

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

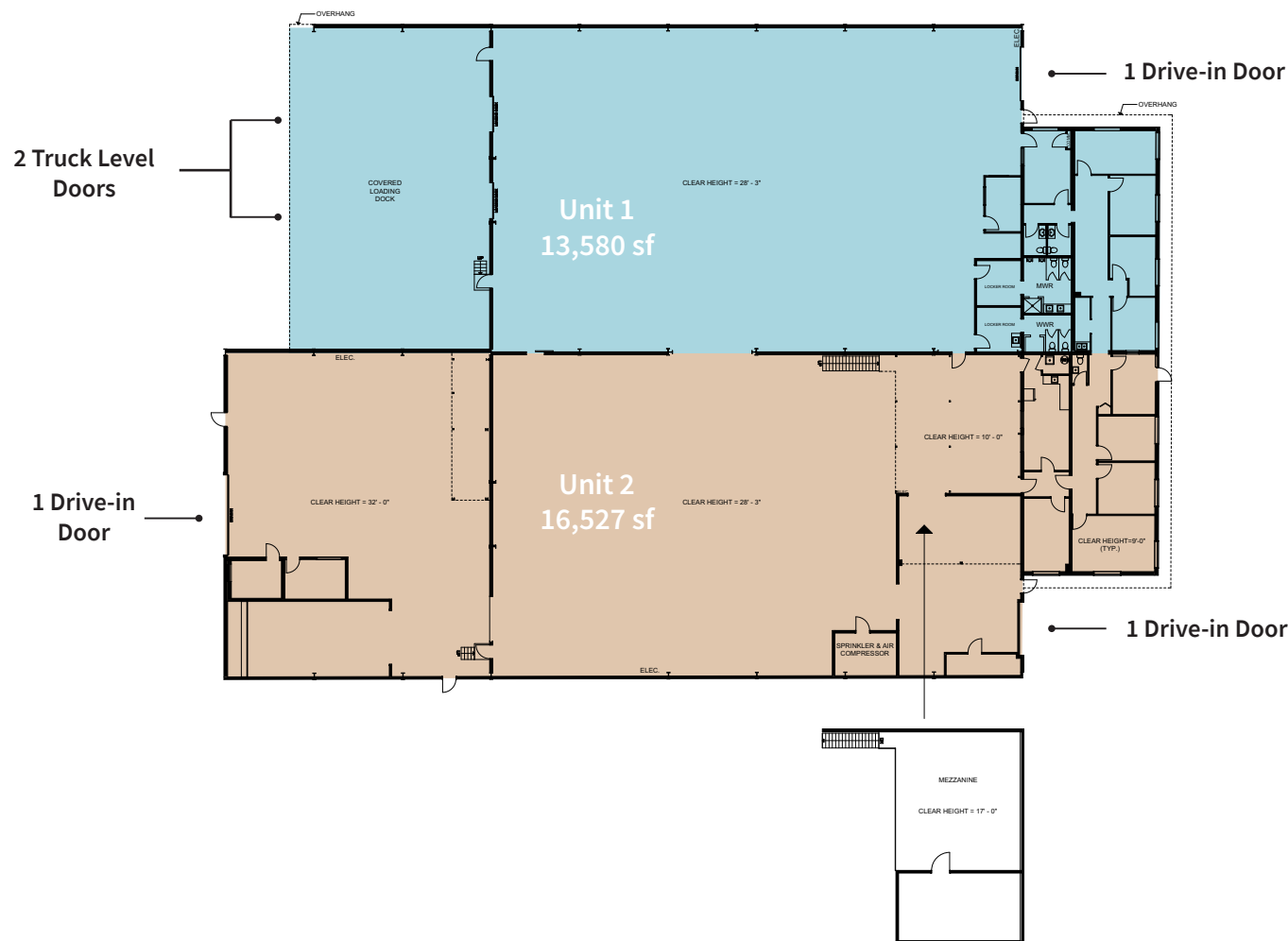
Size:	Ground Floor: 28,700 SF Mezzanine: 1,407 SF Total: 30,107 SF
Lot Area:	1.59 Acre (Plus Bonus 1 Acre)
Shipping*:	2 Truck Level & 3 Drive-in
Clear Height:	24' - 28'
Taxes (2024):	\$41,777.54
Asking Price:	\$1 (speak with listing agent)

All information to be verified by the tenant.

Highlights

-  Exceptional industrial facility
-  Excellent clear height
-  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



890 Dillingham Rd / Pickering

Photos



[Click To See More 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.

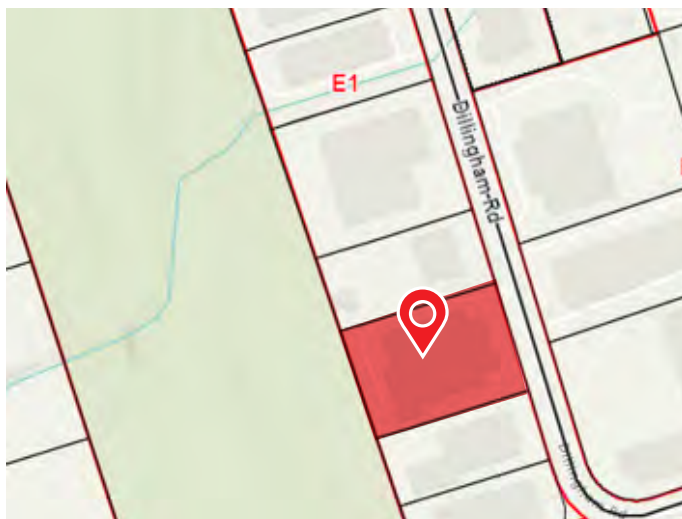
Table 10.2: Uses Permitted in the Employment Zones

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
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:

1. Only legally **existing uses** shall be permitted.
2. This **use** is subject to special provisions under Section 4 of this By-law.
3. 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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