

For Lease: Industrial

300 Industrial Parkway S

Aurora, ON





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Total Area
15,128 SF
Industrial Area
±12,600 SF
Office Area
±2,500 SF



Clear Height
16'



Shipping
1 Drive-in Door



Zoning
E2



Power
600 amps / 600 volts



Site
3.0 acres
Outside Storage
(inclusive of total site)
1.5 acres



Ingress/Egress
Two exit & entry points

1.5 acres

Property Highlights

- Excellent ground floor office converted from industrial
- Good street visibility
- E2 zoning – allows for a multitude of uses
- Open layout with private rooms and sleek finishes



Asking Net Rent
\$19.00 PSF

Additional Rent
\$5.50 PSF

Additional Land (Gross per month)
\$5,750 per acre



Zoning: General Employment (E2)

E2 Permitted Uses

- Adult Entertainment Parlour (11)
- Body Rub Parlour (11)
- Commercial Self Storage Facility
- Contractors Yard
- Dry Cleaning Establishment
- Fitness Centre (2)
- Food Processing Establishment
- Industrial uses (7)(8)
- Motor Vehicle Body Shop
- Motor Vehicle Rental Establishment
- Motor Vehicle Repair Garage
- Offices
- Outdoor Display and Sales Area
- Pet Services
- Private Park
- Place of Worship
- Printing, media and communications establishment
- Club (2)
- Recreation Centre (2)
- Repair Shop
- Service Shop
- Retail, Accessory (6)
- Warehouses

(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.

(6) Where accessory retail is permitted in this By-law, the accessory retail area shall be wholly contained within an enclosed building, and shall not exceed 20% of the Gross Floor Area of the Premises or 200 m², whichever is less.

(7) Outside storage is a permitted accessory use, provided such storage is limited to side and/or Rear Yards of the building, screened from the street by a wall or closed board or masonry type fence no less than 2 metres in height and also provided that the main use is contained within a building located on the property.

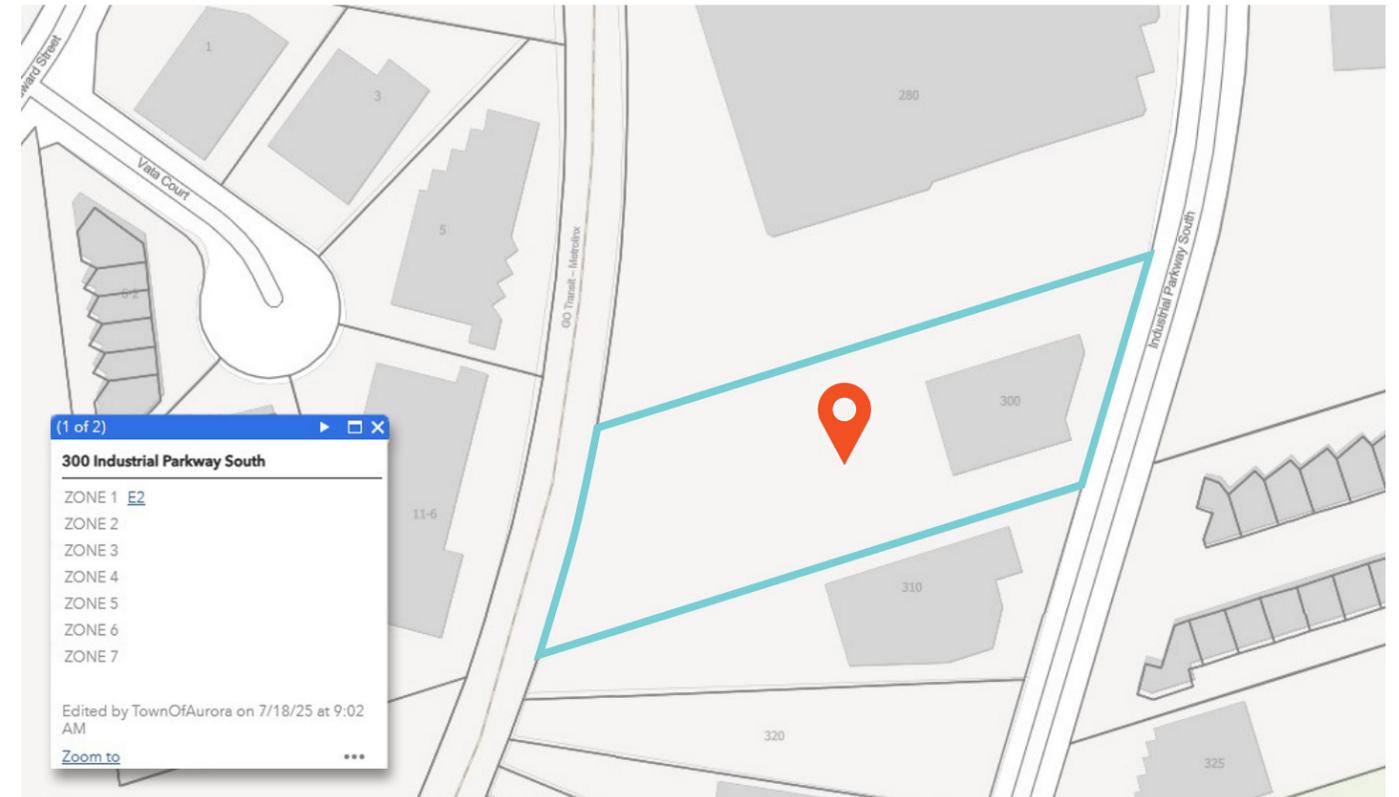
(8) Parking of commercial vehicles is permitted provided that such parking is limited to side and/or Rear Yards of the building.

(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.

(11) Subject to Section 10.8 of this By-law.

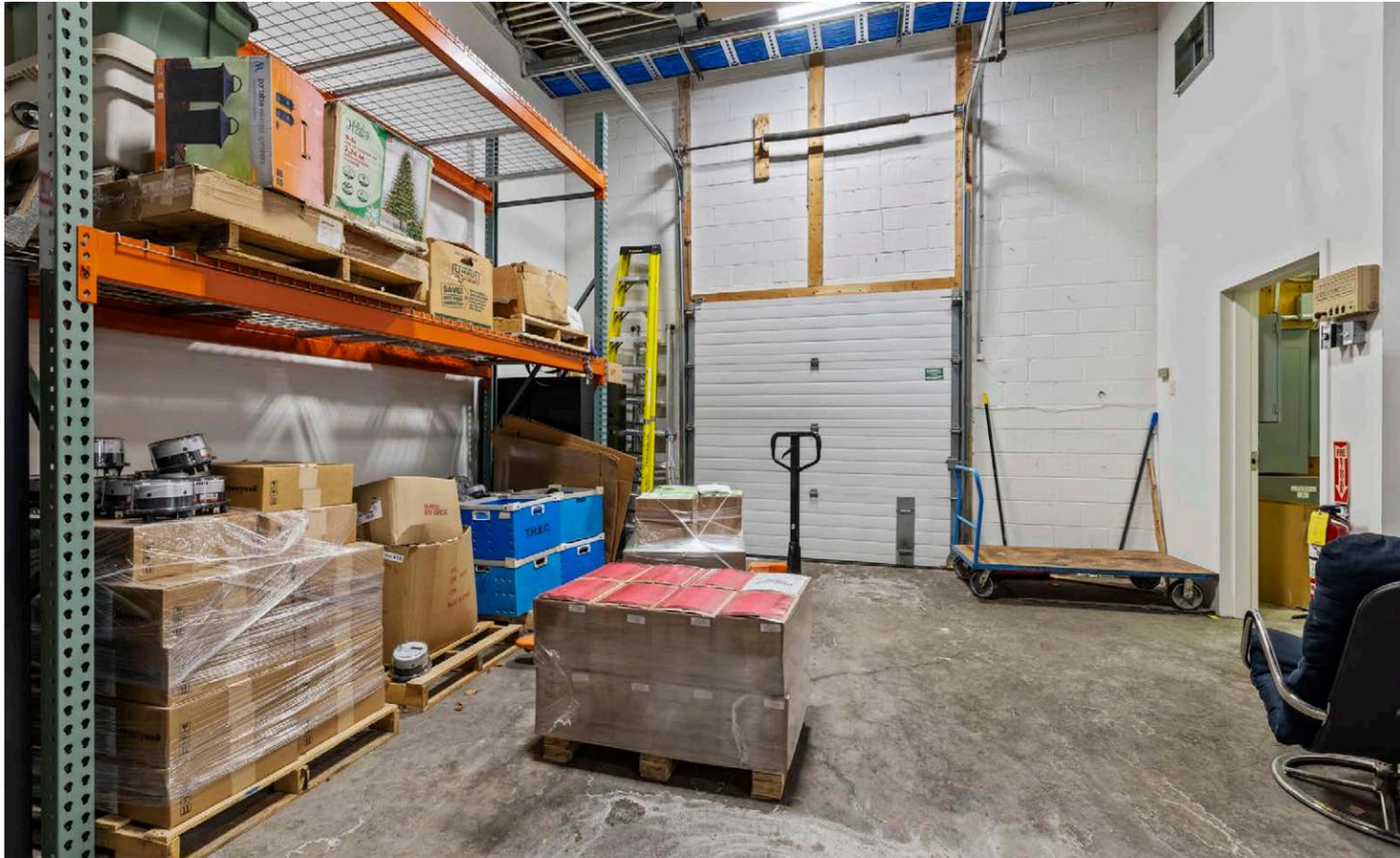
(12) Permitted as Principal Use for Addison Hall Subdivision, E-BP(443),(444),(445),(446) & (447).



[Click here to find more about Permitted Uses](#)

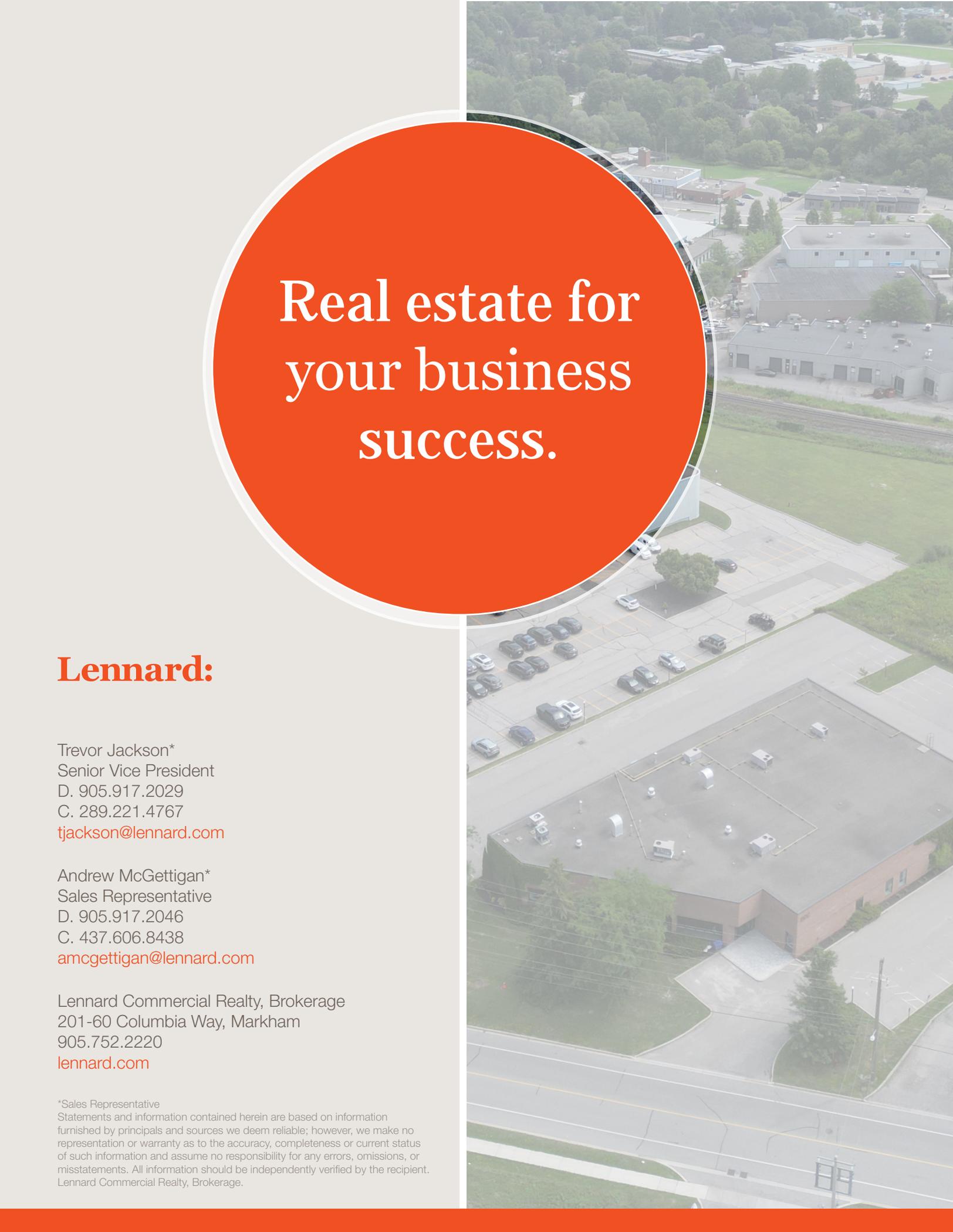


Shipping & Warehouse



Office





Real estate for your business success.

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