



Colliers

Accelerating success.

FOR LEASE

420 Addison Hall Circle

Unit 9-10

Aurora, ON

Approx. 37,115 SF
Industrial Unit

Daniel Bahrami

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Property Profile

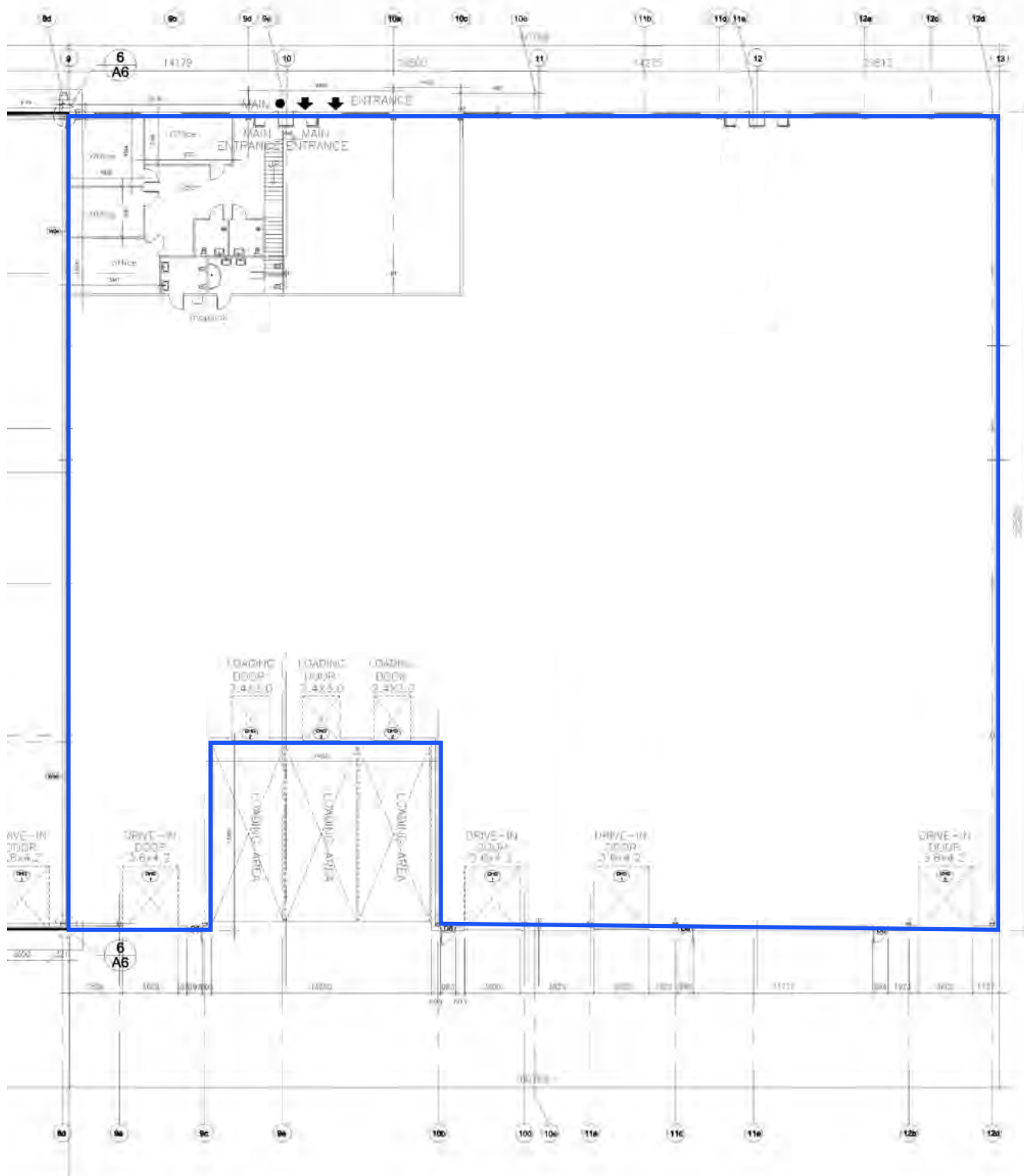
Opportunity to lease in the Heart of Aurora's Industrial Business Park. This 37,115 SF unit with additional mezzanine space fronts on to Addison Hall. This unit has Heavy power with 800 AMP Service. The unit also has a 4 Inch Inlet water pipe, great for heavy water users. 28' foot ceilings, ideal for service businesses, contractors, light manufacturing, retail, office, and much more. Very close to Highway 404 interchange for Wellington. Ample amounts of parking with good shipping.

Location	Leslie St / Wellington St E	Power	800 amps
Total Area	37,115 SF	Zoning	E-BP (443)
Office Area	10%	Asking Net Rent	\$19.50 PSF
Clear Height	28'	T.M.I. (2025)	\$5.50 PSF
Shipping	3 TL / 4 DI	Possession	December 1, 2025



*Photo taken on September 27, 2025

Floor Plan



Total Area: Approx. 37,115 SF

Site Access & Amenities



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