



Colliers



FOR LEASE

310 Addison Hall Circle

Aurora, ON

Brand New Freestanding Building  
at Hwy 404 / Wellington St E

**Newton Leung\***

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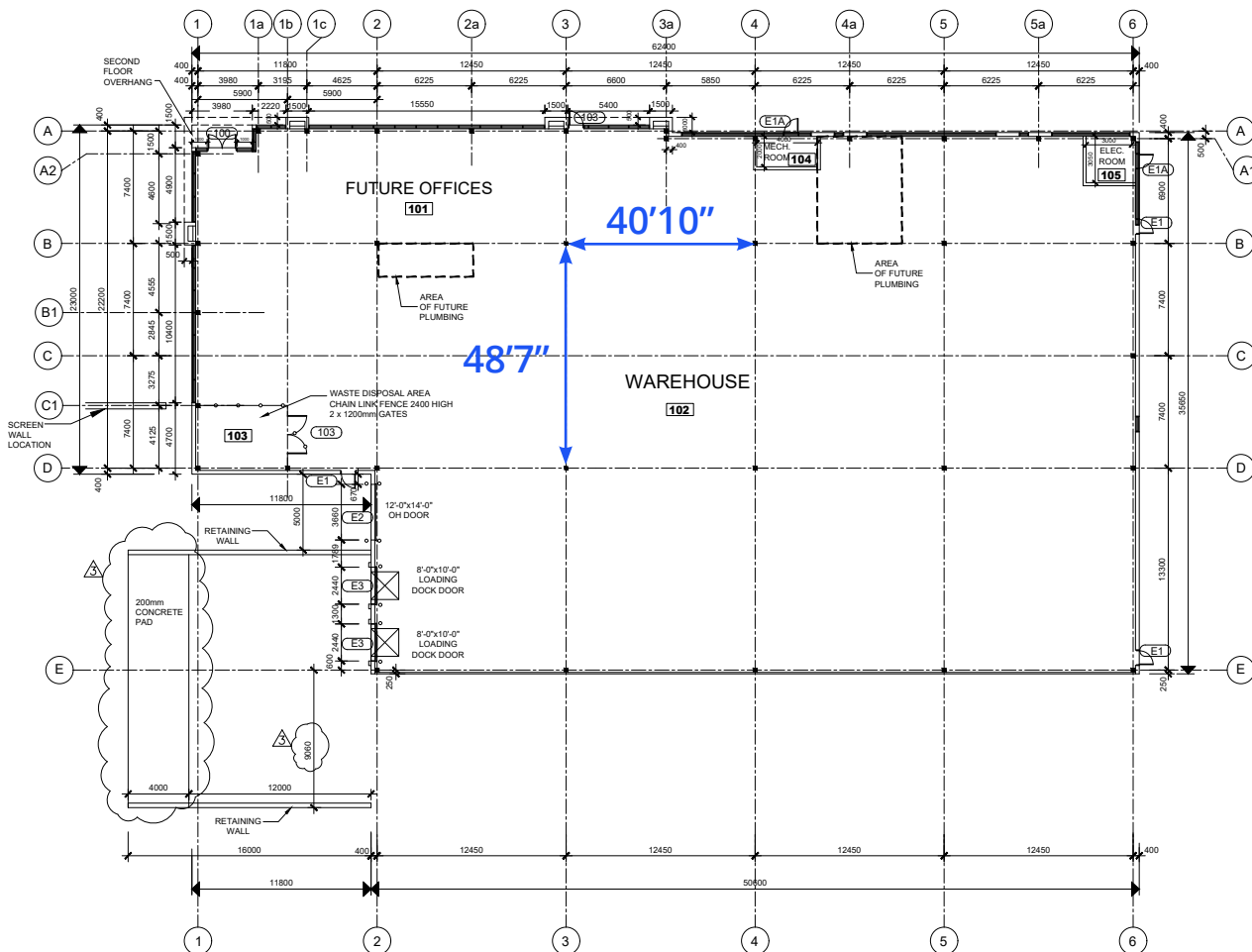
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# Property Profile

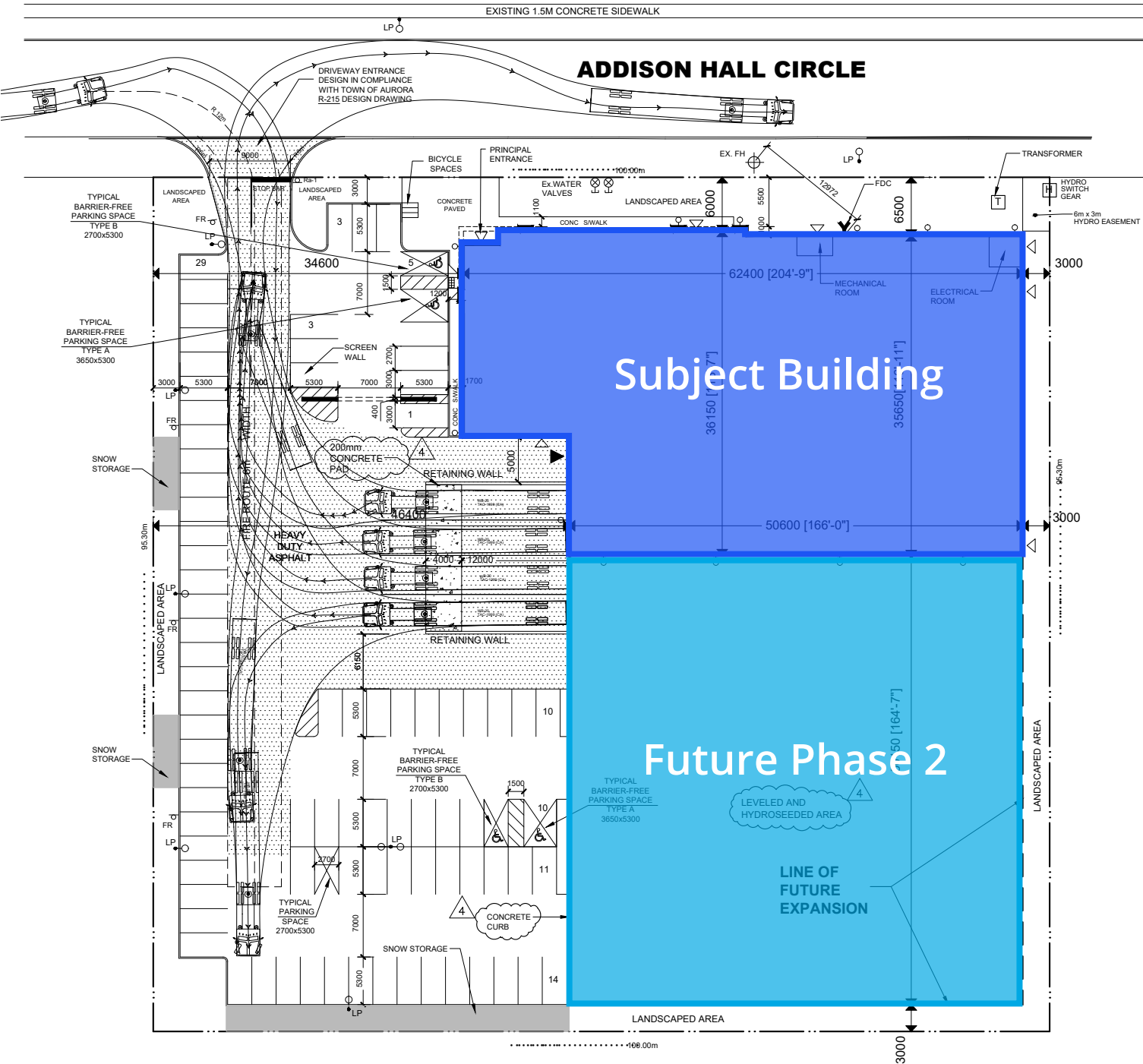
310 Addison Hall Circle in Aurora is a brand-new, state-of-the-art freestanding industrial building offering approximately 22,410 square feet of space, featuring a soaring 33-foot clear height and multiple truck-level loading doors and one drive in door—ideal for logistics, warehousing, or distribution operations. Strategically located just off Leslie Street and Wellington Street East, the property offers excellent access to Highway 404 and is surrounded by a variety of local amenities. Additionally, there is future potential to expand the building by an additional 27,000 square feet, providing flexibility for growing business needs.

<b>Location</b>	Hwy 404 / Wellington St E	<b>Shipping</b>	2 TL (8'x10') & 1 DI (12' x 14')
<b>Total Area</b>	22,410 SF	<b>Asking Rate</b>	\$20.00 PSF
<b>Industrial Area</b>	100%	<b>TMI</b>	\$4.75 PSF
<b>Clear Height</b>	33'	<b>Occupancy</b>	January 1, 2026



This floor plan is provided for illustrative purposes only and is subject to change without notice. Actual layout, dimensions, and specifications may vary. The developer reserves the right to make modifications as necessary and without obligation.

# Site Plan



# Photos



Photos taken at Sep 27, 2025.

# Transportation & Amenities



Highway 404 **2 minutes**  
 Highway 400 **15 minutes**

Highway 407 **10 minutes**

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