

FOR SUBLEASE
102,000 - 215,000 SF



100 VANDORF SIDEROAD
AURORA, ONTARIO

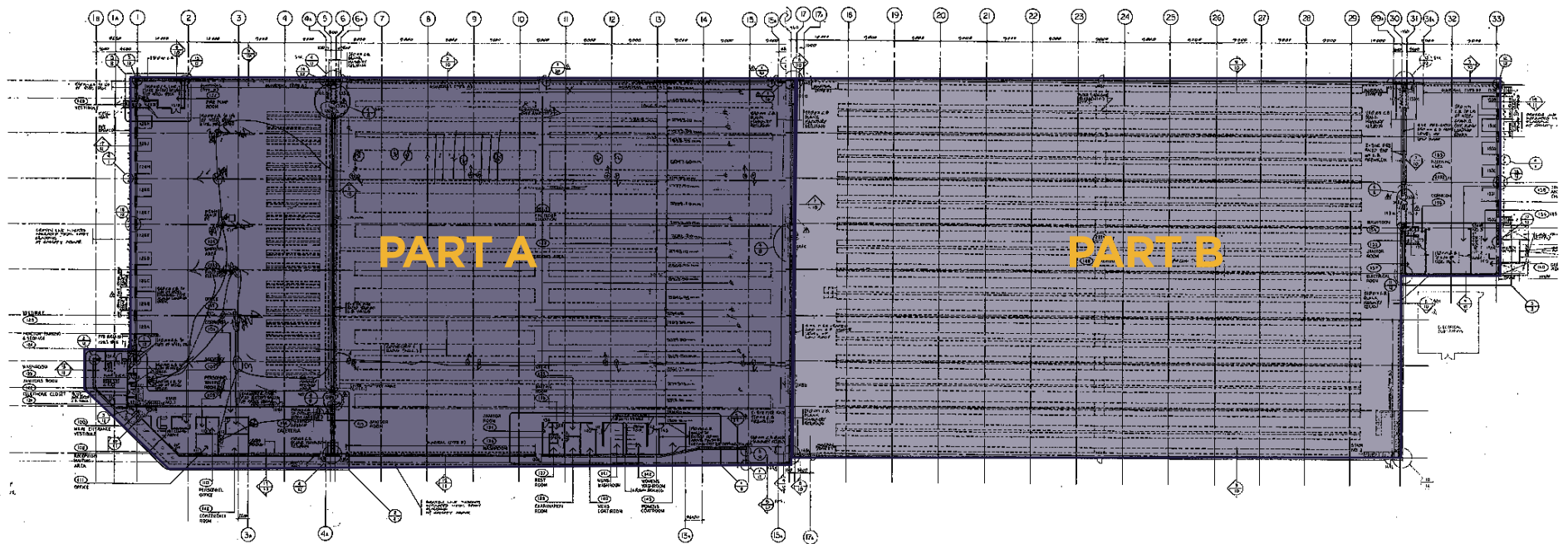
PROPERTY HIGHLIGHTS

100 Vandorf Sideroad offers a premier industrial opportunity in Aurora's sought-after employment corridor, featuring modern warehouse space with high clear heights, excellent shipping capabilities, ample trailer parking, and convenient access to Highway 404 and major GTA transportation routes. Ideal for warehousing, logistics, and distribution users seeking efficient and scalable industrial space.

	Full Building	Part A	Part B
Area:	215,000 SF (5% Office)	113,000 SF	102,000 SF
Net Rent:	\$10.95 PSF	\$11.95 PSF	\$12.95 PSF
Additional Rent:	\$2.85 PSF (est. 2025)	\$2.85 PSF (est. 2025)	\$2.85 PSF (est. 2025)
Shipping:	15 TL 2 DI	10 TL 1 DI	5 TL 1 DI
Clear Height:	16' - 42'	16'	42'
Power:	2,000 Amps	2,000 Amps	2,000 Amps

- Rare warehouse sublease opportunity featuring up to 42' clear height and excellent shipping capabilities
- Currently fully racked with 13 aisles, approximately 8,000 pallet positions, and capacity for up to 10,300 pallets.
- The space includes a shipping office, employee breakroom and locker area, whitewashed interior and new LED lighting
- Ample outdoor truck and trailer parking with exceptional turning radius accommodates the largest transport vehicles, with parking for over 160 trailers/cars available.
- The property also features newly completed concrete and gravel outdoor areas.
- Sublease term until June 29, 2030.

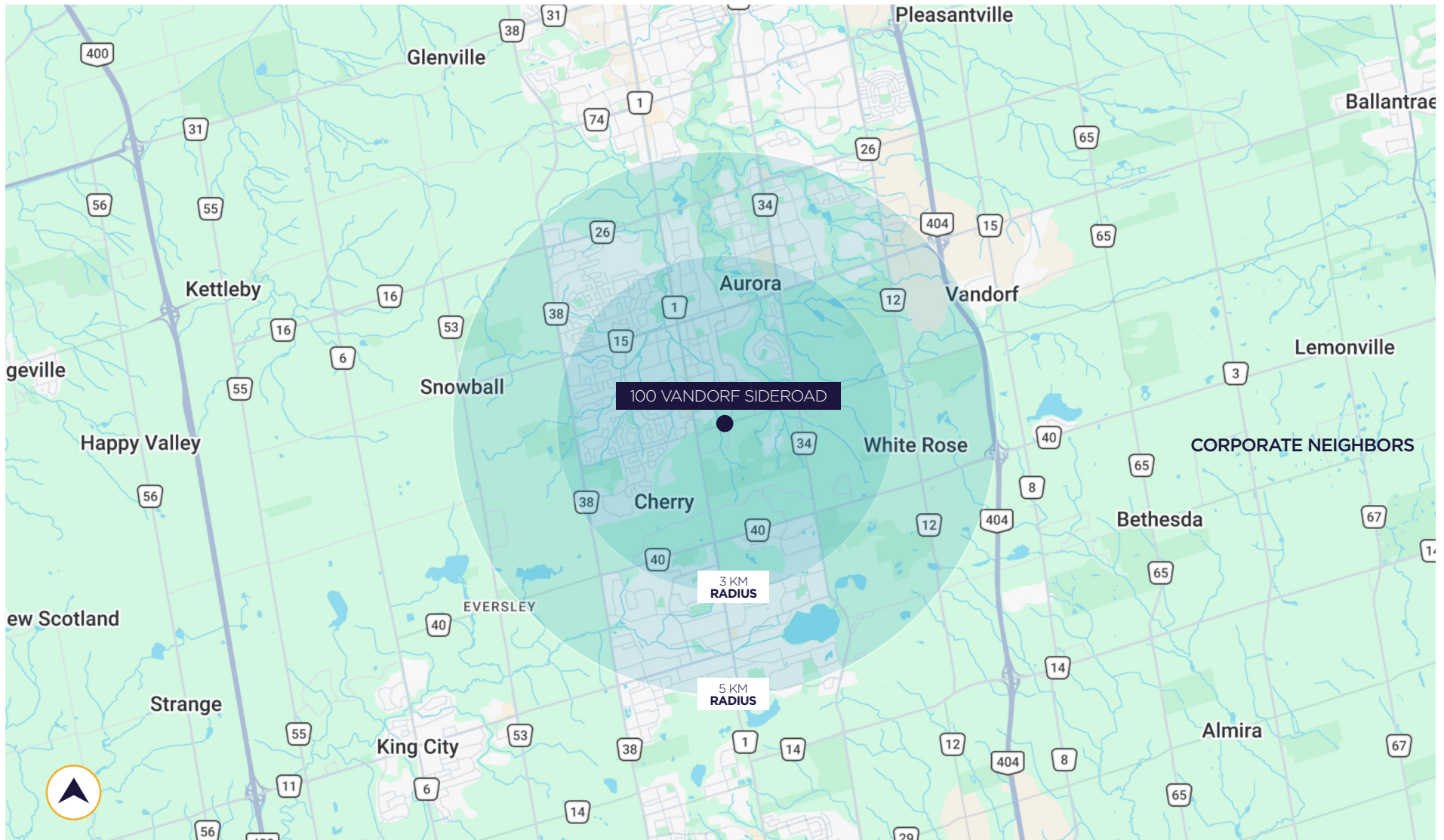




SITE PLAN
102,000 - 215,000 SF

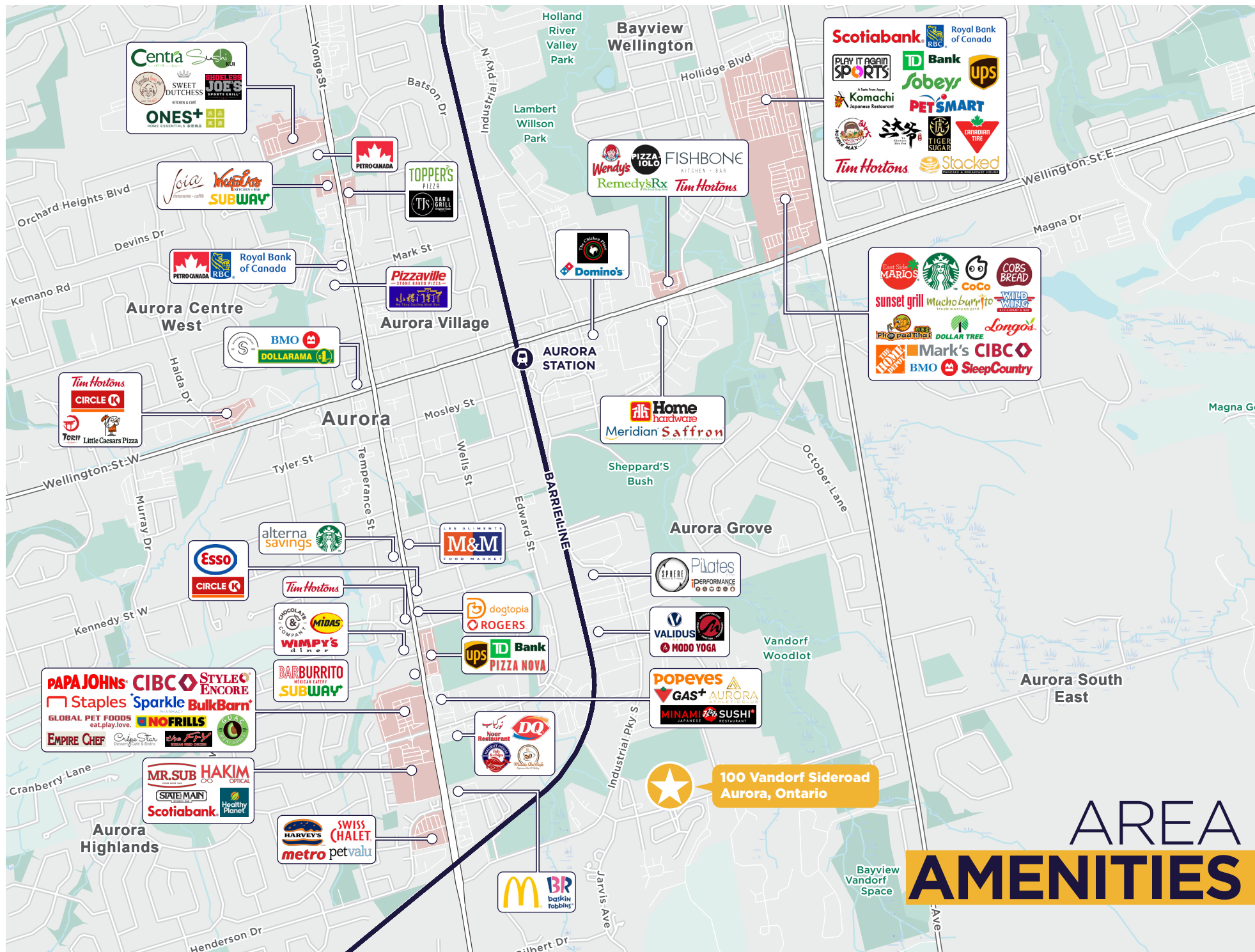
57
AVG. AGE
Within 3 Km

55
AVG. AGE
Within 5 Km





PHOTOS



AREA AMENITIES

CITY OF **AURORA**

AURORA, ON EST. 1888

Aurora is a fast growing town, with 62,057 people (2021 Census). Aurora is just 30 minutes north of the City of Toronto, in the heart of Ontario's economic engine, the Greater Toronto Area (GTA). Offering urban amenities and a small town lifestyle, Aurora has a diverse economy, well-educated and skilled workforce, excellent transportation connections and a highly-evolved technological infrastructure.

Our supportive municipal government offers a tax-friendly environment with affordable serviced land and quick access to major markets. Choosing Aurora welcomes your business with a large network of connections to get you up and running with speed. And, with neighbours like Magna International, Bulk Barn Canada, DeJardins Insurance and a historic downtown full of growing businesses, you know you're in good company.



CONTACT INFORMATION

BRANDON GARRETT

Senior Vice President*

+1 905 501 6440

brandon.garrett@cushwake.com

Cushman & Wakefield ULC

1500 Don Mills Road, Suite 401

Toronto, ON, M3B 3K4 | Canada

www.cushmanwakefield.com



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