

For Sale/Lease

Freestanding Industrial Building

890 Dillingham Road, Pickering ON





For Lease

	Unit 1	Unit 2	Unit 1+2 (Entire Building)	Rear Land
Size:	13,580 SF	16,527 SF	30,107 SF	1 Acre
Shipping:	2 truck level & 1 drive-in	2 drive-in	2 truck level & 3 drive-in	-
Clear Height:	24'	24'-28'	24' - 28'	-
Asking Rent:	\$15.50 psf net	\$15.50 psf net	\$14.95 psf net	\$8,000 per acre per month
TMI (2025):	\$5.00 psf	\$5.00 psf	\$5.00 psf	-

For Sale

890 Dillingham Rd, Pickering						
Size:	Ground Floor: 28,700 SF Mezzanine: 1,407 SF Total: 30,107 SF					
Lot Area:	1.59 Acre (Plus Bonus 1 Acre)					
Shipping*:	2 Truck Level & 3 Drive-in					
Clear Height:	24' - 28'					
Taxes (2024):	\$41,777.54					
Asking Price:	\$1 (speak with listing agent)					

Highlights

Exceptional industrial facility

(4) Heavy power

Potential division capability into two column-free units

Shipping doors accommodate 53' trailers

Immediate Highway 401 access

Bonus: additional 1 full acre rear yard can be used by owner or leased for income

Floor Plan



Photos

















Zoning - E 1

Permitted Uses

1. No person shall use any lot, building or structure for any purpose except for one (1) or more of the uses as permitted in accordance with Table 10.2. Uses permitted in the Employment zones are denoted by the symbol "•" in the column applicable to that zone and corresponding with the row for a permitted use in Table 10.2.

Table 10.2: Uses Permitted in the Employment Zones

Table 10.2: Uses Permitted in the Employment Zones						
Permitted Uses	E1	E2	E3			
Commercial Uses						
Assembly Hall, Convention Centre or Conference Hall			•			
Commercial School		•	•			
Dry-Cleaning Distribution Centre			•			
Financial Institution		•	•			
Hotel		•	•			
Office	•	•	•			
Service and Repair Shop	•	•				
Vehicle Body Repair Shop	•	● ⁽¹⁾				
Vehicle Repair Shop	•	● ⁽¹⁾				
Vehicle Sales and Rental Establishment		● (1)	•(1)			
Employment Uses						
Contractor's Yard	•					



Permitted Uses	E1	E2	E3
			ES
Dry-Cleaning Establishment	•	•	•
Film Studio	•	•	
Food Preparation Plant	•	•	•
Fuel Depot	•		
Heavy Manufacturing Facility	•		
Light Manufacturing Facility	•	•	•
Research and Development Facility	•	•	•
Transport Cartage or Transport Depot	•		
Vertical Farm	•	•	•
Warehouse	•	•	•
Wholesaling Facility	•	•	
Waste Processing Station	● ⁽¹⁾		
Waste Transfer Station	● ⁽¹⁾		
Community Uses			
Day Care Centre		•	•
Emergency Service Facility	•	•	•
Public Parking Lot	•	•	
Specified Accessory Uses			
Accessory Office ⁽²⁾	•	•	
Accessory Personal Service Establishment ⁽²⁾	•(3)	•(3)	•
Accessory Restaurant ⁽²⁾	•(3)	•(3)	● ⁽³⁾
Accessory Dry-Cleaning Distribution Centre ⁽²⁾			•(4)
Ancillary Retail Sales ⁽²⁾	•	•	•
Outdoor Display Area ⁽²⁾		•	•
Outdoor Storage ⁽²⁾	•		
Shipping Container ⁽²⁾	•	•	

Notes:

- Only legally existing uses shall be permitted.
- 2. This use is subject to special provisions under Section 4 of this By-law.
- The maximum gross floor area of the accessory use shall be a maximum of 10% of the gross floor area of the principal use. However, in no case shall the maximum gross floor area of the accessory use exceed 500.0 m².

Location



For more information:

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