

\$12,800,000 - 145 Engelhard Drive, Aurora (aurora Grove)

MLS® #N12216670

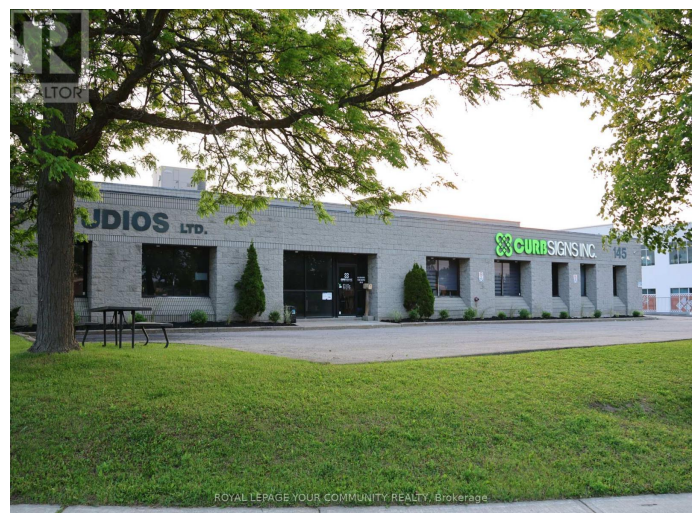
\$12,800,000

0 Bedroom, 0.00 Bathroom, 23,500 sqft
Industrial on 1.83 Acres

Aurora Grove, Aurora (aurora Grove), Ontario

This exceptional industrial property in Aurora's Industrial Business Park presents a rare opportunity for businesses seeking a significant freestanding building with ample land and versatile capabilities. Key Features -

- **Size & Land:** A spacious 24,000+ square feet industrial building situated on a generous 1.83-acre lot, providing substantial operational space and potential for future expansion.
- **Shipping & Loading:** Excellent logistical capabilities are ensured by three truck-level doors specifically designed to accommodate 53-foot trailers, plus an additional oversized drive-in door for diverse loading needs.
- **Outside Storage:** The property benefits from permitted outside storage, offering valuable additional space for materials, equipment, or vehicles. (check zoning guidelines for rules and restriction)
- **E1 Zoning:** The E1 zoning designation allows for a wide array of uses, making the building and property highly adaptable for various industrial operations.
- **Manufacturing Ideal:** Perfectly suited for any manufacturing use, the property provides the necessary infrastructure and space for production, assembly, and related activities.
- **Expansion Potential:** The site offers the opportunity for expansion, allowing businesses to grow and adapt their facilities as their needs evolve. This property is a prime choice for manufacturers and other industrial businesses looking for a well-equipped, adaptable, and



strategically located facility in Aurora. (id:6289)

Essential Information

Listing #	N12216670
Price	\$12,800,000
Bathrooms	0.00
Square Footage	23,500
Acres	1.83
Type	Industrial

Community Information

Address	145 Engelhard Drive
Subdivision	Aurora Grove
City	Aurora (aurora Grove)
Province	Ontario
Postal Code	L4G3V1

Amenities

Amenities	Highway, Public Transit
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Interior

Heating	Radiant heat
Cooling	Partially air conditioned

Listing Details

Listing Office	ROYAL LEPAGE YOUR COMMUNITY REALTY
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