

**FOR
LEASE**

2 Scanlon Ct | Aurora, ON
INDUSTRIAL UNITS

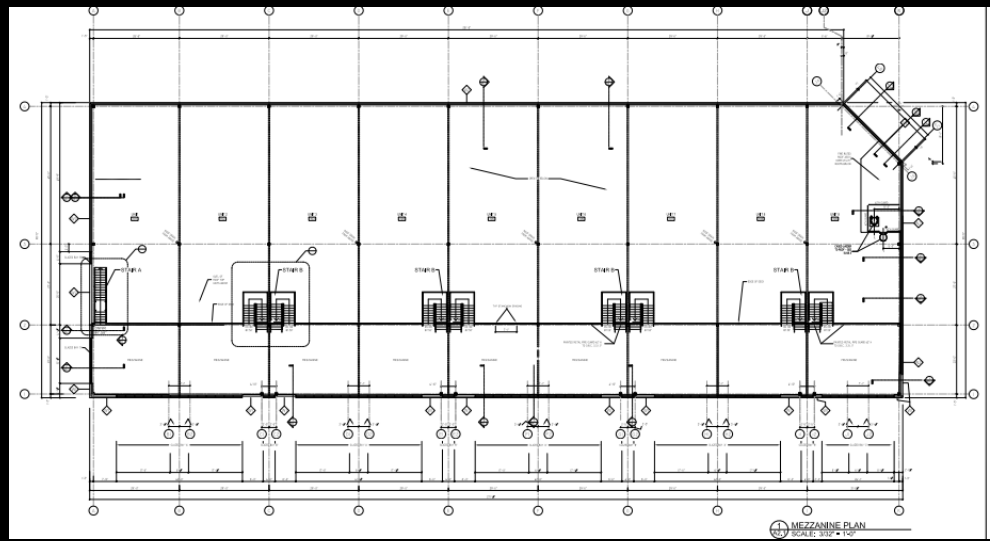
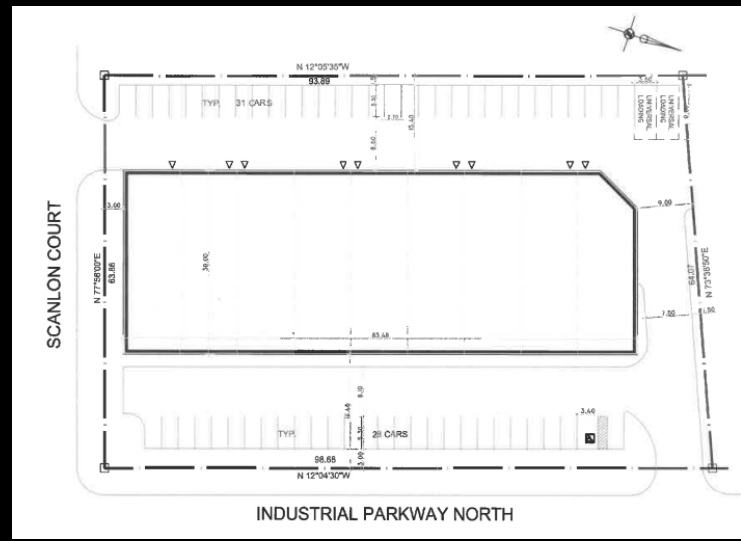


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SITE PLAN

2 Scanlon CRT | Aurora, ON



- Industrial Multi Unit Building
- Total Area: 32,000 SF

- Unit Sizing from 3,100 SF
- Various Configuration Sizes available

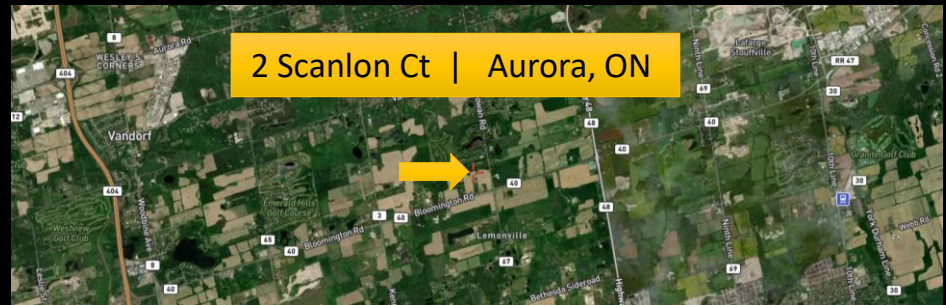
PROPERTY DETAILS

Site Specifications

- 1.5 Acre Corner Parcel
- 325' Frontage on Industrial Pkwy
- Future Metrolink Development across the street
- Parking Common + Unsupervised
- Zoning – E2 General Employment By-Law 6000-17

Building Specifications

- Smooth Face Cre-cast Construction
- 9-unit Industrial Multiple Building
- From 3,100 SF to 32,500 SF
- Drive in shipping doors 10' x 12' metal insulated
- 100 Amp Electrical service per unit
- LED Lighting in warehouse
- Up to 10% GFA office build out (Vanilla Shell Finish)
- 24' Clear Height
- Suspended Gas fired Unit Heater warehouse
- 5 Ton HVAC Rooftop Unit for Future Office



- Located N/W corner of Industrial Pkwy & Scanlon Crt
- Walking distance to Aurora GO Station

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ZONING INFO

Employment Zones	E2
Permitted Uses	General Employment
Adult Entertainment Parlour	X ₍₁₁₎
Banquet Hall	
Body Rub Parlour	X ₍₁₁₎
Clinic	
Commercial School	
Commercial Self Storage Facility	X
Contractors Yard	X
Convention Centre	
Day Care Centre	
Day Centre, Adult; DayCentre, Intergenerational	
Dry Cleaning Distribution Station and Depot	
Dry Cleaning Establishment	X
Equipment Sales and Rental Establishment	
Fitness Centre	X ₍₂₎
Food Processing <i>Establishment</i>	X
Hotel/ Motel	
Industrial uses	X _(7,8)
Laundromat	
Medical Marijuana Production Use	

Employment Zones	E2
Permitted Uses	General Employment
Motor Vehicle Body Shop	X
Motor Vehicle Rental <i>Establishment</i>	X
Motor Vehicle Repair Garage	X
Offices	X
Outdoor Display and Sales Area	X
Pet Services	X
Private Park	X
Personal Service Shop	
Place of Worship	X
Printing, media and communications establishment	X
Club	X ₍₂₎
Recreation Centre	X ₍₂₎
Repair Shop	X
Service Shop	X
Research and Training Facility	
Restaurant	
Retail, Accessory	X ₍₆₎
School, Private	
Theatre	
Transportation Terminals	
Warehouses	X