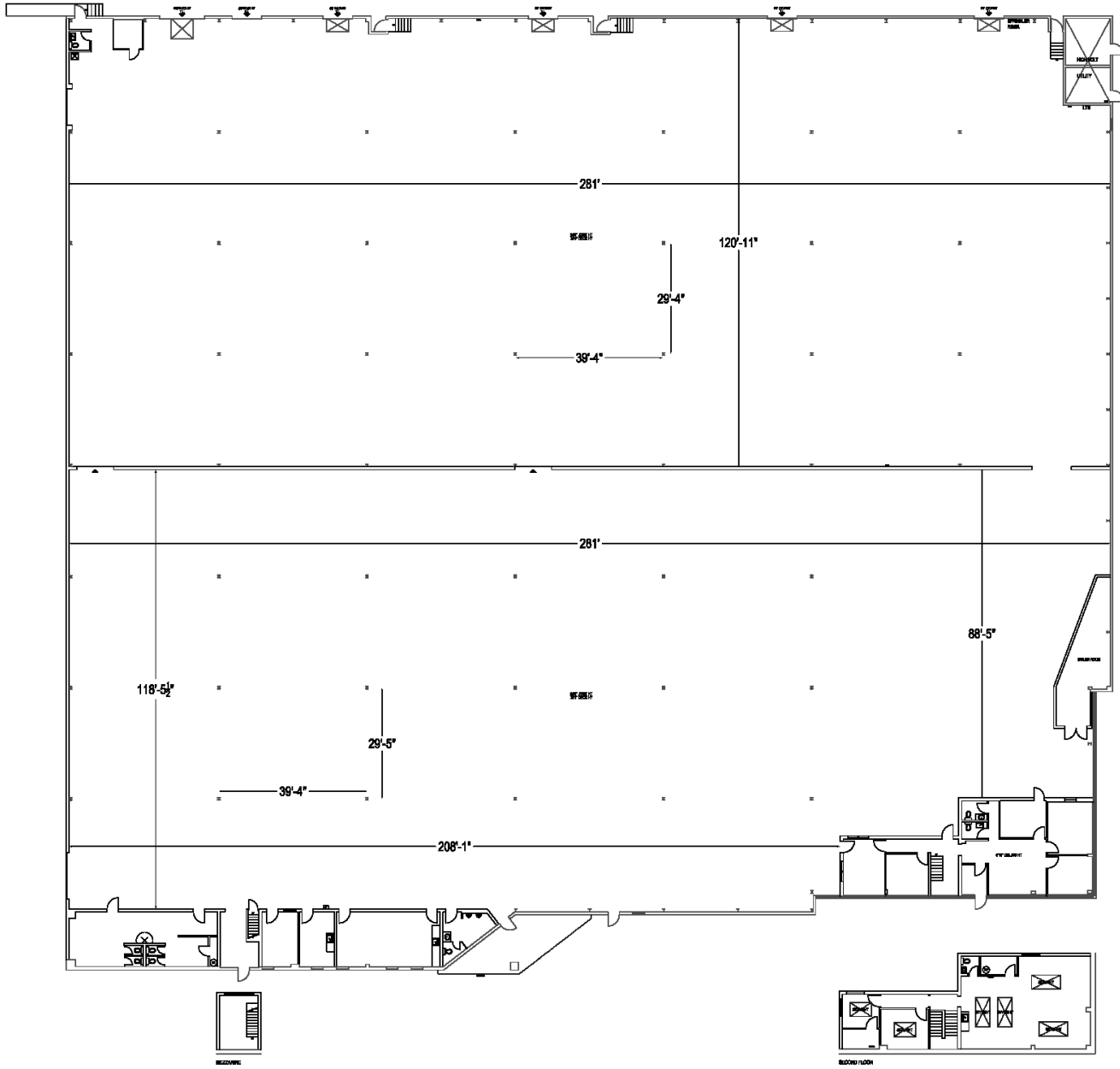


94' SHIPPING COURT



TRUCK & DRIVE-IN DOORS

1725 MCPHERSON COURT, UNIT 1, PICKERING, ON



**Unit #1
Usable Area
70,857 SF**

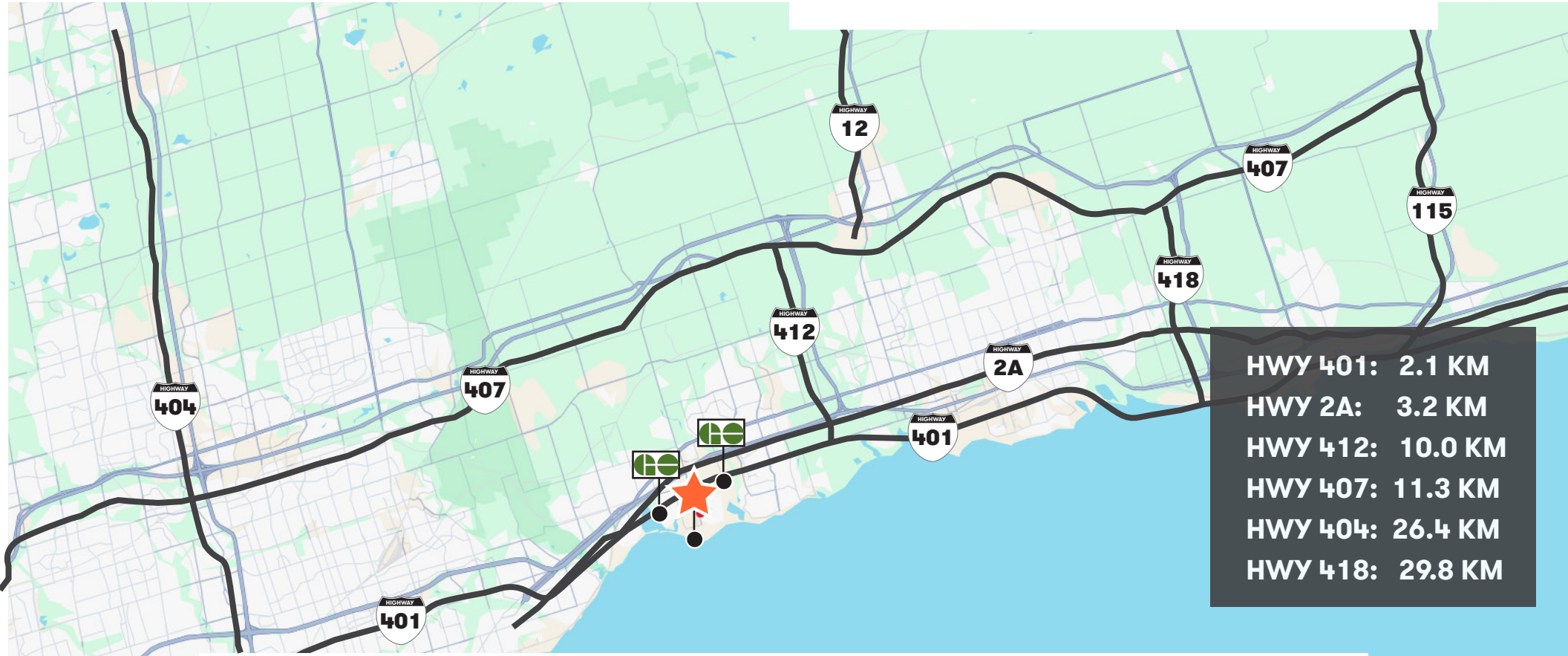
Demising wall can be removed to allow flexibility in warehouse configurations.

1725 MCPHERSON COURT,
UNIT 1, PICKERING, ON



UNIT #1
 5 TL | 1 DI DOOR
 24' CLEAR HEIGHT
 5% OFFICE SPACE

1725 MCPHERSON COURT,
UNIT 1, PICKERING, ON



Corporate Neighbors



Flexible E1.0 zoning accommodates a wide range of industrial and commercial uses.

**1725 MCPHERSON COURT,
UNIT 1, PICKERING, ON**

**32
RETAIL**

**51
AREA
RESTAURANTS**

**7
HOTELS**



TURN-KEY WAREHOUSE UNIT

- | | | | | |
|--------------------------|---------------------------|-----------------------------|----------------------------|--------------------------|
| 1. Shell | 8. State + Main | 15. Walmart | 22. Angelique's Restaurant | 29. Flying J Dealer |
| 2. Esso | 9. Pickle Barrel | 16. Mandarin | 23. Scrambles | 30. The Beach Chip Truck |
| 3. Horn Dawg's BBQ | 10. Mansion Kitchen + Bar | 17. Pickering Casino Resort | 24. Country Style | 31. PORT |
| 4. Petro-Pass | 11. Yardie's Caribbean | 18. Rock House & Grill | 25. Island Kitchen | 32. Chuuk Mexican |
| 5. Amici | 12. Gabby's Pickering | 19. Super 8 | 26. Casino Pizza | |
| 6. Pickering City Centre | 13. Petro Canada | 20. Hilton Garden Inn | 27. Chewy's Grill | |
| 7. Farm Boy | 14. No Frills | 21. Homewood Suites | 28. 468F Wood Fired Pizza | |



PARKING



OVERSIZED DRIVE-IN DOOR







24' CLEAR HEIGHT

1725 MCPHERSON COURT, UNIT 1, PICKERING, ON

Demographics

Positioned within the rapidly growing Durham Region, this property benefits from a strong, educated, and highly engaged labour force. Pickering's location along the Greater Toronto Area's eastern corridor provides access to a diverse and expanding talent pool ideal for industrial and commercial operations. The city's economic landscape is anchored by major distribution hubs, manufacturing facilities, and a thriving business ecosystem that attracts professionals across logistics, advanced manufacturing, technology, and professional services.

		3 KM	5 KM	10 KM
	Total Population	21,630	109,105	293,284
	Labour Force Participation	53.6%	54.9%	65.3%
	Median Age	45.1 Years	41.9 Years	39.2 Years
	Average Household Income	\$105,743	\$121,309	\$126,492



OFFICE



OVERSIZED DRIVE-IN DOOR



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.



1725 McPherson Court, Unit 1,

For Lease | Pickering, ON

PETER A. SCHMIDT*

Executive Vice President
+1 416 543 8083
peter.schmidt@cushwake.com

DANIEL HUBERT*

Executive Vice President
+1 416 859 4879
daniel.hubert@cushwake.com

JAMES MILDON*

Vice President
+1 416 908 4118
james.mildon@cushwake.com

D'ARCY BAK*

Associate Vice President
+1 416 570 5447
darcy.bak@cushwake.com



Cushman & Wakefield UC, Brokerage | 1 Prologis Blvd., Suite 300, Mississauga, ON L5W 0G2 | *Sales Representative

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.