

OWN YOUR FUTURE



AURORA MILLS

BUSINESS PARK



PREMIUM
INDUSTRIAL

HAVEN
DEVELOPMENTS



**CUSHMAN &
WAKEFIELD**



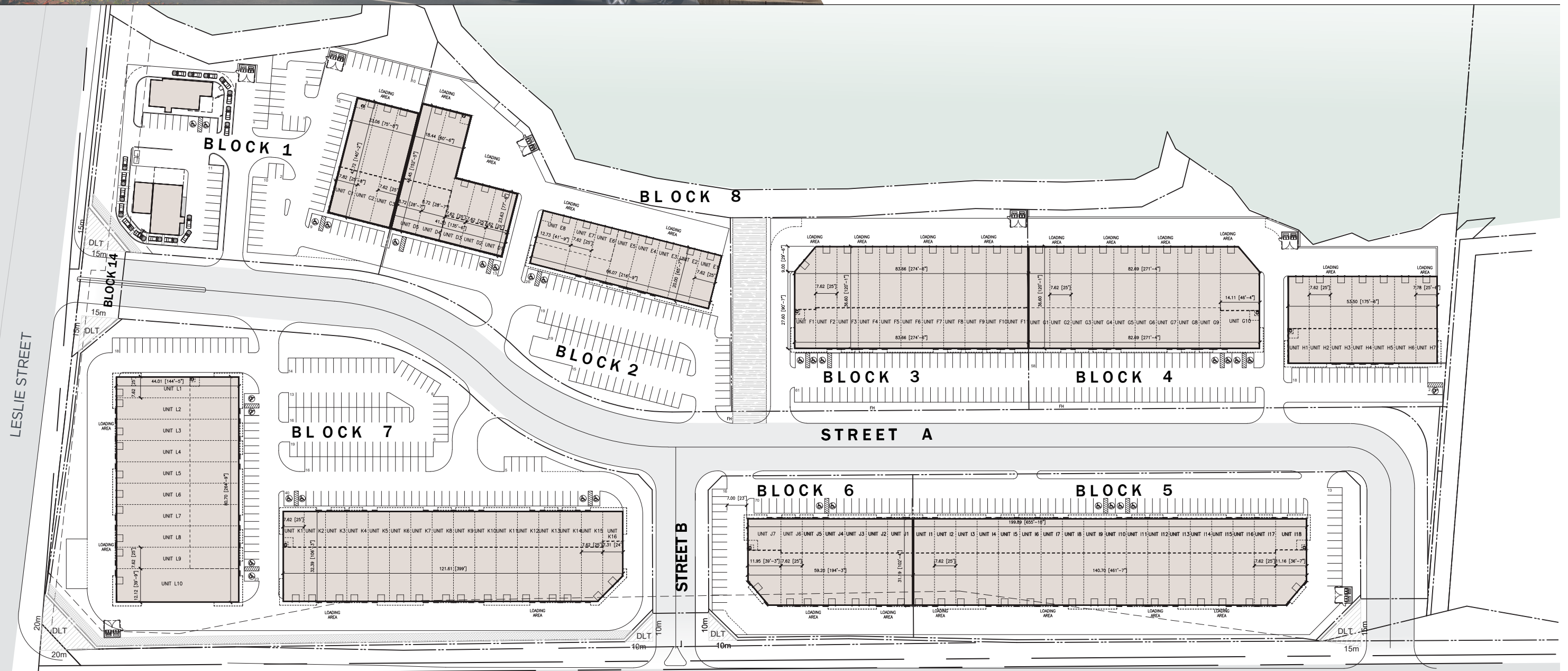
AURORA MILLS BUSINESS PARK

Located on the northeast corner of St John's Sideroad and Leslie Street in scenic Aurora, Aurora Mills Business Park offers 95 industrial units within seven buildings.


Units start at 3,582 sq. ft. and can be combined to accommodate larger users. As GTA rental rates continue to rise at an incredibly fast pace, there is no better time to purchase an industrial condominium unit and

own your future.


AURORA MILLS BUSINESS PARK IS PREMIUM INDUSTRIAL




BUILDING FEATURES




UNIT SIZES
3,582 SQ. FT. AND UP




CLEAR HEIGHT
25 FT.




SHIPPING
1 DRIVE IN DOOR (12' X 10')
PER UNIT




ELECTRICAL
200 AMP SERVICE &
NEW PANEL



LIGHTING
HIGH EFFICIENCY LED
WAREHOUSE LIGHTS



HVAC
HANGING GAS FORCED AIR
IN WAREHOUSE
ROOFTOP MOUNTED HVAC UNIT
FOR OFFICE



MEZZANINE
MEASUREMENTS INCLUDE
40% MEZZANINE



Target Completion Date - Contact Listing Agent

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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



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 America's top industrial markets. Prices in the GTA North node have risen 141% since Q3 of 2017.

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 newest industrial centre

that encompasses nearly 400,000 sf of state-of-the-art industrial space on 25 acres.

Phase 1 offers up to 95,000 sf over 25 industrial condo units. This top-tier industrial complex has flexible unit sizes that can accommodate occupants from 3,582 sf - 115,000 sf. With 25' ceilings heights, drive in shipping, high quality construction and contemporary specs and design, Aurora Mills Business Park is the perfect future-forward destination for your growing business.

Visit us at [HAVENDEVELOPMENTS.CA](https://www.havendevelopments.ca)



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PREMIUM INDUSTRIAL

FOR MORE INFORMATION ON AURORA MILLS BUSINESS PARK, CONTACT:

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