



ERIC T. SMITH WAY
AURORA, ONTARIO

FOR SALE | NEW CONSTRUCTION INDUSTRIAL & OFFICE CONDO UNITS

CBRE

Aurora's Newest Office and Industrial Development

Expected Delivery Q4 2025



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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 3,295 sq. ft. to 4,649 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.



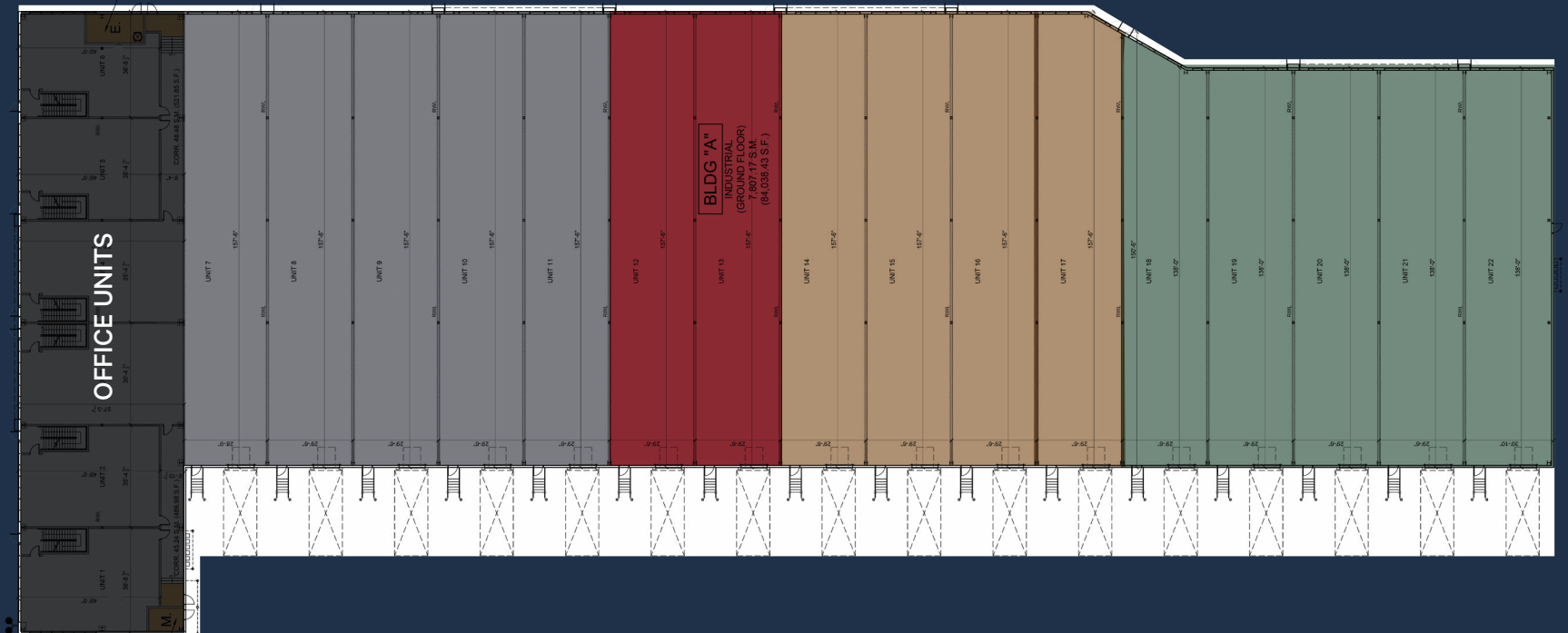
Industrial Units

FLOOR PLANS & AVAILABILITY

UNIT	SIZE (SQ. FT.)	STATUS	PRICE (PSF)
7	4,525	Unavailable	-
8	4,650	Unavailable	-
9	4,650	Unavailable	-
10	4,650	Unavailable	-
11	4,650	Unavailable	-
12	4,650	Sold	-
13	4,650	Sold	-
14	4,650	Sold Conditional	-
15	4,650	Sold Conditional	-
16	4,650	Sold Conditional	-
17	4,610	Sold Conditional	-
18	4,218	Available	\$535
19	4,077	Available	\$535
20	4,077	Available	\$535
21	4,077	Available	\$535
22	4,258	Available	\$535

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

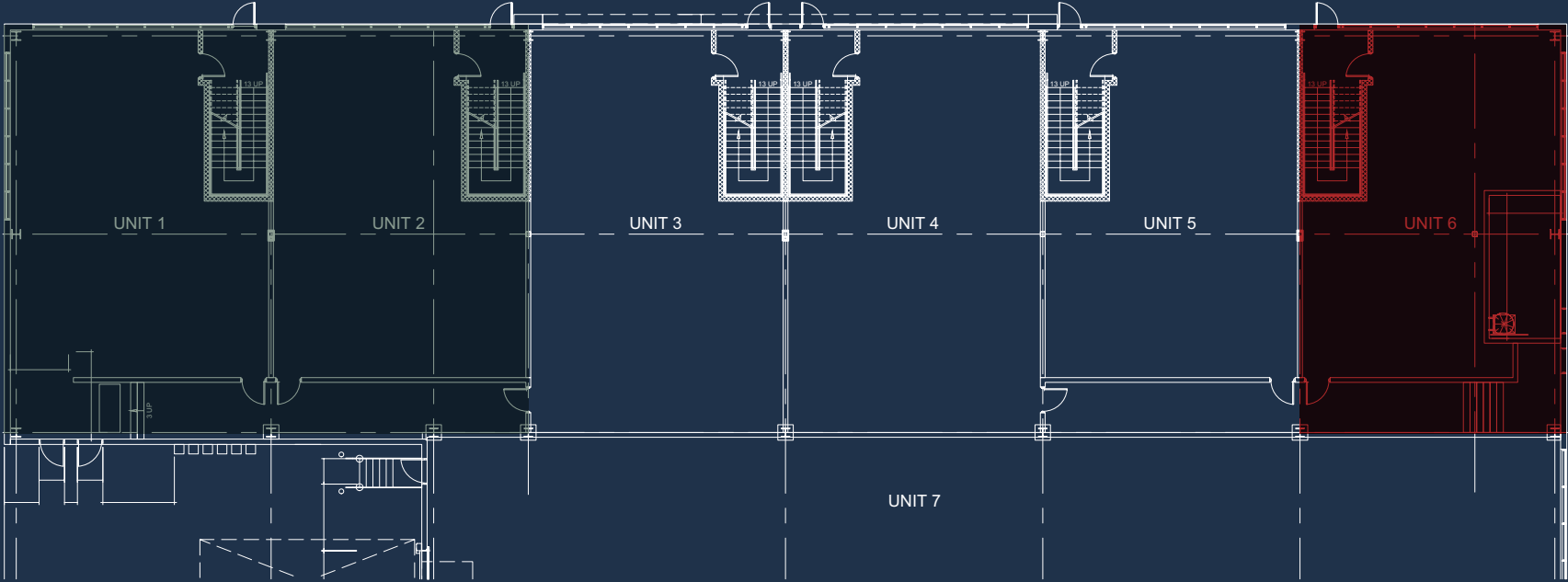
● SOLD

Office Units

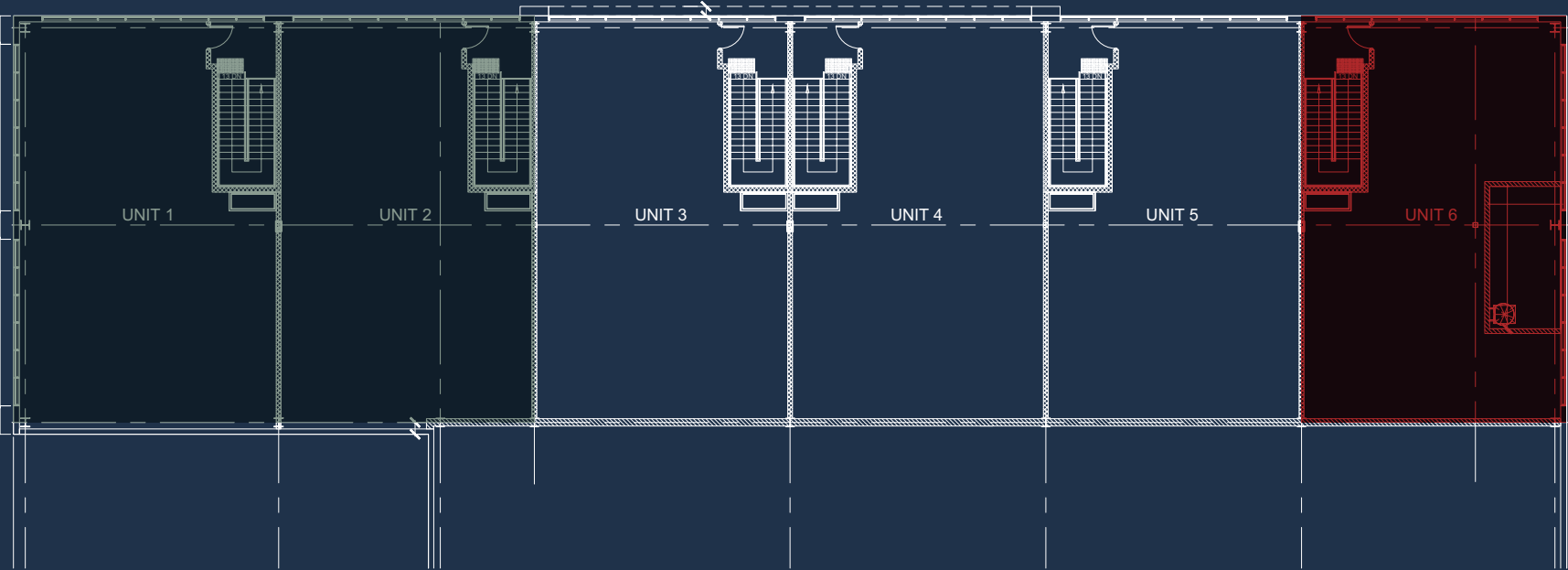
FLOOR PLANS & AVAILABILITY

UNIT	SIZE (SQ. FT.)	STATUS	PRICE (PSF)
1	3,880	Available	\$510
2	3,772	Available	\$510
3	4,056	Coming Soon	-
4	4,056	Coming Soon	-
5	3,761	Coming Soon	-
6	3,417	Sold	-

FIRST FLOOR



SECOND FLOOR



● AVAILABLE ● SOLD CONDITIONALLY ● SOLD

- 33 ROUTE 33 - WELLINGTON
- 33A ROUTE 33A - WELLINGTON EXPRESS
- 54 ROUTE 54 - BAYVIEW

Superstore+
REAL CANADIAN
big on fresh, low on price.

McDonald's **BEER STORE** **LCBO**

LA FITNESS **STARBUCKS**

54

33A

Tim Hortons

Esso **Shell** **Ultramar**

Walmart **THE KEG STEAKHOUSE BAR** **STARBUCKS** **TD**
BEST BUY **LCBO** **SWISS CHALET RESTAURANT & GOLF** **Boston Pizza**
DOLLARAMA **GOLF TOWN** **SUBWAY**

WELLINGTON STREET E.

PETROCANADA

CANADIAN TIRE **Sobeys** **RBC**
TD **PETSMART**

33

HOMESENSE **WINNERS**
Irresistible finds. Exceptional prices.

55
ERIC T SMITH WAY
AURORA, ONTARIO

THE HOME DEPOT **Longo's** **BMO** **MARK'S** **SUNSET GRILL** **CIBC** **EAST SIDE MARION'S**

MAGNA GOLF CLUB

LESLIE STREET

404

BAYVIEW AVENUE

WOODBINE AVENUE

VANDORF SIDEROAD

404

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



Lake Ontario



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FOR MORE INFORMATION, PLEASE CONTACT:

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