

# 280

## Addison Hall Circle

**For Sale:**

Site Plan Approval Imminent for a 47,888 SF  
Industrial Building on 2.35 acres in Aurora, Ontario



**Lennard:**



# Property Overview

Lennard Commercial Realty is pleased to present an exceptional opportunity to acquire a 2.35 acre property on the verge of site plan approval for a 47,888 SF industrial building located in the prestigious Addison Hall Business Park in Aurora, Ontario.

The buyer will greatly benefit from the seller's efforts to date. With most of the planning and preconstruction work completed (studies, reports, engineering, and architecture) and site plan approval imminent, this development is nearly shovel ready, saving the buyer significant time and ensuring a swift progression.

The plan features a state-of-the-art facility with modern design, energy-efficient systems, and ample parking space. It will be suitable for various industrial uses, such as manufacturing, warehousing, distribution, and logistics. The building can be demised to accommodate two occupiers. This newly developed business park is quickly becoming a preferred destination for leading companies due to its aesthetic appeal and convenient access to major highway and transit routes. 280 Addison Hall Circle will be a valuable addition to the business park.

Take advantage of this rare opportunity and grow your business here!



Land Size  
**2.35 acres**  
Building Footprint  
**47,888 SF**



Office Area  
**3,681 SF**  
Mezzanine storage (above office)  
**3,681 SF**



Shipping  
**5 TL doors**



Parking  
**69 spaces**



Clear Height  
**26'**



Building Information  
**Single user or 2  
tenant building**



Unit 1  
**32,179.40 SF  
with 3 TL doors**

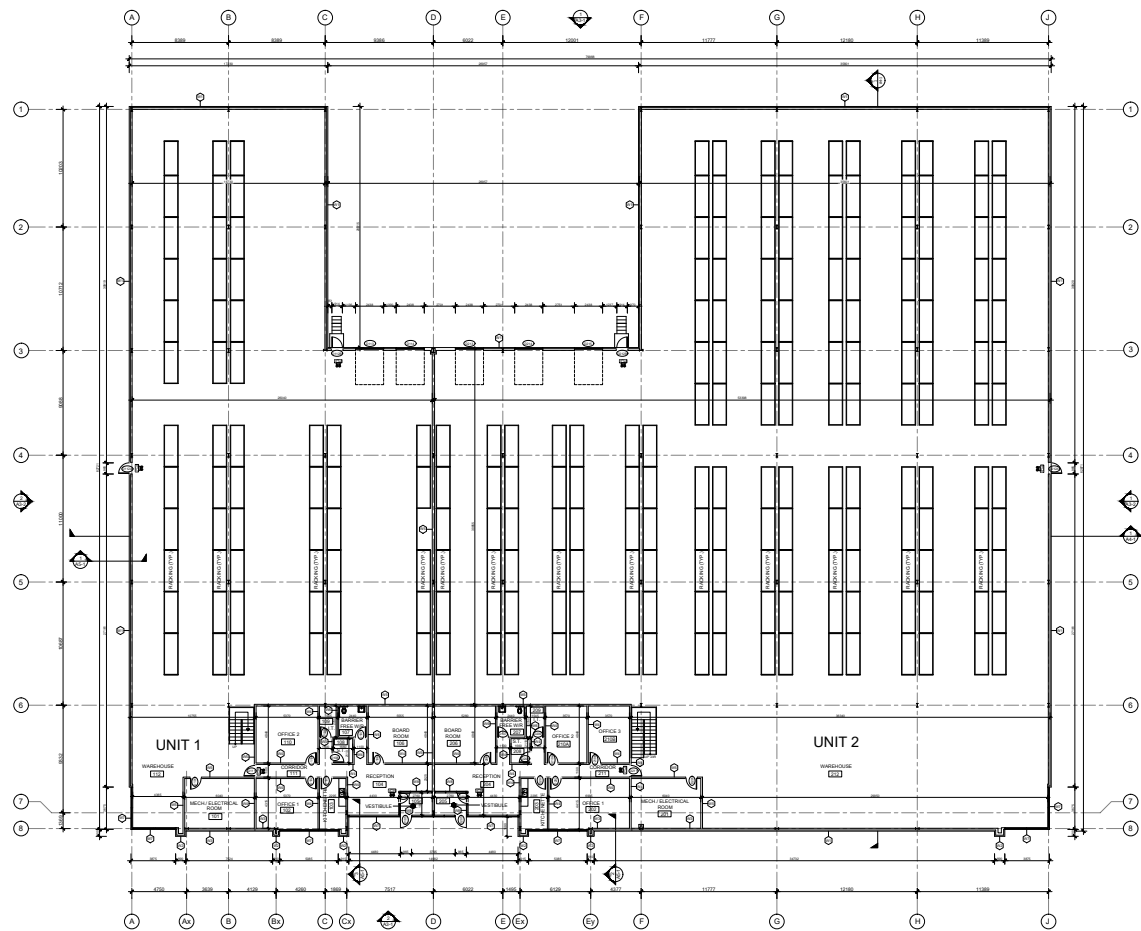
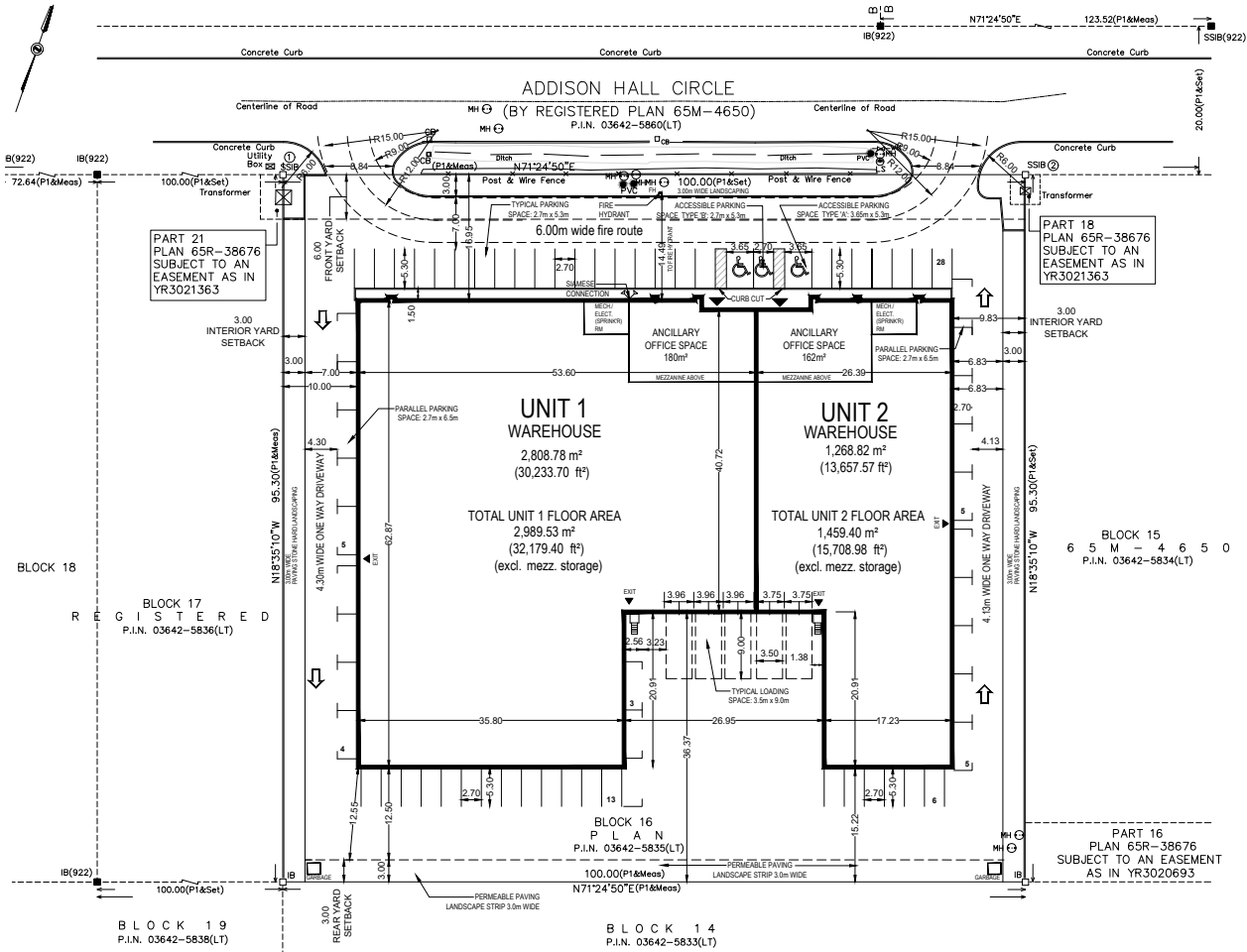


Unit 2  
**15,708.98 SF  
with 2 TL doors**



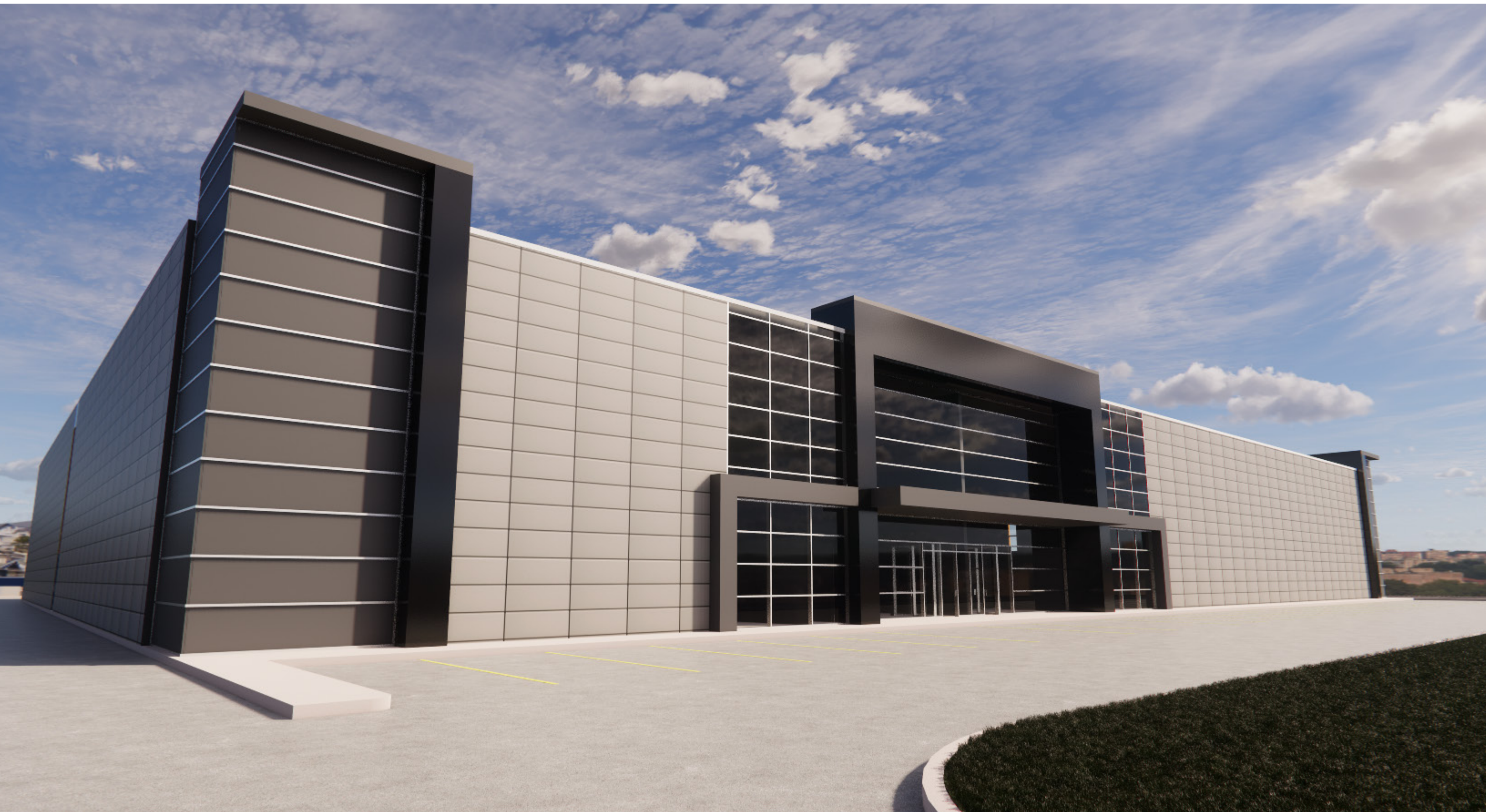
Reduced Asking Price  
**\$8,795,000**  
includes land value and all  
soft costs incurred to date

Property Taxes  
**\$24,196 (2024)**  
based on vacant land



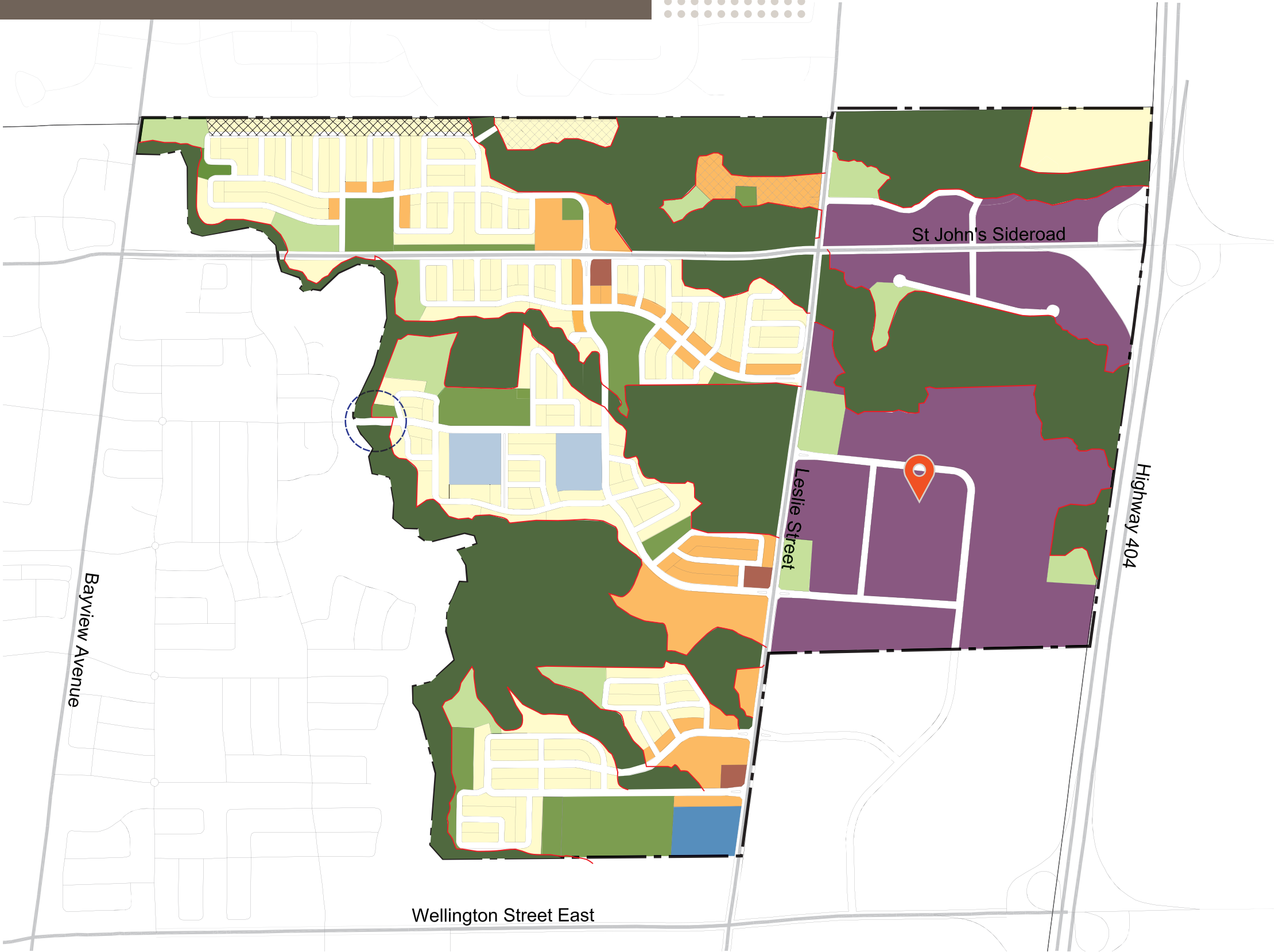


# Rendering





# Secondary Plan







 280 Addison Hall Circle







Appendix I  
**Community Plan**  
Aurora 2C Secondary Plan

**Legend**

**The Greenlands System**



-  Environmental Protection Area
-  Parks/Open Space
-  Stormwater Management Facility
-  Wildlife Park Trail Head

**The Residential Neighbourhood**

-  Urban Residential 1
-  Urban Residential 2
-  Mixed-Use Residential/Commercial
-  Residential Interface Overlay
-  Elementary School
-  Place of Worship

**The Business Park**

-  Business Park 1

-  Secondary Plan Area Boundary
-  Development Limit

0 50 150 250 400 500 metres

September 1, 2011





# Zoning Permitted Uses

Town of Aurora  
Zoning By-law #6000-17  
**E-BP - Business Park**

- Convention Centre
- Day Care Centre (2)
- Day Centre, Adult; Day Centre, Intergenerational (2)
- Dry Cleaning Distribution Station and Depot (1)
- Fitness Centre
- Food Processing Establishment
- Hotel/Motel
- Industrial uses (3)
- Medical Marijuana Production Use (10)
- Motor Vehicle Rental Establishment (1) (5)
- Offices
- Private Park
- Personal Service Shop (1) (5)
- Printing, media and communications establishment
- Club (5)
- Research and Training Facility
- Restaurant (1) (5)
- Retail, Accessory (1) (4)
- Theatre (1)
- Warehouses (9) (4) (12)

(1) Permitted as an Accessory Use where the Principal Use is a Hotel or Motel if located inside the building and having the primary access from the lobby of the building.

(2) Provided that no part of the building is used for Industrial uses or Warehouses.

(3) Provided the use is conducted within wholly enclosed building.

(4) Permitted as an Accessory Use where the Principal Use is Industrial.

(5) Permitted as an Accessory Use within a building in which the Principal Use is an Office.

(9) Provided the Warehouse is more than 200 metres from Wellington Street and the King’s Highway 404 corridor.

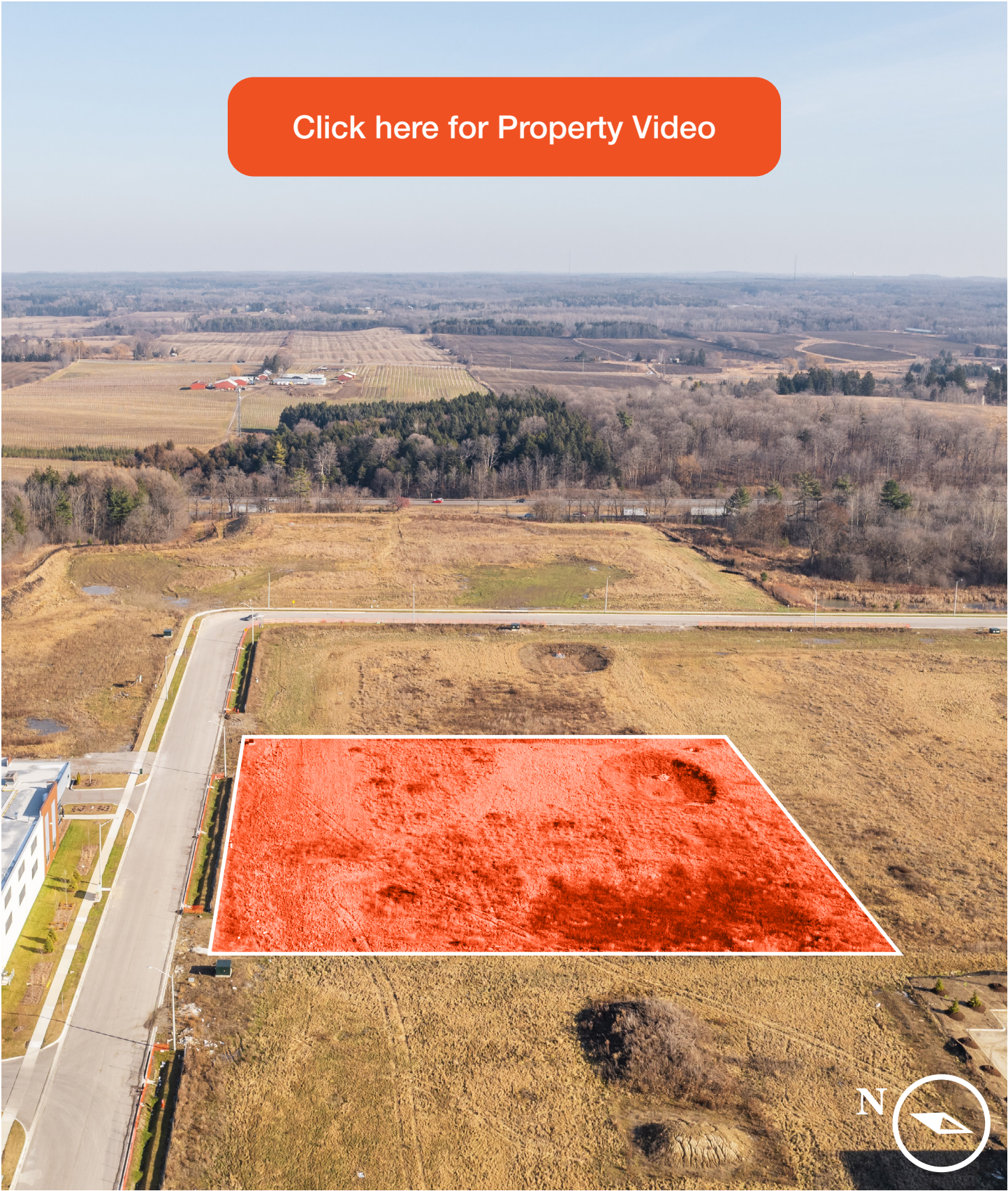
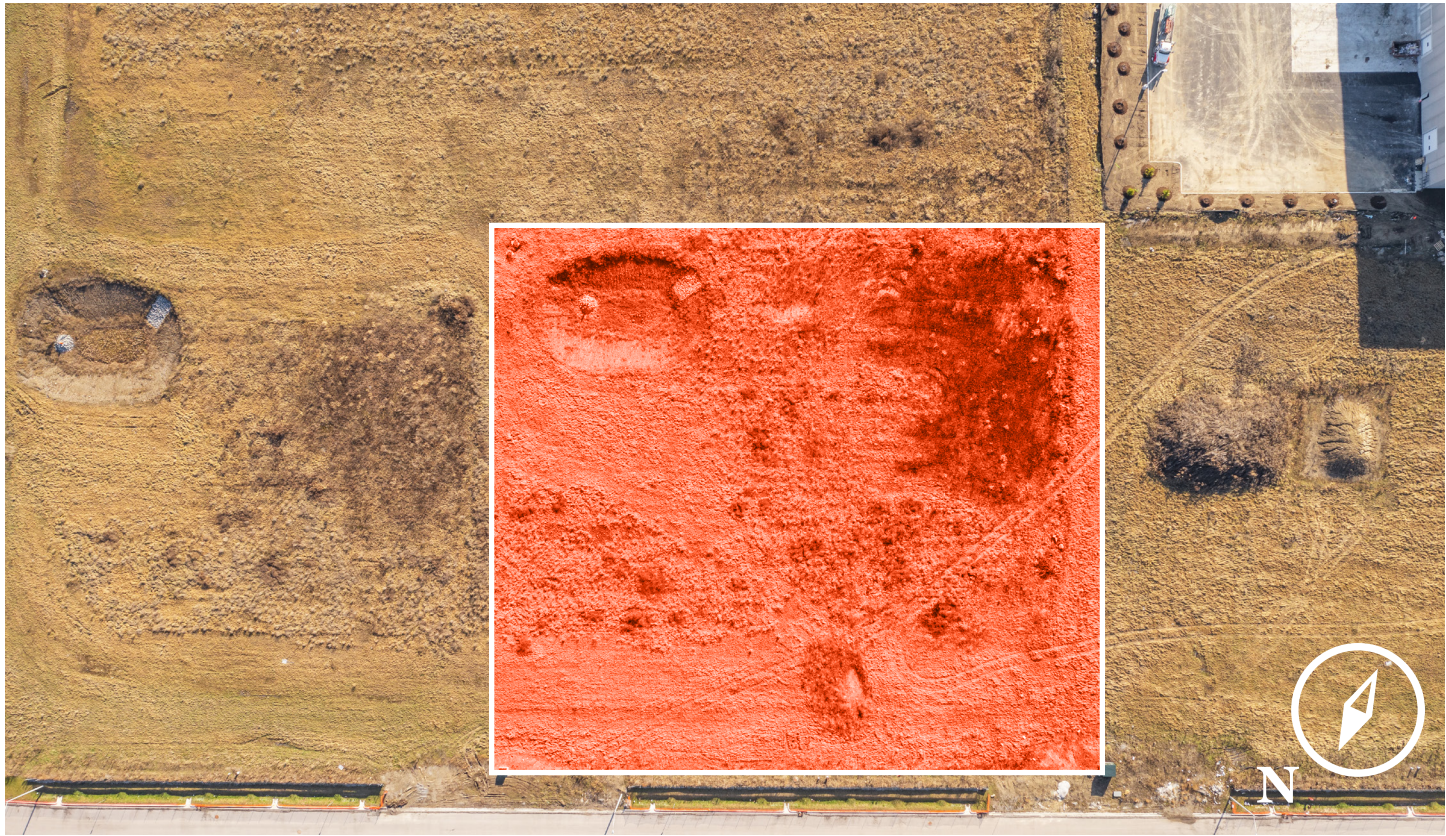
(10) Subject to Section 10.7 of this By-law.

(12) Permitted as Principal Use for Addison Hall Subdivision, E-BP(443),(444),(445),(446) & (447) February,





# Aerial Views





# Location

Be part of a world-class hub  
for *industrial excellence* and  
*innovation!*

280 Addison Hall Circle



Wellington Street E

404

Aurora Road

404



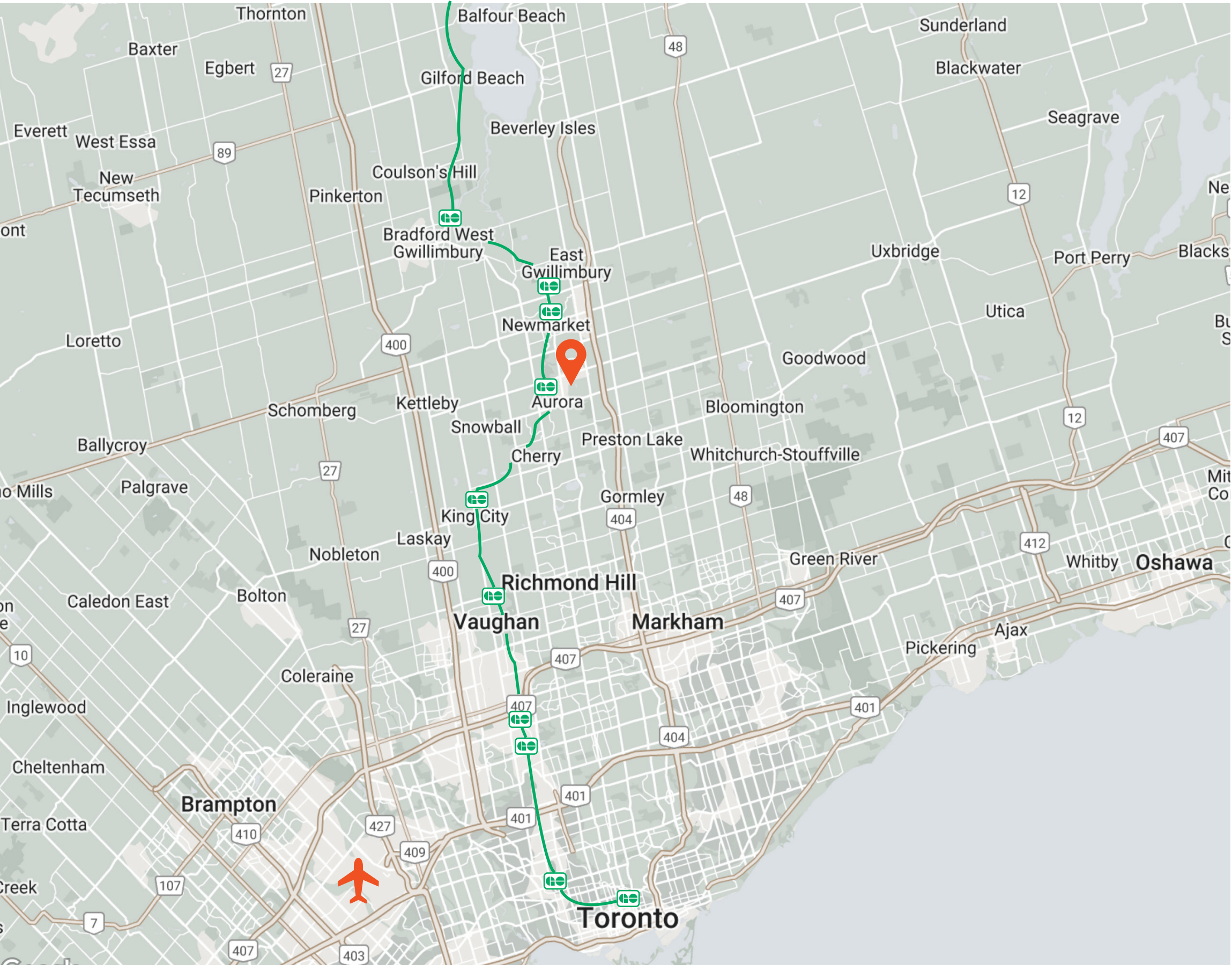


# Amenities Map





# Transit



 **280 Addison Hall Circle**

 **Toronto Pearson International Airport**

 **About Aurora**

Aurora is located in the Region of York of the Greater Toronto Area and borders Newmarket to the north and Richmond Hill to the south. Aurora is known as one of Canada’s wealthiest communities, not only for the education and success of its people, but also for its wealth and abundance of its natural heritage. Today, the pride of Aurora can be heard loud and clear from the many business leaders that make Aurora their home.

 **Drive Times**

- 2 mins to Highway 404 (2km)
- 6 mins to Aurora GO Station (5.5km)
- 12 mins to Highway 407 (21km)
- 18 mins to Highway 401 (30km)
- 40 mins to Toronto Pearson Airport (55km)
- 50 mins to Downtown Toronto (48km)

 **Nearby Major Employers**





# Demographics



280 Addison Hall Circle

**5 km  
Radius**



Total Population:  
**69,850**



Employment Rate  
**59%**



Median Age  
**42**



Median Income  
**\$117,749**

**10 km  
Radius**



Total Population:  
**194,800**



Employment Rate  
**58%**



Median Age  
**43**



Median Income  
**\$118,572**

**15 km  
Radius**



Total Population:  
**319,855**



Employment Rate  
**58%**



Median Age  
**43**



Median Income  
**\$119,584**





For more information, please contact

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