



ERIC T. SMITH WAY
AURORA, ONTARIO

FOR SALE | NEW CONSTRUCTION INDUSTRIAL & OFFICE CONDO UNITS

CBRE

Aurora's Newest Office and Industrial Development

Expected Delivery Q2 2027



CONCEPT RENDERING ONLY

Aurora's Newest Office and Industrial Development

Expected Delivery Q2 2027



EV Charging Stations

Eight (8) EV charging stations to be installed on site



Building Clear Height

28' Clear Height



Unit Sizes

6 Office Units (3,417 Sq. ft. – 4,056 Sq. ft.)
16 Warehouse Units (4,076 Sq. ft. – 4,650 Sq. ft.)



Shipping

16 Truck-level Doors



Zoning

E-BP



Power

Industrial: 100 AMP/ 600 V Three Phase
Office: 60 AMP service per unit

Eric T. Smith offers users and investors a unique opportunity to own highly functional Industrial and Office space within the GTA. Located at Eric T. Smith Way and First Commerce Drive in Aurora, with units ranging from 3,772 sq. ft. to 13,950 sq. ft. 55 Eric T. Smith Way's close proximity to Highway 404 provides occupiers ease of access beyond the flourishing commercial hub it's located within.

Delivering six office units, and sixteen industrial units, with first class building specifications including truck level shipping, 28' clear height and eight (8) EV charging stations to be installed on site. Built by Cambira Design Build Ltd. a prominent local industrial contractor, Eric T. Smith Way was designed to accommodate various industrial and office ownership opportunities.

To learn more about this unique project, contact our listing team for details.



Industrial Units

FLOOR PLANS & AVAILABILITY

UNIT	SIZE (SQ. FT.)	STATUS	PRICE (PSF)
7	4,525	Sold	-
8	4,650	Available	\$500
9	4,650	Available	\$500
10	4,650	Available	\$500
11	4,650	Sold	-
12	4,650	Sold	-
13	4,650	Sold	-
14	4,650	Sold	-
15	4,650	Sold	-
16	4,650	Sold	-
17	4,610	Sold	-
18	4,218	Available	\$500
19	4,077	Available	\$500
20	4,077	Available	\$500
21	4,077	Available	\$500
22	4,258	Available	\$500

DEPOSIT STRUCTURE

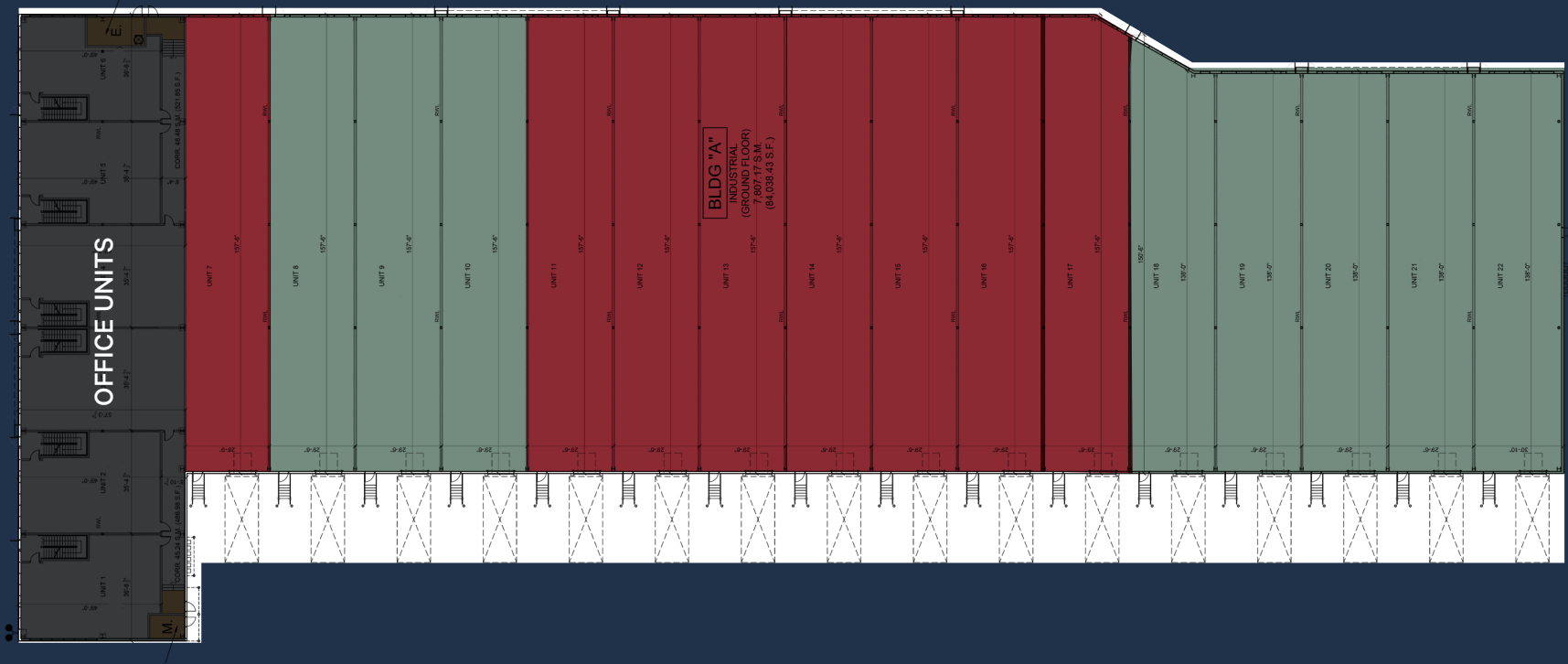
5% DUE ON SIGNING

5% AFTER 10 DAYS

5% AFTER 90 DAYS

5% AFTER 180 DAYS

5% DUE ON OCCUPANCY



○ AVAILABLE

● SOLD CONDITIONALLY

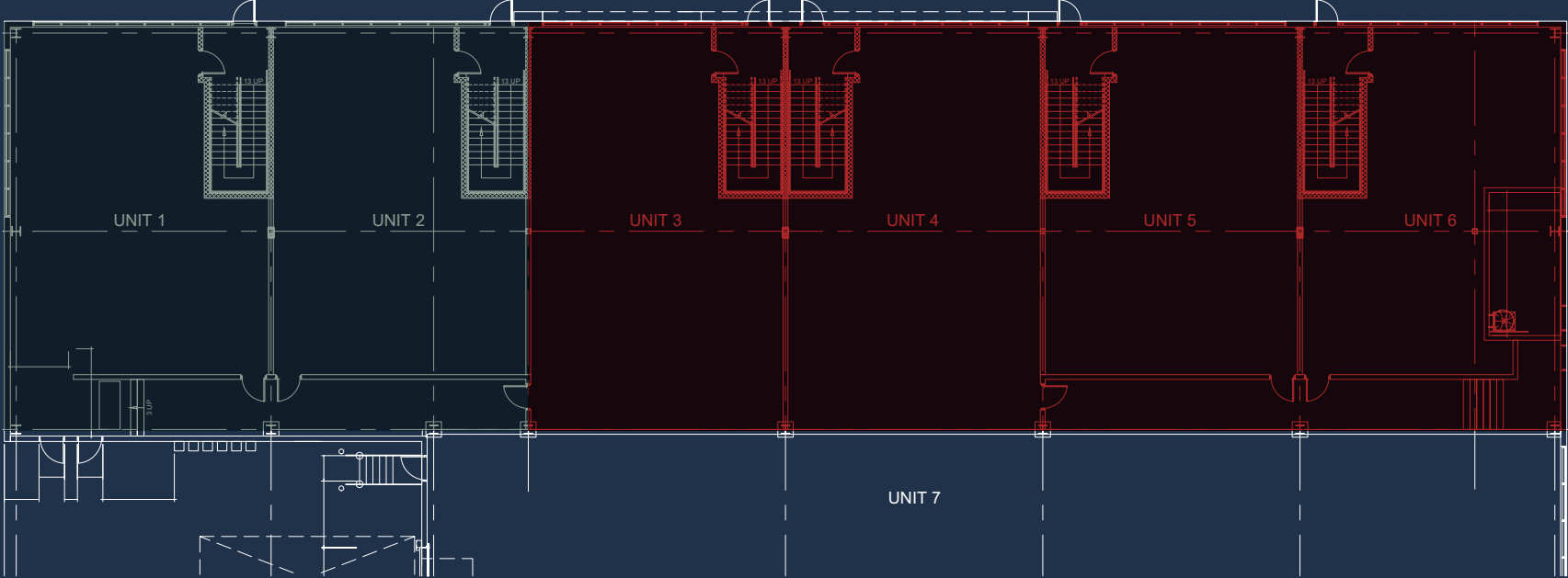
● SOLD

Office Units

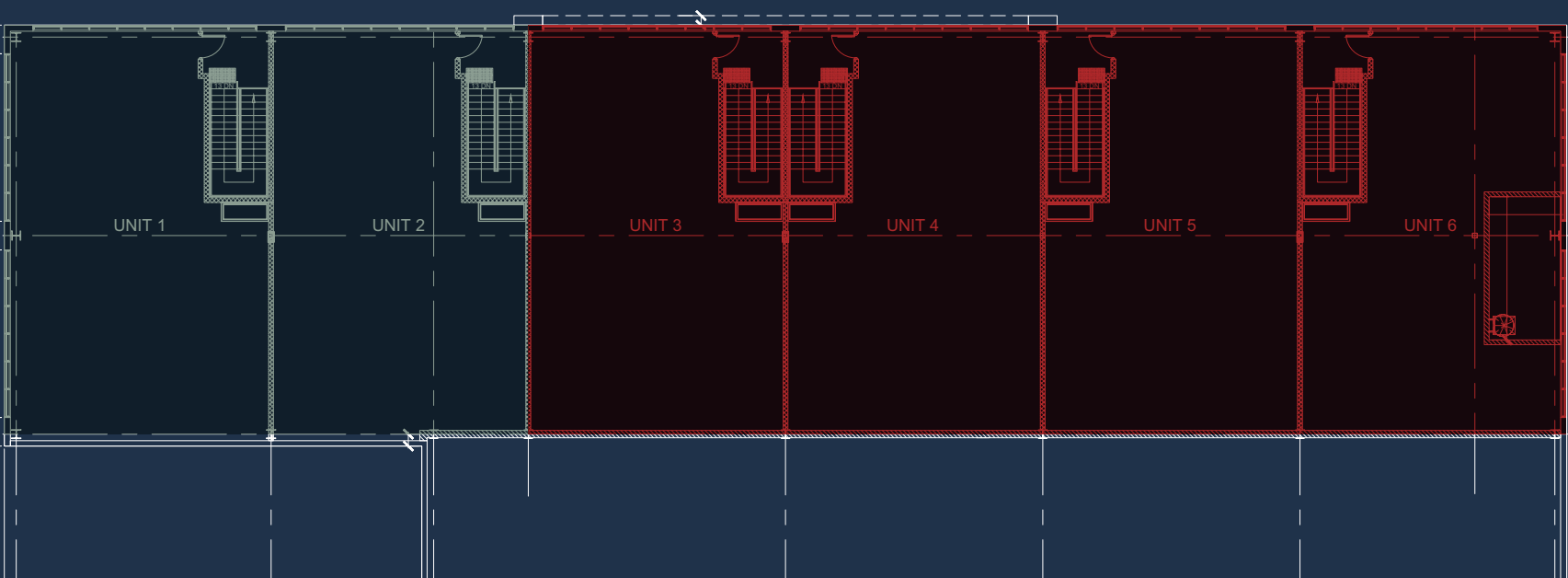
FLOOR PLANS & AVAILABILITY

UNIT	SIZE (SQ. FT.)	STATUS	PRICE (PSF)
1	3,880	Available	\$500
2	3,772	Available	\$500
3	4,056	Sold	-
4	4,056	Sold	-
5	3,761	Sold	-
6	3,417	Sold	-

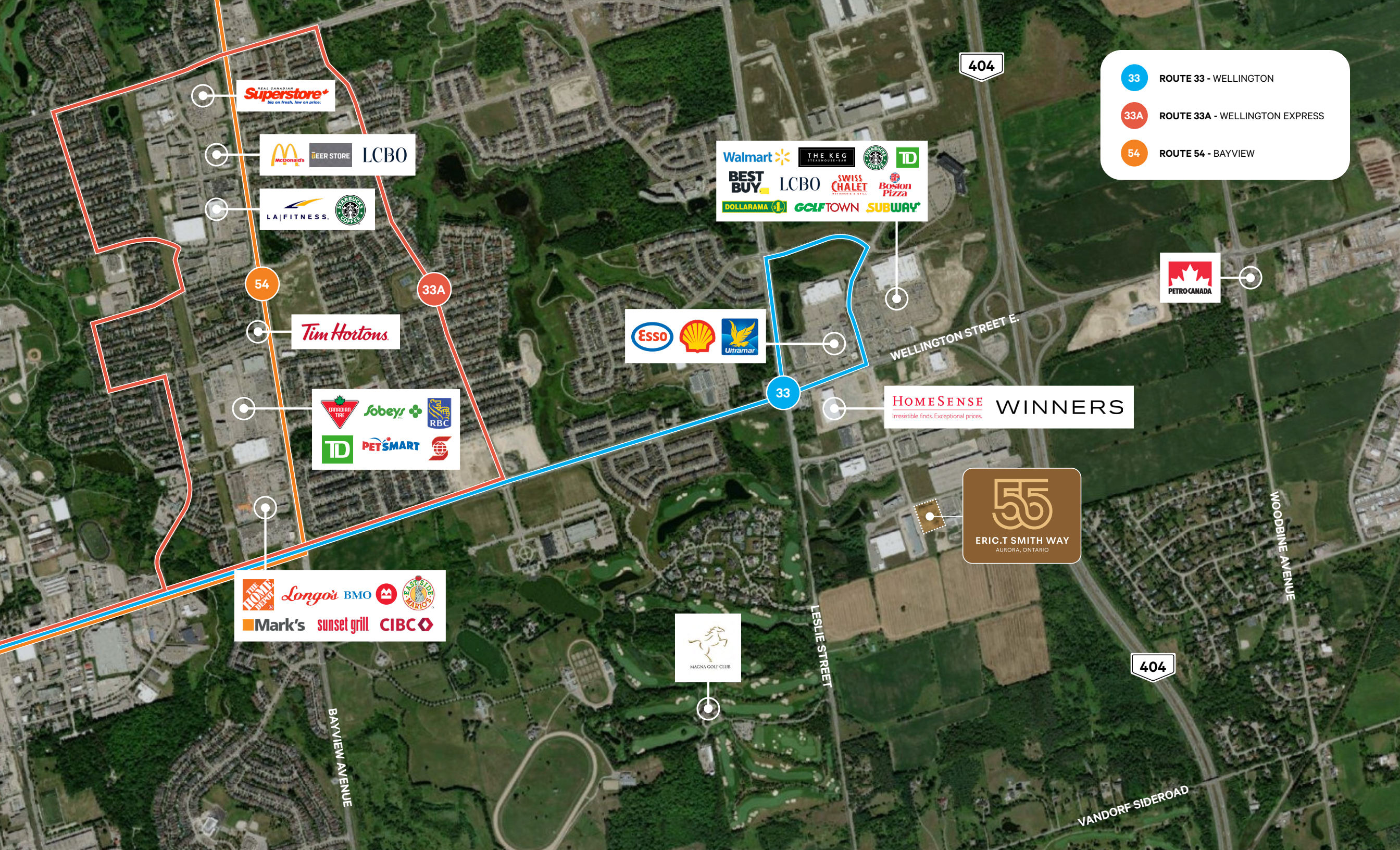
FIRST FLOOR



SECOND FLOOR



● AVAILABLE ● SOLD CONDITIONALLY ● SOLD



404

33 ROUTE 33 - WELLINGTON

33A ROUTE 33A - WELLINGTON EXPRESS

54 ROUTE 54 - BAYVIEW

REAL CANADIAN
Superstore
big on fresh, low on price.

McDonald's BEER STORE LCBO

LA FITNESS STARBUCKS COFFEE

54

Tim Hortons

CANADIAN TIRE Sobeys RBC
TD PETSMART

THE HOME DEPOT Longo's BMO
Mark's sunset grill CIBC

Walmart THE KEG STARBUCKS TD
BEST BUY LCBO SWISS CHALET Boston Pizza
DOLLARAMA GOLF TOWN SUBWAY

Esso Shell Ultramar

33

WELLINGTON STREET E.

HOMESENSE WINNERS
Irresistible finds. Exceptional prices.

PETRO-CANADA

55
ERIC T SMITH WAY
AURORA, ONTARIO

MAGNA GOLF CLUB

LESLIE STREET

404

WOODBINE AVENUE

BAYVIEW AVENUE

VANDORF SIDEROAD

York Region

A GREAT PLACE TO DO BUSINESS

1.2 Million

RESIDENTS

4,300+

ICT¹ SECTOR COMPANIES

13

FORTUNE 100 COMPANIES

3rd

LARGEST BUSINESS HUB IN ONTARIO

54,000+

EMPLOYER ESTABLISHMENTS

3rd

LARGEST POPULATION IN ONTARIO





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FOR MORE INFORMATION, PLEASE CONTACT:

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*Sales Representative **Broker. All Outlines are approximate. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.