

OWN YOUR FUTURE



AURORA MILLS

BUSINESS PARK



PREMIUM
INDUSTRIAL





AURORA MILLS BUSINESS PARK



AURORA MILLS BUSINESS PARK IS PREMIUM INDUSTRIAL

Located on the northeast corner of St John's Sideroad and Leslie Street in scenic Aurora, Aurora Mills Business Park offers business owners the opportunity to own their future.

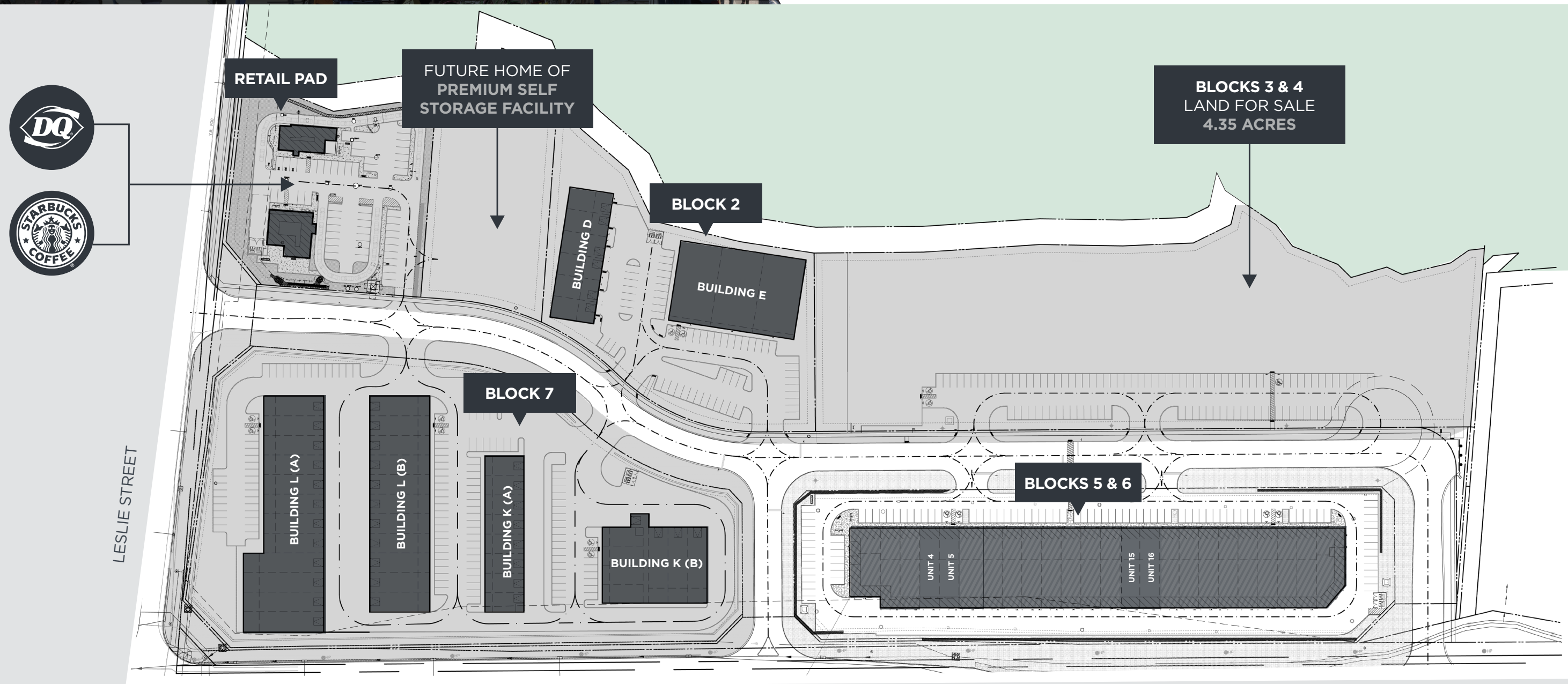
With the first phase, Block 5 & 6 being 86% sold and currently under construction, these premium industrial units will be available for occupancy for buyers in the first quarter (Q1) of 2025.

An exciting new release of Phase 2 of the development (Block 2 & 7) will give occupiers and investors the opportunity to choose from a wide range of available sizes and configurations, with units starting 1,510 sf. and up.

In addition to the premium industrial condos, there are two parcels of land for sale which could accommodate a design build for larger requirements.

As you enter the site from Leslie Street, the final stages of construction are nearing completion for new incoming retail tenants Dairy Queen and Starbucks.

Aurora is a rapidly growing community in both population and popularity and you can be a part of it at Aurora Mills Business Park.



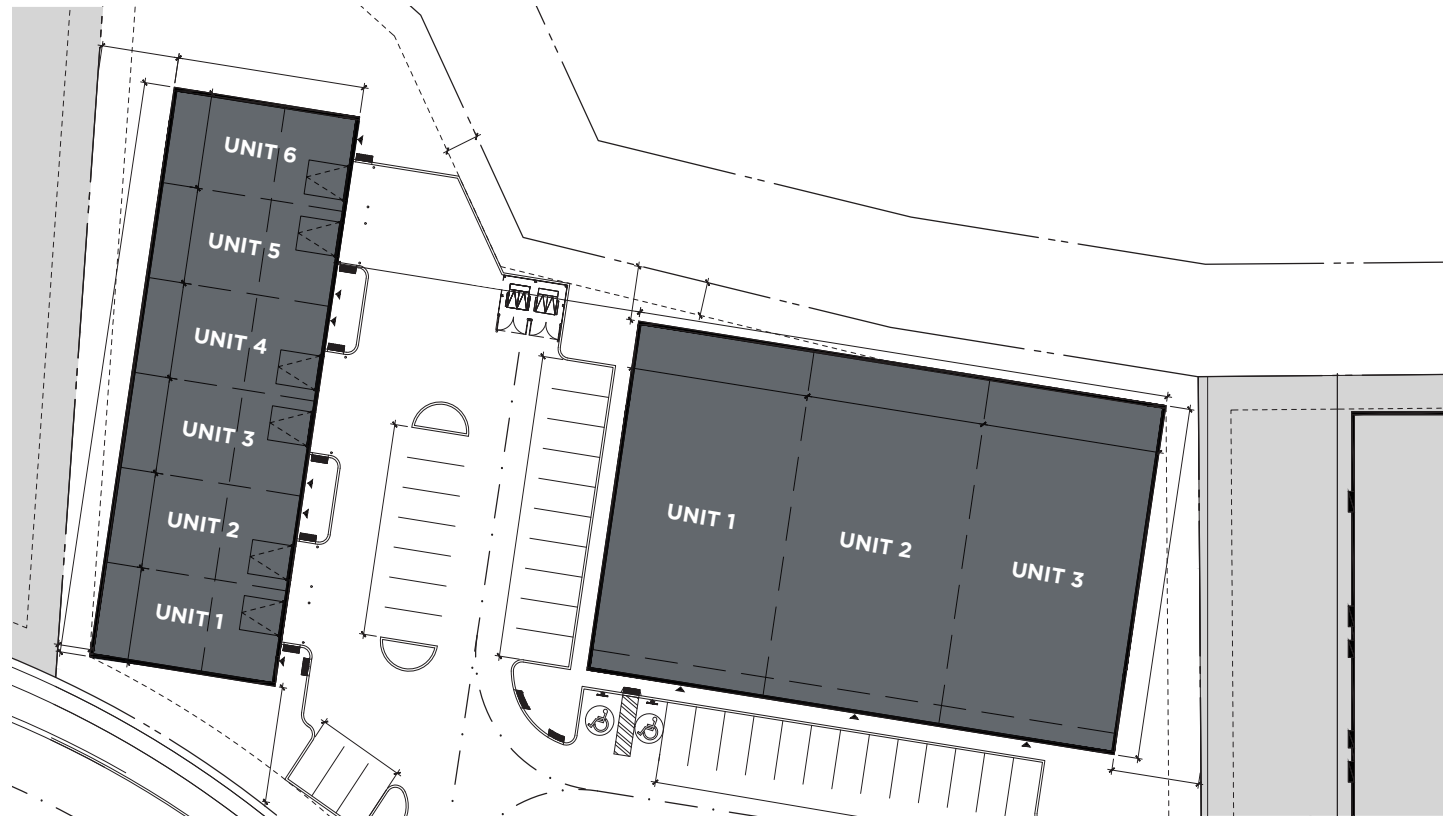
ST JOHN'S SIDEROAD



BLOCK 2 | 30,047 SF



BLOCKS 5 & 6 | 14,368 SF



UNITS ARE BEING OFFERED WITH THE FOLLOWING SPECIFICATIONS:

Sizes: Units can be combined for larger users.

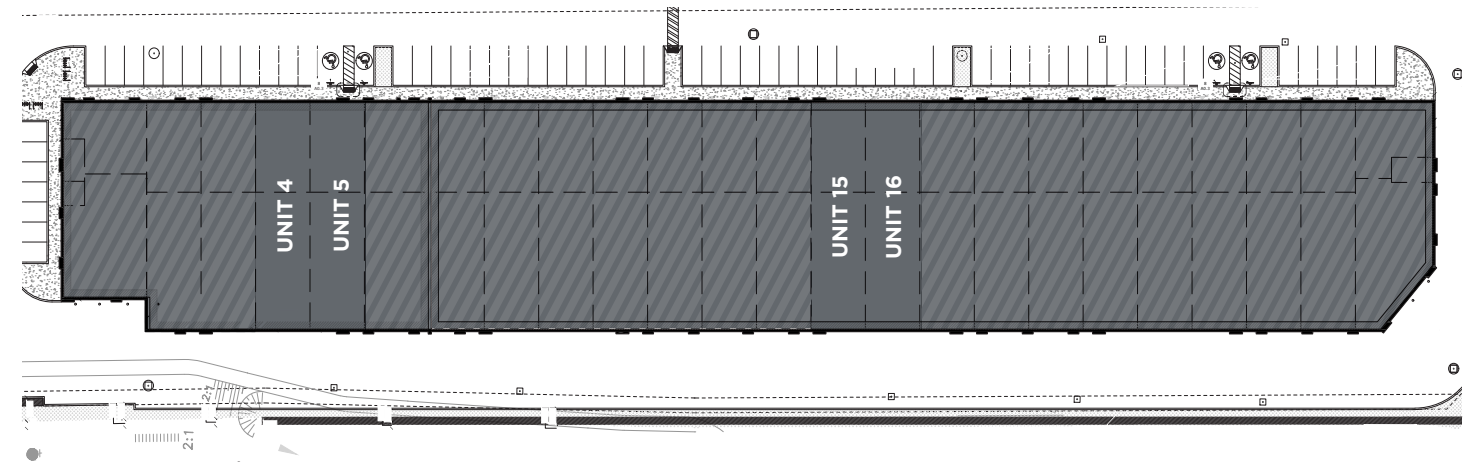
Clear Height: 25 ft. Clear

Shipping: Drive in Overhead Doors

BUILDING D		BUILDING E	
UNIT 1	2,241 SF	UNIT 1	5,543 SF
UNIT 2	2,234 SF	UNIT 2	5,543 SF
UNIT 3	2,234 SF	UNIT 3	5,543 SF
UNIT 4	2,234 SF	TOTAL	16,629 SF
UNIT 5	2,234 SF		
UNIT 6	2,241 SF		
TOTAL	13,418 SF		

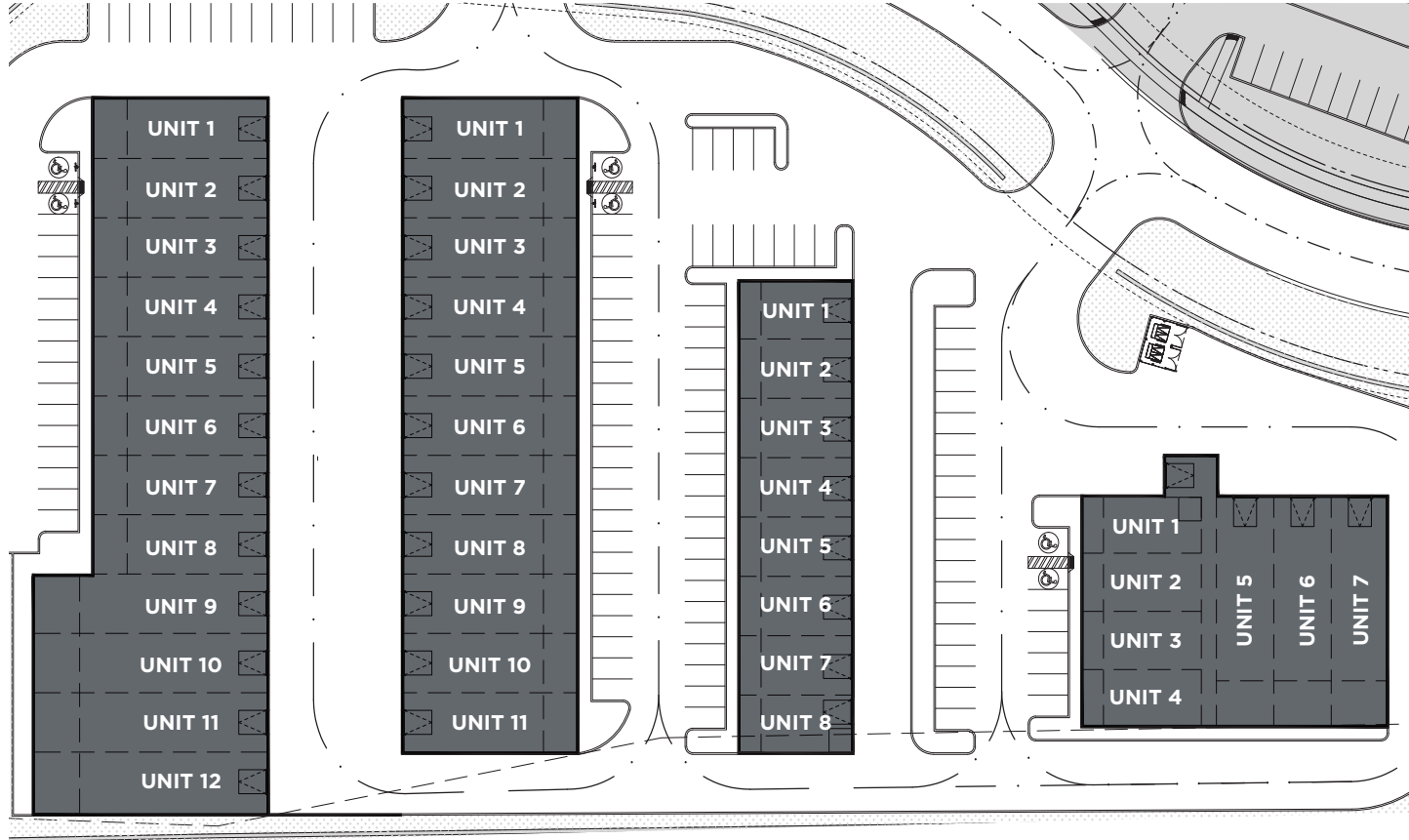
Includes 28.3 % mezzanine

- > Only Four units remain in Block 5&6
- > Available as single or double units
- > Slated for completion February 2025



ONLY A FEW UNITS REMAIN IN BLOCKS 5&6

BLOCK 6	BLOCK 5	BLOCK 5	BLOCK 5	
UNIT 1	SOLD	UNIT 15	3,601 SF	
UNIT 2	SOLD	UNIT 16	3,584 SF	
UNIT 3	SOLD	UNIT 17	SOLD	
UNIT 4	3,599 SF	UNIT 18	SOLD	
UNIT 5	3,584 SF	UNIT 19	SOLD	
UNIT 6	SOLD	UNIT 20	SOLD	
	UNIT 13	SOLD	UNIT 21	SOLD
	UNIT 14	SOLD		
			UNIT 22	SOLD
			UNIT 23	SOLD
			UNIT 24	SOLD
			UNIT 25	SOLD



UNITS ARE BEING OFFERED WITH THE FOLLOWING SPECIFICATIONS:

Sizes: Units can be combined for larger users.

Clear Height: 25 ft. Clear

Shipping: Drive in Overhead Doors

BUILDING L (A)	
UNIT 1	2,348 SF
UNIT 2	2,349 SF
UNIT 3	2,333 SF
UNIT 4	2,339 SF
UNIT 5	2,339 SF
UNIT 6	2,334 SF
UNIT 7	2,339 SF
UNIT 8	2,304 SF
UNIT 9	3,138 SF
UNIT 10	3,100 SF
UNIT 11	3,100 SF
UNIT 12	3,209 SF
TOTAL	31,232 SF

Includes 16.8 % mezzanine

BUILDING L (B)	
UNIT 1	2,380 SF
UNIT 2	2,360 SF
UNIT 3	2,354 SF
UNIT 4	2,360 SF
UNIT 5	2,360 SF
UNIT 6	2,354 SF
UNIT 7	2,360 SF
UNIT 8	2,360 SF
UNIT 9	2,354 SF
UNIT 10	2,360 SF
UNIT 11	2,380 SF
TOTAL	25,982 SF

Includes 16.5 % mezzanine

BUILDING K (A)	
UNIT 1	1,531 SF
UNIT 2	1,514 SF
UNIT 3	1,510 SF
UNIT 4	1,514 SF
UNIT 5	1,514 SF
UNIT 6	1,510 SF
UNIT 7	1,514 SF
UNIT 8	1,531 SF
TOTAL	12,138 SF

BUILDING K (B)	
UNIT 1	1,556 SF
UNIT 2	1,549 SF
UNIT 3	1,549 SF
UNIT 4	1,556 SF
UNIT 5	3,122 SF
UNIT 6	3,069 SF
UNIT 7	3,090 SF
TOTAL	15,491 SF

EXCELLENT OPPORTUNITY FOR 15,491 SF USER



LOCATION OVERVIEW

- > Located on the northeast corner of St John's Sideroad and Leslie Street in Aurora
- > Excellent access to Highway 404, via Wellington Street or Mulock Drive
- > Close to all amenities along Bayview and the Smartcentre at Wellington and Leslie
- > Less than 5 minutes to St Andrews Valley & Magna Golf Clubs

AMENITIES IN 5KM RADIUS



21 BANKS



92 RESTAURANTS



17 GROCERY/RETAIL





Why owning your space is a smart business decision for your future



BUILD EQUITY THROUGH OWNERSHIP - THAT'S SMART BUSINESS

IT STARTED WITH A PARTNERSHIP

Good people coming together to build great communities. HAVEN Developments has earned a reputation as a Toronto developer who is dedicated to improving the communities in which they develop. With extensive background in real estate finance and development, HAVEN reflects its storied history against an innovative and original backdrop.

We build properties that enhance life by connecting you to the city you love



GTA INDUSTRIAL MARKET OVERVIEW

With the current supply/demand imbalance in the industrial markets, rental rates are rising at an incredibly fast pace. If you are tired of paying your landlords mortgage and want to lock in costs for the coming years, look to ownership at Aurora Mills, and own your future.

WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

1. CERTAINTY

Owning real estate provides you with a positive ROI in a rising rental market and high inflation world.

2. REDUCE THE RISK OF MAJOR CAPITAL REPLACEMENT

By purchasing a new building, you minimize exposure to large capital repairs and replacements (such as roof, HVAC, paving, etc.)

3. BUILDING EQUITY

Build towards your retirement instead of building towards a landlord's retirement.

4. INVESTMENT

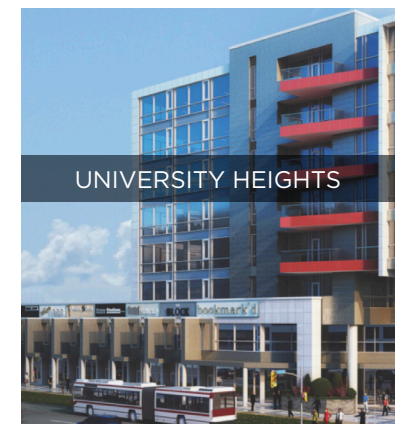
Take advantage of one of North Americas top industrial markets.

At HAVEN, we build properties that enhance life by connecting you to the city you love. Being connected is something we achieve in close proximity to transit, nature, and amenities. With the strategic use of our core philosophies, we are able to create commercial environments that complement, add value to, and enrich the lives of business owners.



As shareholders in all of our developments, we are genuinely committed to the success and quality of each project we build. Through our involvement in every aspect of a project, we maintain the highest standards of quality control.

Aurora Mills Premium Industrial Business Park is Aurora's marquee industrial centre. Encompassing close to 25 acres and over 200,000 sf. of state of the art industrial space. Block 5&6 is nearly sold out, with only a few units remaining. Block 7 offers units from 1,510 sf. up, while block 2, 3 & 4 offers larger users the ability to purchase land and build.



Joining Starbucks, Dairy Queen and a premium self storage user, Aurora Mills is the perfect future forward destination for your growing business.

Visit us at HAVENDEVELOPMENTS.CA

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auroramillsbusinesspark.com

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