



Accelerating success.



FOR LEASE

340 Addison Hall Circle

Unit 1

Aurora, ON

Brand New Construction Unit at
Hwy 404 / Wellington St E

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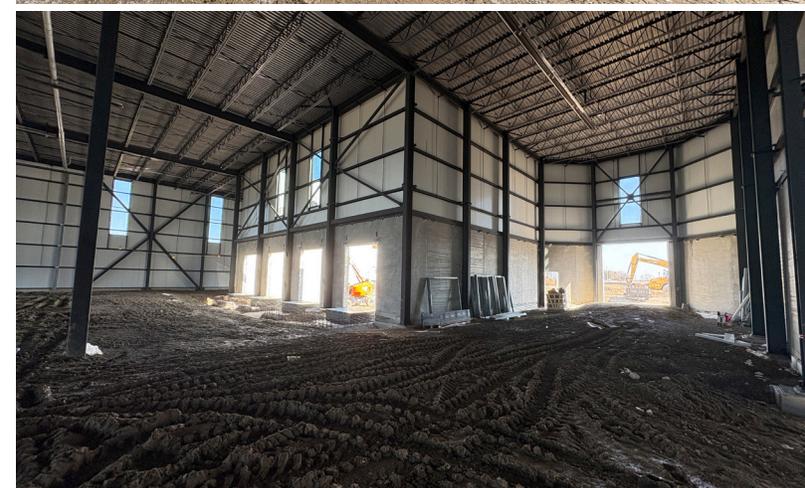
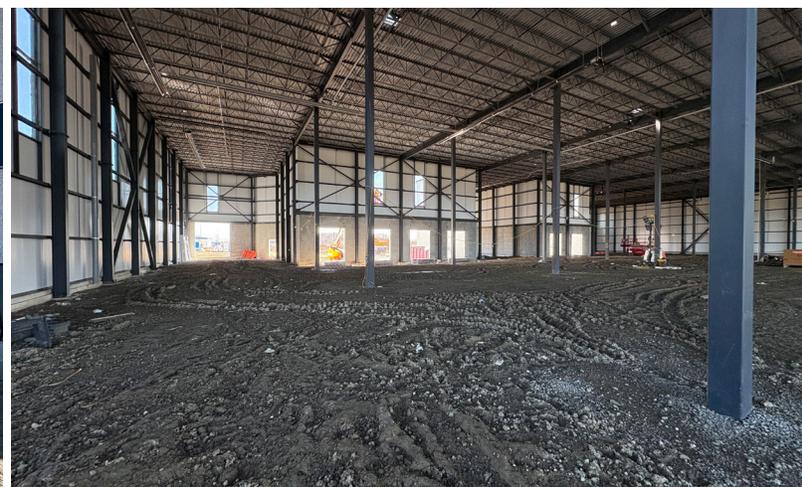
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Property Profile

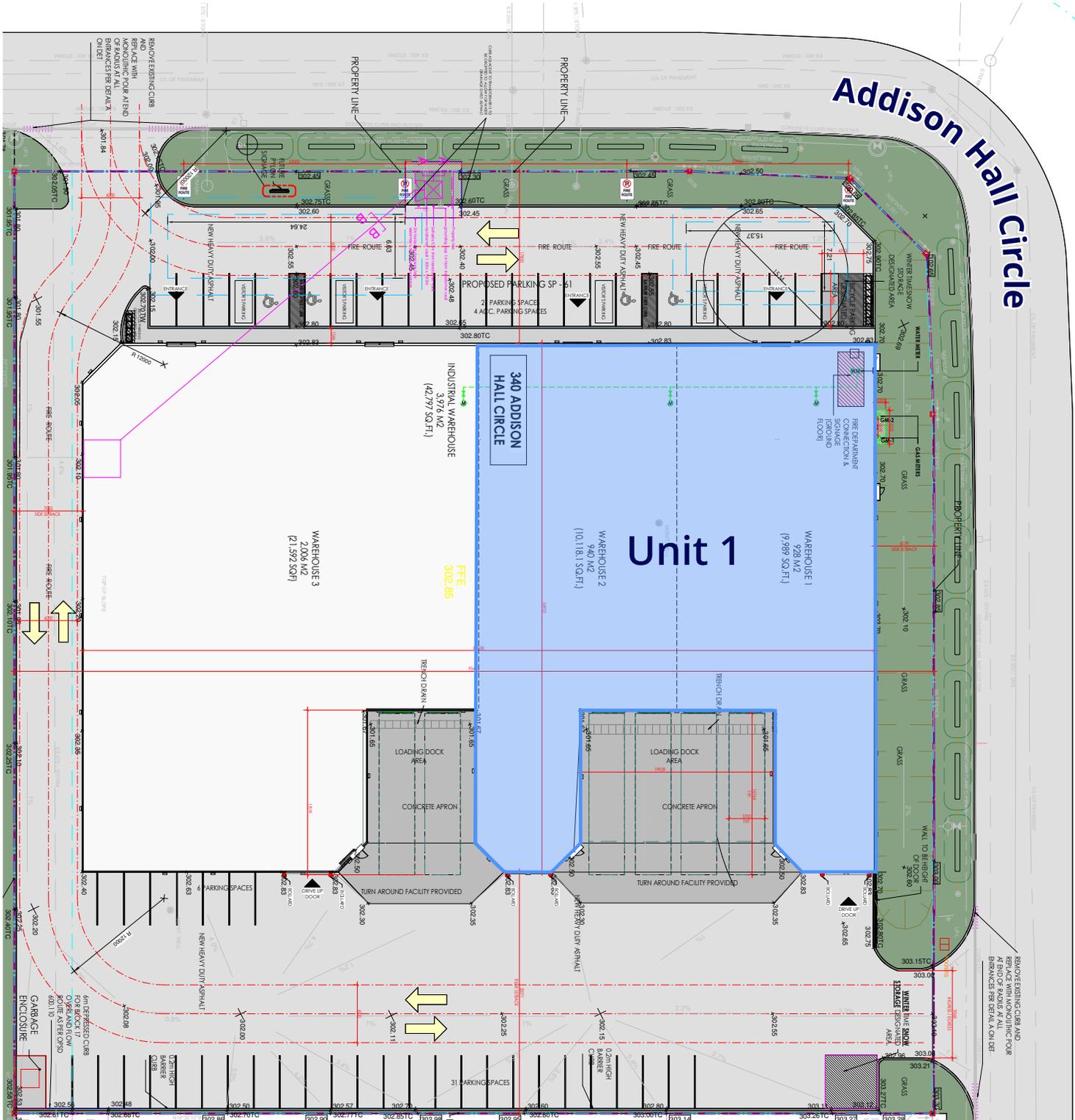
Secure your spot in this brand-new, energy-efficient industrial unit in the prime location with the new Addison Hall Business Park. This state-of-the-art facility, constructed with a blend of precast materials, insulated metal paneling, and glazed windows, offers exceptional energy efficiency and cost savings. Enjoy high-ceilings at 32' clear, designed to reduce storage expenses with bright LED lighting. 4 truck-level doors accommodating 53' trailers and 2 convenient drive-in doors for easy shipping. Minutes from Highway 404, this location is ideal and surrounded by top amenities including Walmart, The Keg, TD Bank, and more. Limited to clean uses only—no recreational or heavy manufacturing permitted. Occupancy is expected by Q2 2025.

Location	Hwy 404 / Wellington St E	Shipping	4 TL & 2 DI
Total Area	20,607 SF	Bay Size	30' x 34'
Industrial Area	100 %	Asking Rate	\$20.00 PSF
Clear Height	32'	TMI	\$4.75 PSF
Power	200 amps / 600 volts	Occupancy	Q2 2025



*Photos taken on April 2025

Floor Plan



This floor plan is provided for illustrative purposes only and is subject to change without notice. Actual layout, dimensions, and specifications may vary. The developer reserves the right to make modifications as necessary and without obligation.

Transportation & Amenities



Highway 404 **2 minutes**
 Highway 400 **15 minutes**

Highway 407 **10 minutes**

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