

1920 BAYLY STREET, PICKERING, ON

2.68 ACRES - INDUSTRIAL LAND FOR SALE



Ryan Henry*

Founder

Direct: 416-319-9129

Email: rhenry@therdhgroup.com

Susan Iriarte*

Salesperson, Place of Worship & Non-Profit Advisor

Direct: 416-831-1542

Email: susan.iriarte@royalpagecommercial.com

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*Address subject to change after completed severance

Total Area: Approx. 2.68 AC | 116,673 SF (Land to be severed)

Zoning: X45 M-IC(DN)

Official Plan: Employment, Zoned for Industrial Use

Sale Price: Contact Agent for Details

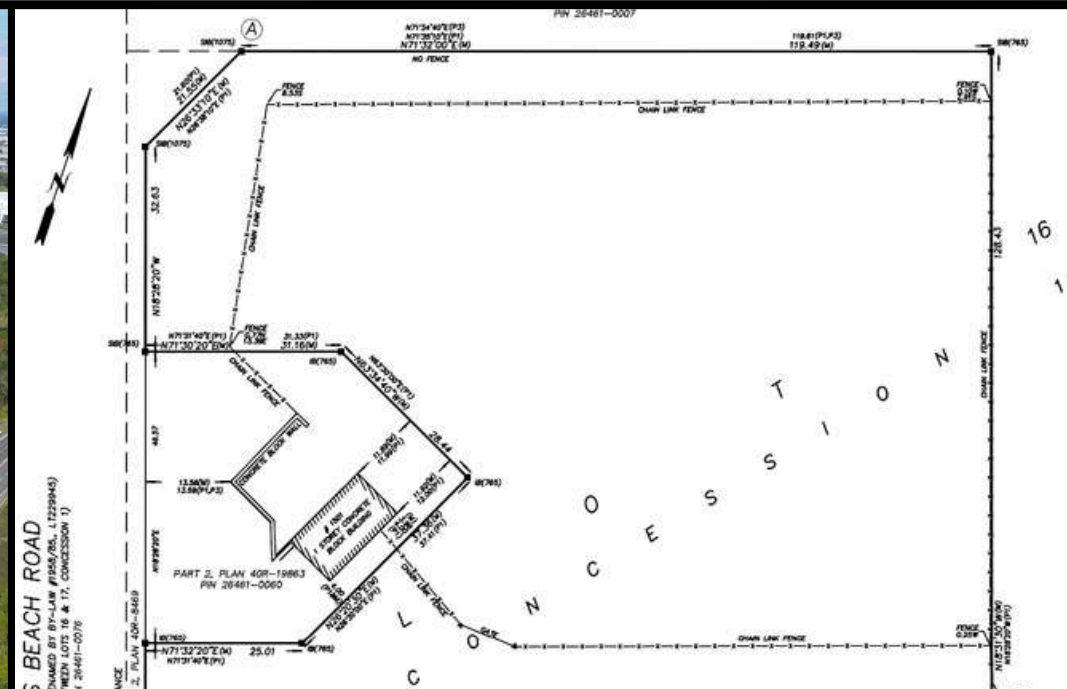
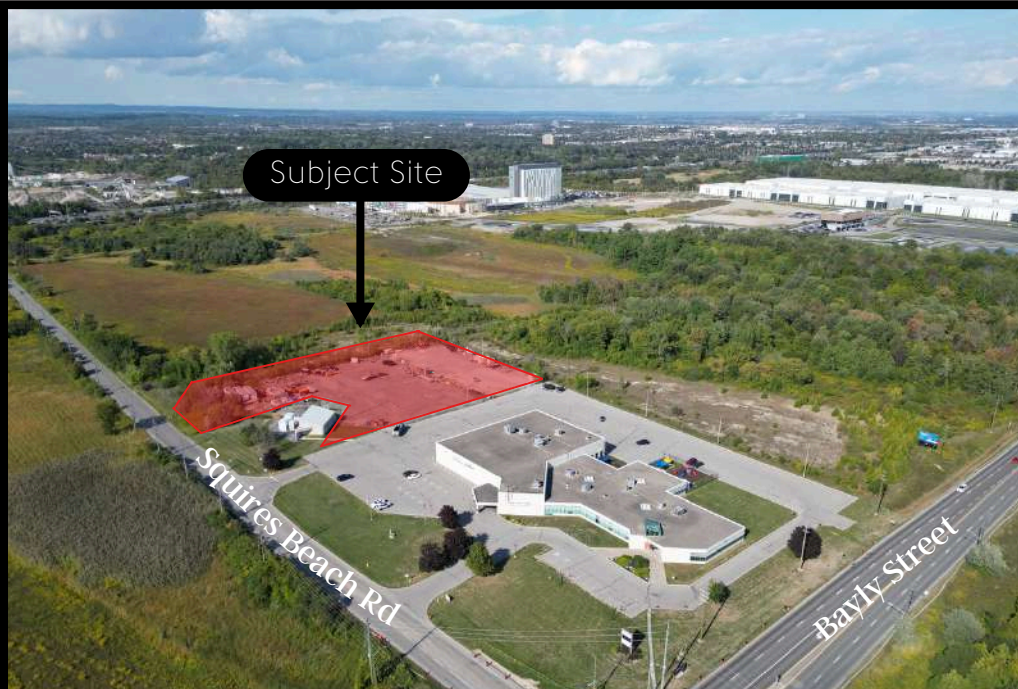
Frontage (Severed: Squires Beach Rd): Approx. 178.11 Ft
Depth: 392.94 Ft

Opportunity Highlights

- Primary corridor through Pickering industrial and mixed employment lands
- Adjacent to Pickering Casino Resort and Porsche Experience Centre
- This stretch of Bayly St is a key employment and transportation route
- Connects to highway 401 and major transit such as the Pickering GO Train Station

Bayly Street corridor visibility & access: Bayly Street is considered a high-traffic industrial and commercial corridor, with direct connection to Durham Region's major arterial network and easy access to Highway 401 – a key logistics route connecting the Greater Toronto Area and beyond.

Proximity to major development: The neighboring portions of Bayly St near Church St/Westney Rd are seeing larger industrial and warehouse campus developments such as the Ajax Industrial on the Park project, indicating strong investor demand for modern industrial space in the broader Bayly Street employment area.



EAST VIEW



SOUTHEAST VIEW



SOUTH VIEW



AERIAL VIEW



OFFICIAL PLAN:

ZONING :

X45 M-IC(DN)



Permissible Uses

Employment Areas	(Restrictions and limitations on the uses permissible, arising from other policies of this Plan, will be detailed in zoning by-laws.)
Prestige Employment	Light manufacturing, assembly and processing of goods, light service industries, research and development facilities, warehousing, equipment and vehicle suppliers, automotive and vehicle sales and repair; Offices, corporate office business parks, limited personal service uses serving the area, restaurants serving the area, retail sales as a minor component of an industrial operation, hotels, financial institutions serving the area; Community, cultural and recreational uses, and other uses with similar performance characteristics that are more appropriately located in the employment area.
Mixed Employment	All uses permissible in prestige employment areas; Limited retailing of goods and services serving the area.



"Business Office" shall mean a building or part of a building in which the management or direction of a business, a public or private agency, a brokerage or a labour or fraternal organization is carried on, and which may include a telegraph office, a data processing establishment, a newspaper publishing office, the premises of a real estate or insurance agent, or a radio broadcasting station, but shall not include a retail store;

"Day Nursery" shall mean lands and premises duly licensed pursuant to the provisions of the Day Nurseries Act, or any successor thereto, for use as a facility for the daytime care of children;

"Light Manufacturing Plant" shall mean a manufacturing plant used for the dry cleaning, pressing or laundering of garments, the production of apparel and finished textile products other than the production of synthetic fibers, printing or duplicating, the manufacture of finished paper and allied products other than the processing of wood pulp, the production of cosmetics, drugs and other pharmaceutical supplies, or the manufacture of finished lumber products, light metal products, electronic products, plasticware, porcelain, earthenware, glassware or similar articles, such as furniture, housewares, toys, musical instruments, jewellery, watches, precision instruments, radios and electronic components;

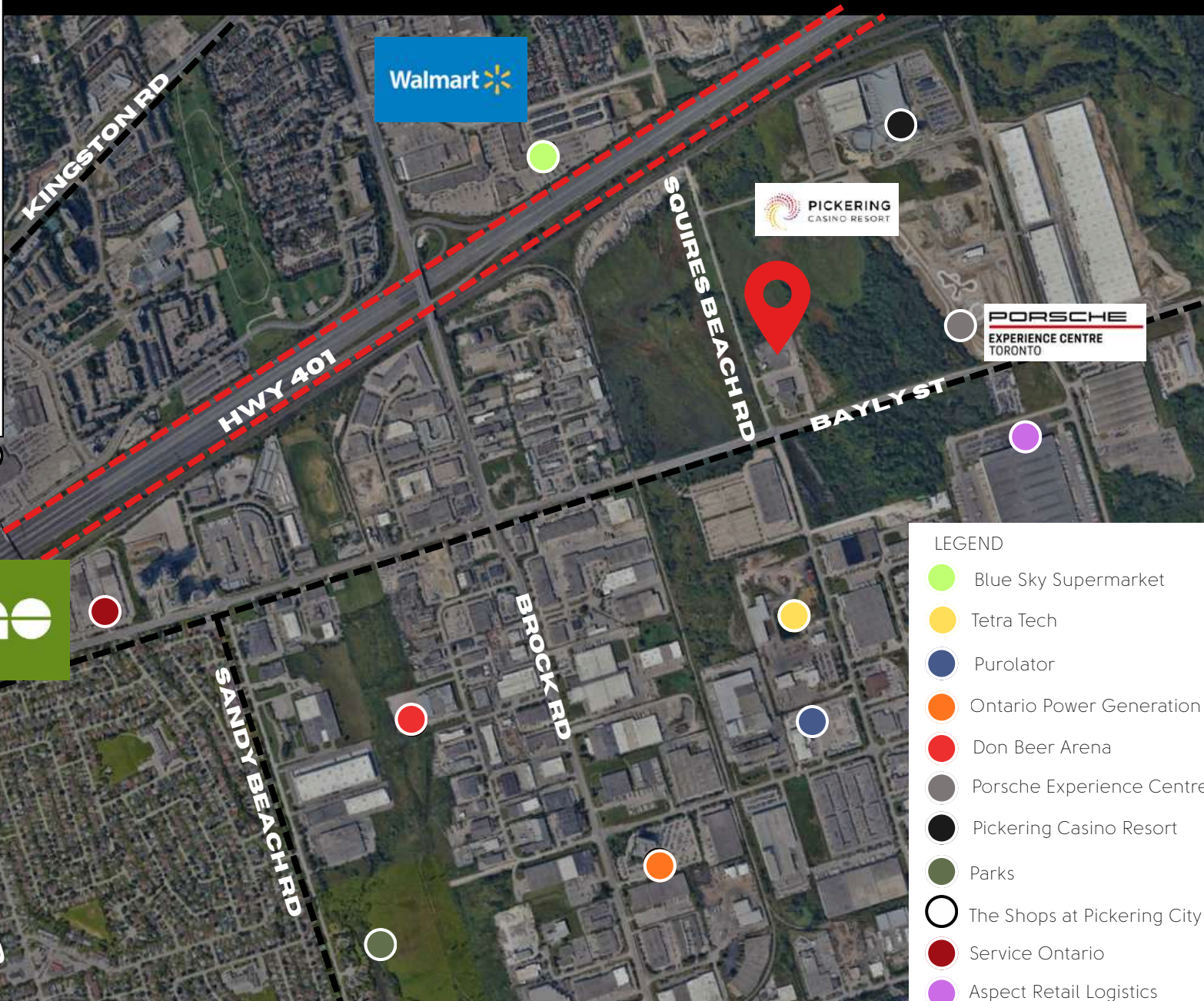
"Manufacturing Plant" shall mean a building or structure or part thereof in which is carried on an activity or operation pertaining to the making of any article or part of an article, which shall include altering, assembling;

"Place of Religious Assembly" shall mean lands or premises where people assemble for worship, counseling, educational, contemplative or other purposes of a religious nature, which may include social, recreational, and charitable activities, and offices for the administration thereof;

"Printing Establishment" shall mean an establishment used for blueprinting, engraving, electro-typing, photocopying, plotting from disk, printing, stereotyping or typesetting;

"Professional Office" shall mean a building or part of a building in which medical, legal or other professional service is performed or consultation given, and which may include a clinic, the offices of an architect, a chartered accountant, an engineer, a lawyer or a physician, but shall not include a body-rub parlour as defined by the Municipal Act, R.S.O. 1990, c.m. 45, as amended from time-to-time, or any successor thereto.

AMENITY MAP



LEGEND

- Blue Sky Supermarket
- Tetra Tech
- Purolator
- Ontario Power Generation
- Don Beer Arena
- Porsche Experience Centre
- Pickering Casino Resort
- Parks
- The Shops at Pickering City Centre
- Service Ontario
- Aspect Retail Logistics



CONTACT US

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THE RDH GROUP.COM

*Sales Representative

This property is listed with Royal LePage Real Estate Services Ltd. and co-listed with the RDH Group.