

INDUSTRIAL COMMERCIAL UNITS

**FOR
LEASE \$15-16
SF/NET/YEAR**



HIGHLIGHTS

- Located in the highly coveted South Barrie Business Park
- Close proximity to Hwy 400/ Mapleview Dr. interchange
- Mapleview Drive West Transit to GO Station
- Barrie is a growing city with a booming economy that present numerous opportunities for businesses of all sizes

UNIT DETAILS

- Warehouse Heating: 2 Gas Fired unit heaters
- Office HVAC: Heated and cooled by Mitsubishi Ductless Unit; Baseboard heaters in vestibule
- Clear Height: 21 Feet
- Drive in doors: 14 x 14 Feet
- Power: 60 amp 600 volts
- Zoning: LI - Light Industrial
- TMI: \$5.50/SF Est.
- Size: 2,631 - 2,958 SF



CALL JOHN MESSINA, FRI, BROKER
REALINVEST CANADA INC. BROKERAGE
416-452-2430(DIRECT) 416-636-2228(O)

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**BUILDING
PLAN**

UNITS AVAILABLE: 241 King St. Unit 6
251 King St. Unit 1

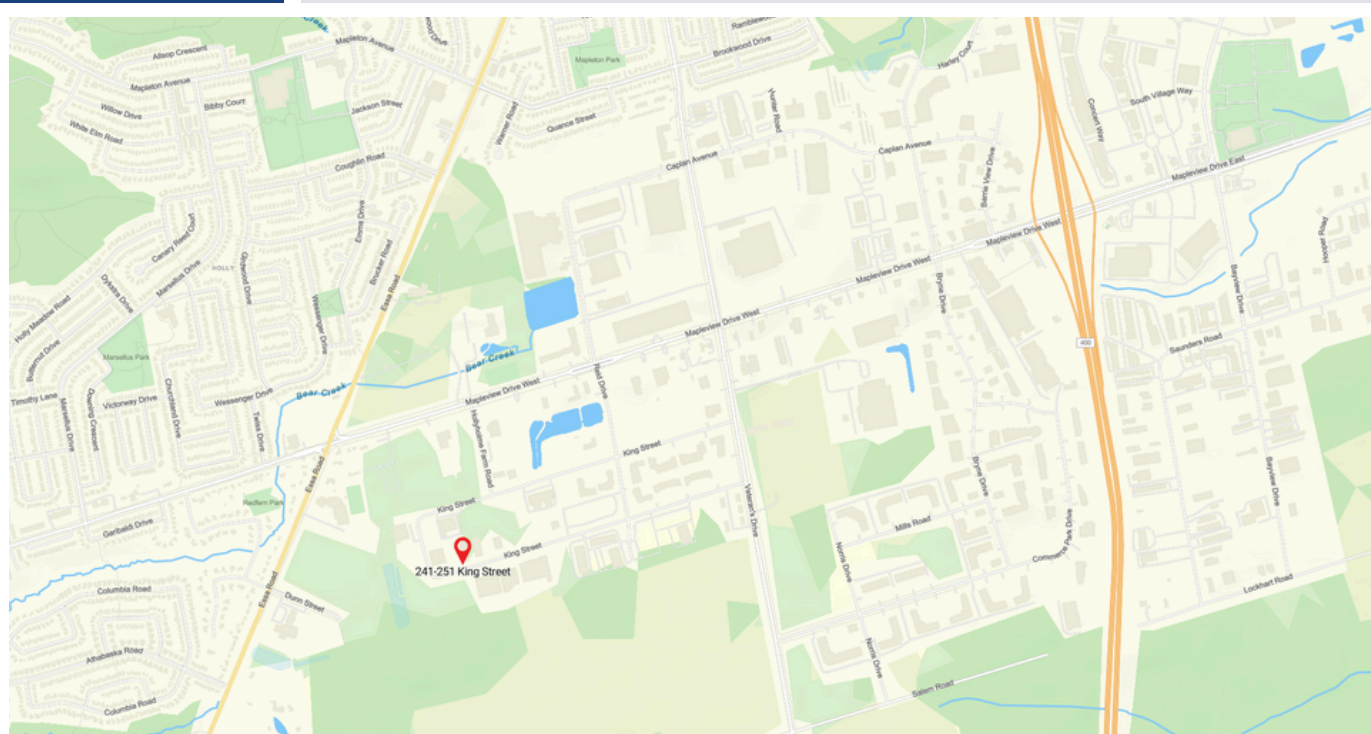


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2 UNITS REMAIN

241-251 KING ST., BARRIE



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UNIT DETAILS

		241 King Street			
Unit #	Total Floor Area	Office Area	Industrial Area	Common Area	Gross Leasable Area (GLA)
1	Leased				
2	Leased				
3	Leased				
4	Leased				
5	Leased				
6	2,703.89	471.14	2,232.75	37.14	2,741.03
Total	16,984.25	3,064.81	13,919.44	222.84	17,207.09

		251 King Street			
Unit #	Total Floor Area	Office Area	Industrial Area	Common Area	Gross Leasable Area (GLA)
1	2,594.64	491.27	2,103.37	37.14	2,631.78
2	Leased				
3	Leased				
4	Leased				
5	Leased				
6	Leased				
Total	16,984.25	3,064.81	13,919.44	222.84	17,207.09

ZONING PROVISIONS

FULL ZONING DOCUMENT
AVAILABLE [HERE](#)

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Industrial Uses					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Cannabis Production Facility (By-law 2019-086)				X	
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾

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Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank (By-law 2019-115)	X	X	X ⁽³⁾		
Building Supply Centre (By-law 2019-115)		X ⁽²⁾	X ^{(2) (3)}	X ⁽²⁾	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range (outdoor)				X	
Hotel, Motel	X	X	X		
Miniature Golf (outdoor)		X			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	

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Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant (By-law 2019-115)	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Institutional Uses					
Child Care	X	X			
Commercial School	X	X	X		
Industrial School		X	X	X	
Place of Worship		X			
Funeral Service Provider		X			

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