



FOR SALE

230 Edward Street

Aurora, ON

Approx. 29,000 SF Freestanding Building

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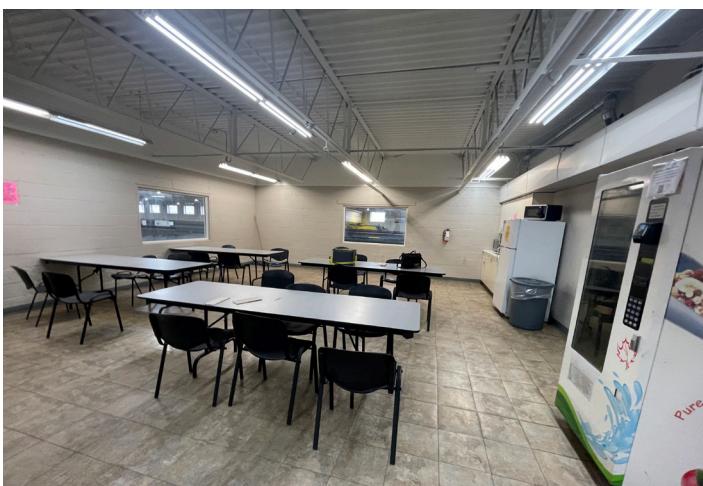
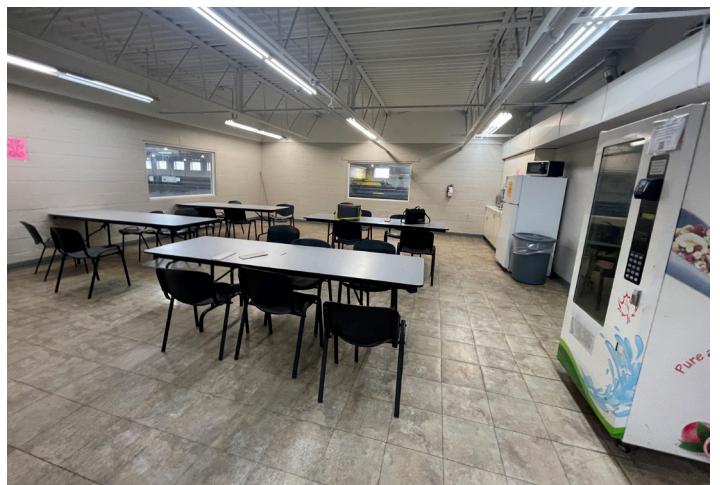
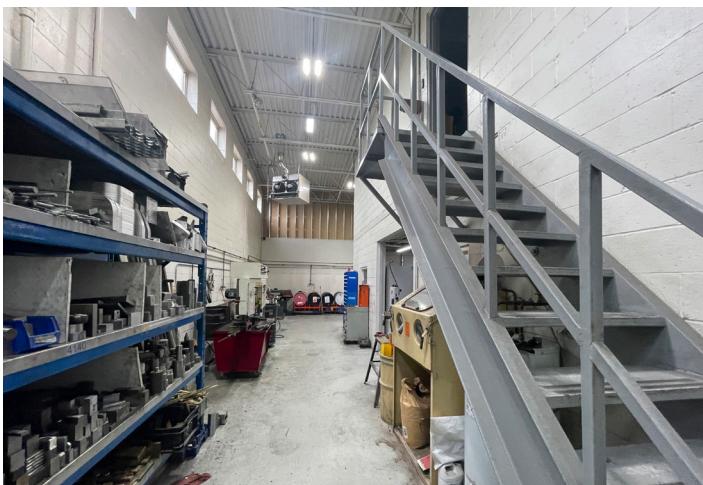
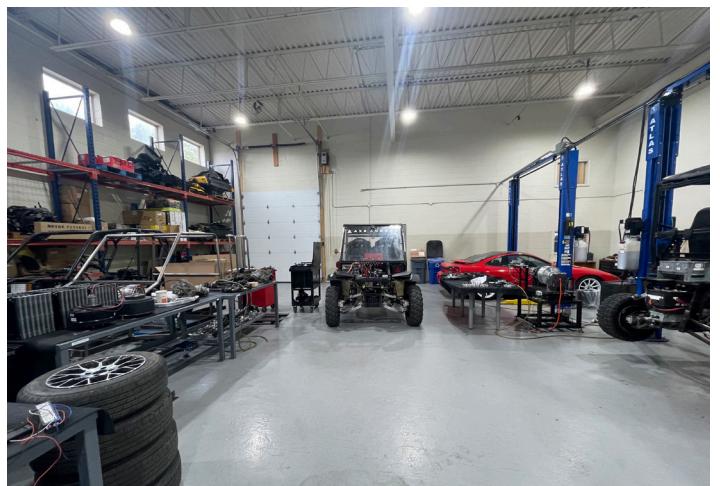
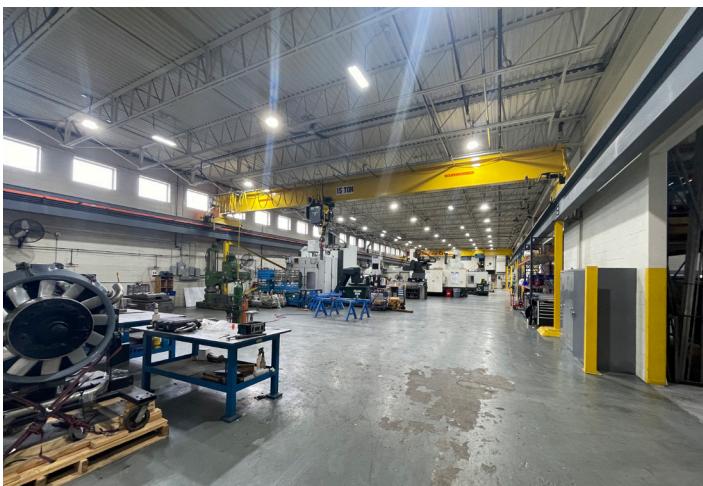
Property Profile

Discover this exceptional, well-maintained freestanding building in the heart of Aurora's Industrial Business Park. The property features multiple cranes, which can either be sold with the building or removed based on your needs. With approximately 3,537 sq. ft. of the warehouse at 27' clear height and the remaining space at 18' clear, this facility offers ample room for various operations. Excellent shipping capabilities include two truck level doors designed to accommodate 53' trailers and two additional oversized drive-in doors, making logistics a breeze. The warehouse is filled with natural light, and equipped with energy-efficient LED fixtures. Featuring 12" concrete floors and a robust power supply, the space is perfect for any manufacturing use. The offices are in excellent condition and offer a combination of open-concept areas, private offices, meeting rooms, and a lunchroom, making it a versatile and comfortable space for employees. With flexible E2 zoning, the building is suited for a variety of purposes, including (but not limited to) : contractor yards, fitness centers, food processing establishments, motor vehicle body/repair shops, and warehouse use. Buyer to verify all information.

| | |
|------------------------|------------------------------------|
| Location | Yonge Street / Wellington Street E |
| Total Area | 29,336 SF |
| Lot Area | 1.53 AC |
| Office Area | 18% |
| Industrial Area | 82% |
| Clear Height | 18' - 27' |
| Shipping | 2 TL & 3 DI (oversized) |

| | |
|---------------------|-----------------------------------|
| Power | 400 amps & 600 volts |
| Zoning | E2 |
| Price | \$10,900,000 |
| Taxes (2024) | \$52,488.17 |
| Occupancy | Immediate |
| Cranes | 1 20-ton crane 2 15-ton cranes |





Site Access & Amenities

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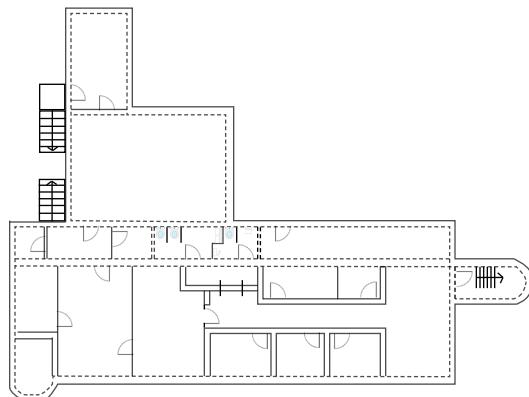


Floor Plan

G/F



2/F



E.&O.E. Internal dimensions are for space planning only

Total Area: 29,336 SF

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