

FOR SALE

INDUSTRIAL CONDO UNIT

5-353 Saunders Road,
Barrie, ON L4N 9A3

\$665,000



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SECTION I

Property Details





Property Description

Discover this well-maintained 1,734 sq. ft. industrial condo unit, ideally situated in the desirable southwest end of Barrie with easy access to Hwy 400, downtown Barrie, and Innisfil. Featuring a clean, open-concept layout, the space includes an 838sf shop area, 448sf of office/retail/reception area, and a 448sf mezzanine, finished as open office space —perfect for a range of business uses. The unit boasts impressive 23 ft. ceilings (20 ft. clear) and a fully insulated 12' x 12' drive-in door with surrounding spray foam for energy efficiency.

Additional features include a large, accessible washroom, plenty of parking, and prominent street exposure to promote your business.

Whether you're expanding or seeking a clean, functional space in a prime location, this unit offers excellent flexibility and value.

PROPERTY DETAILS

Industrial Condo Unit
5-353 Saunders Road | Barrie, ON L4N 9A3

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Property Details

Price:	\$665,000
Size:	1,734sf
Zoning:	LI (Light Industrial)
Ceiling Height:	23ft (20ft clear)
Drive-in Doors:	12x12
Parking:	Shared, In-common
Property Tax:	\$6,334.13
Condo Fees:	\$799.98/month

SECTION II

Media

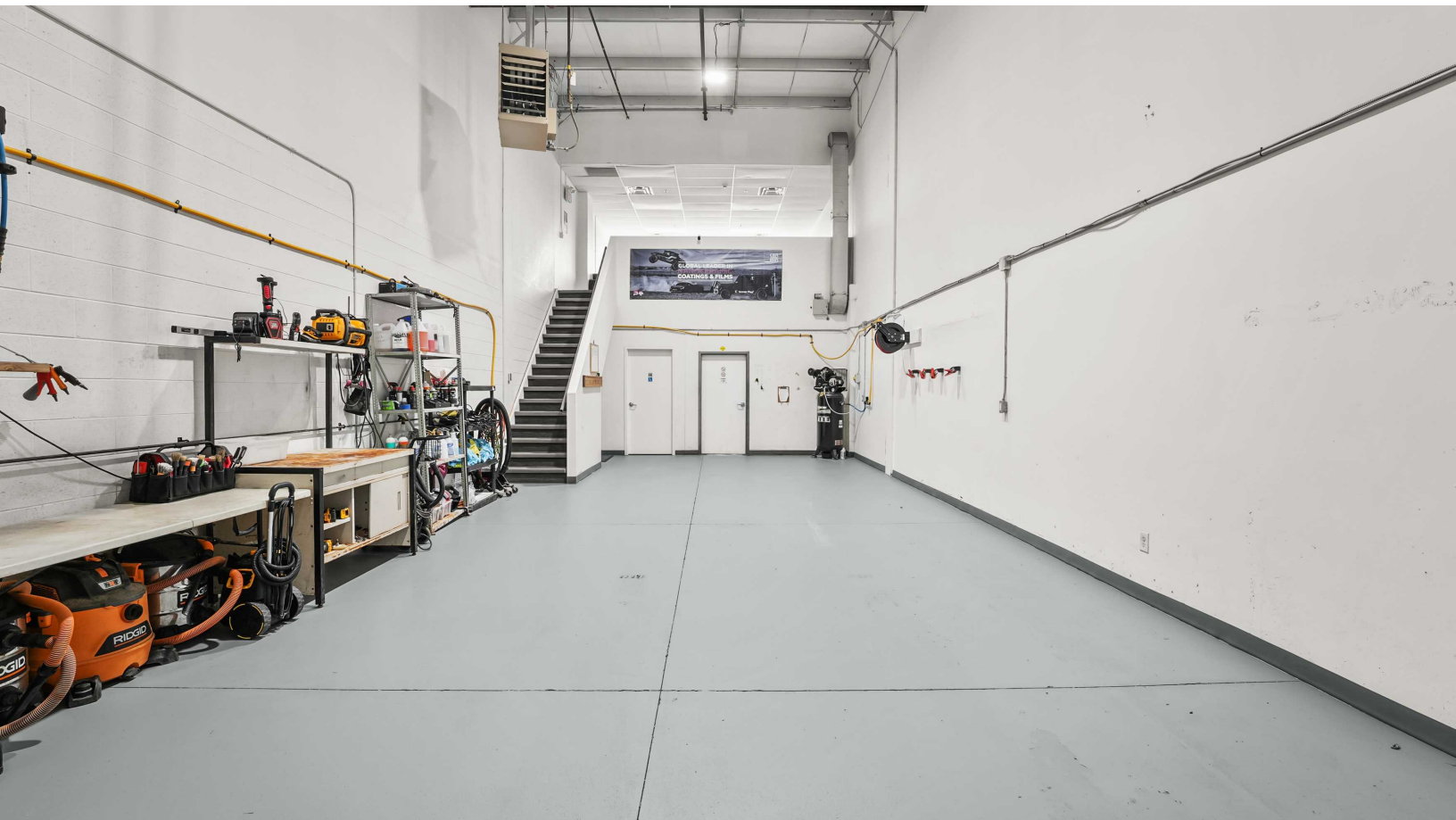




PHOTOS

Industrial Condo Unit
5-353 Saunders Road | Barrie, ON L4N 9A3

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PHOTOS

Industrial Condo Unit
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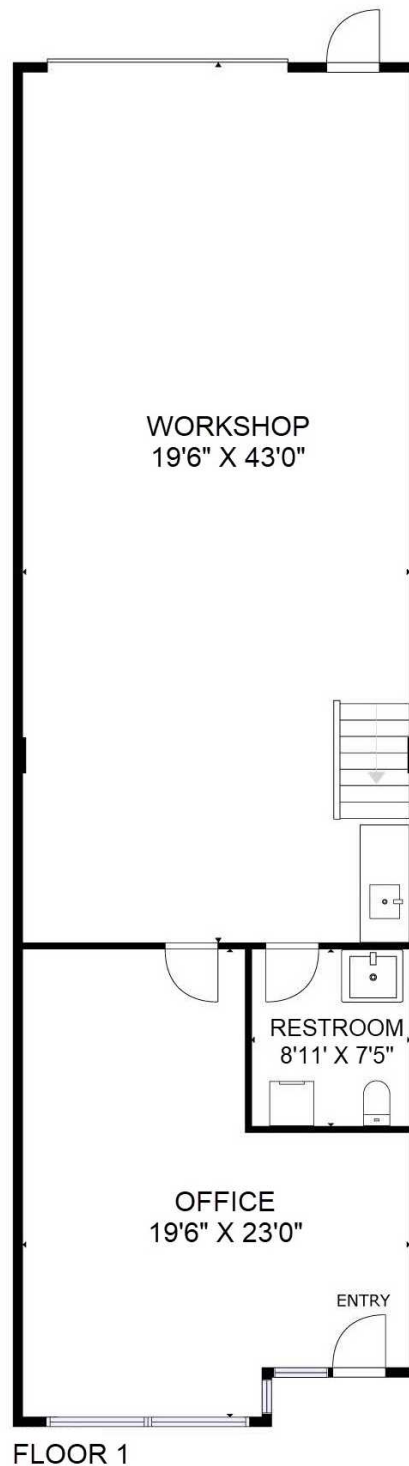
09



FLOOR PLANS

Industrial Condo Unit
5-353 Saunders Road | Barrie, ON L4N 9A3

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GROSS INTERNAL AREA

FLOOR 1: 1,286 sf

FLOOR 2: 448 sf

TOTAL: 1,734 sf



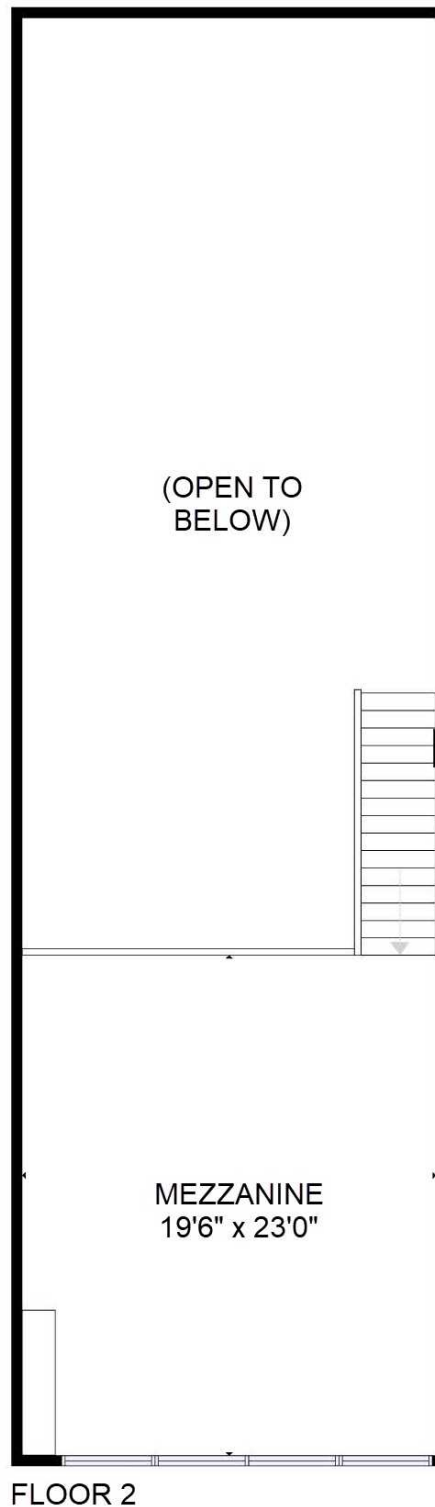
Matterport

SIZES AND DIMENSIONS ARE APPROXIMATE,
ACTUAL MAY VARY

FLOOR PLANS

Industrial Condo Unit
5-353 Saunders Road | Barrie, ON L4N 9A3

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FLOOR 2

GROSS INTERNAL AREA

FLOOR 1: 1,286 sf

FLOOR 2: 448 sf

TOTAL: 1,734 sf



SIZES AND DIMENSIONS ARE APPROXIMATE,
ACTUAL MAY VARY



Click the YouTube Icon to view the
drone footage for this property



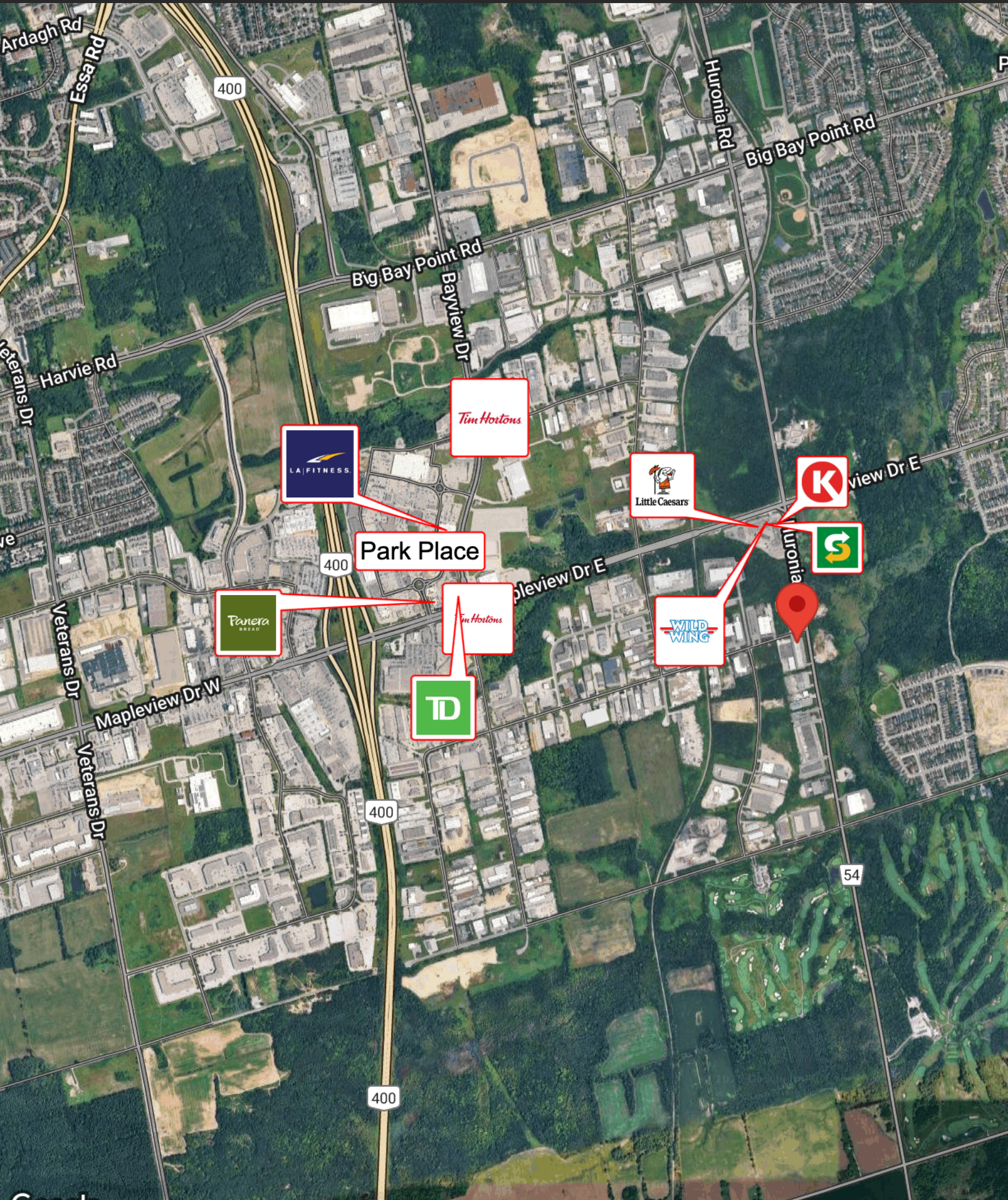
SECTION III

Maps



BUSINESS MAP

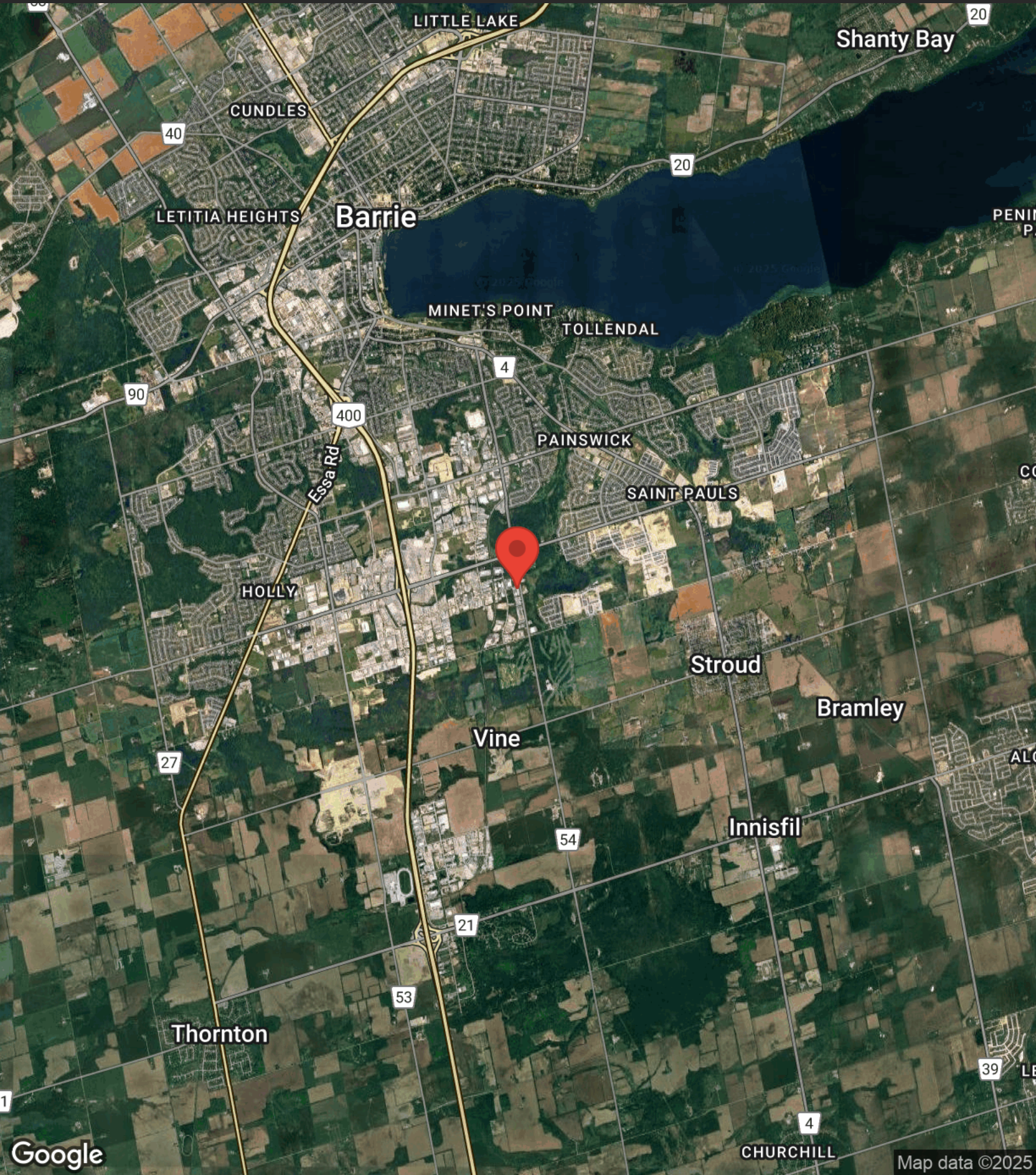
Industrial Condo Unit
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REGIONAL MAP

Industrial Condo Unit
5-353 Saunders Road | Barrie, ON L4N 9A3

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Map data ©2025

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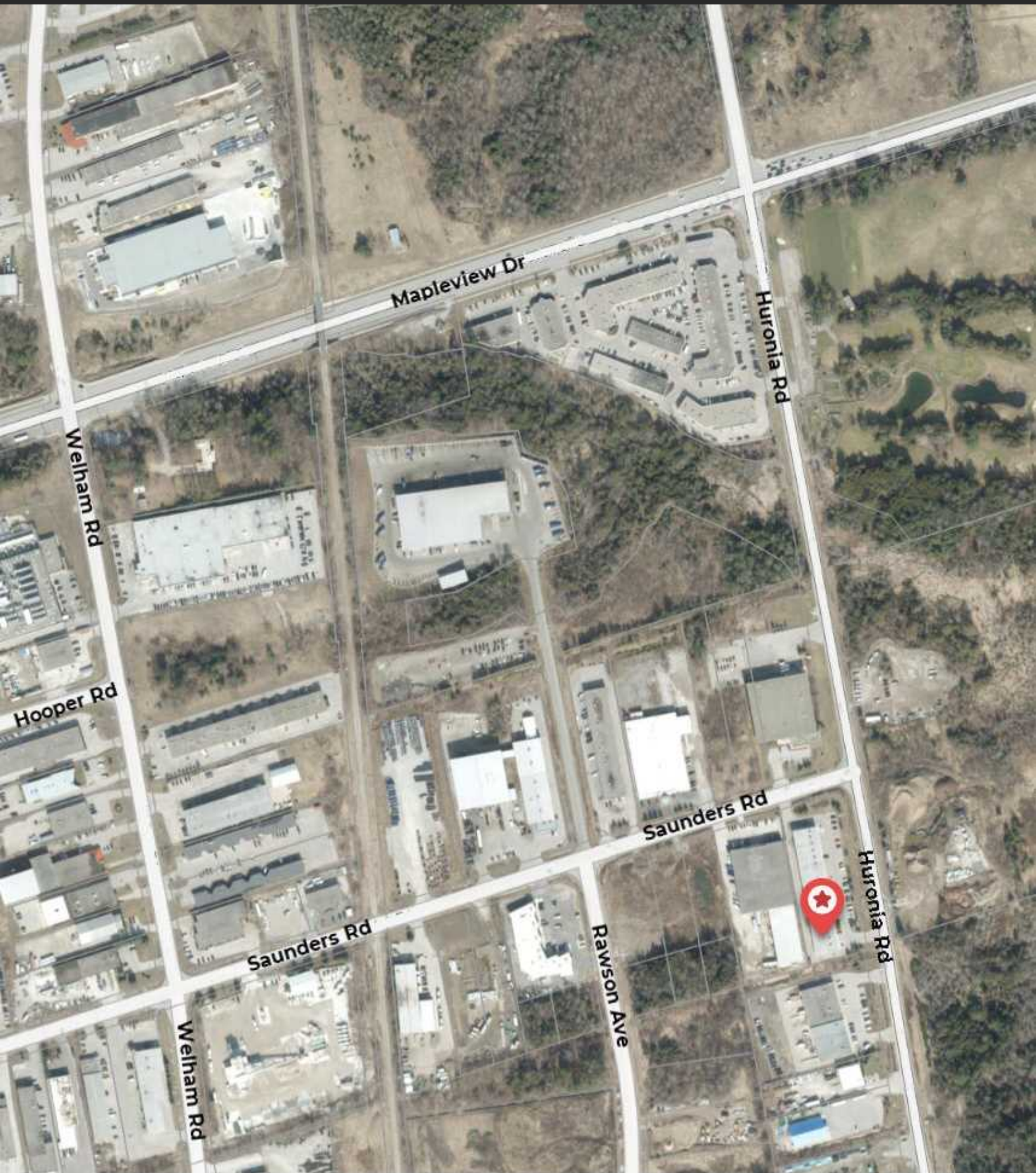
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AERIAL MAP

Industrial Condo Unit
5-353 Saunders Road | Barrie, ON L4N 9A3

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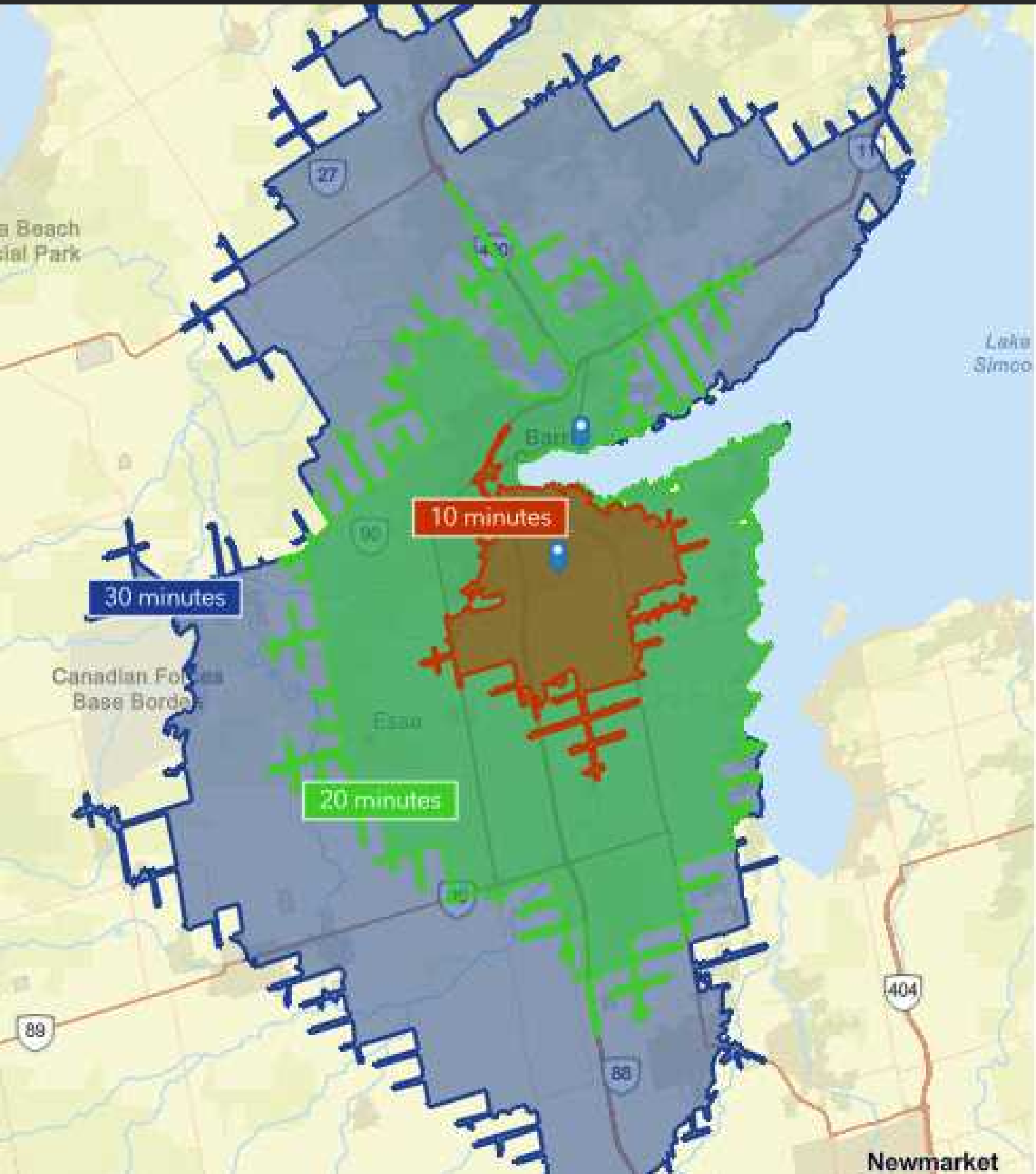


DRIVE TIME 10,20,30

Industrial Condo Unit

5-353 Saunders Road | Barrie, ON L4N 9A3

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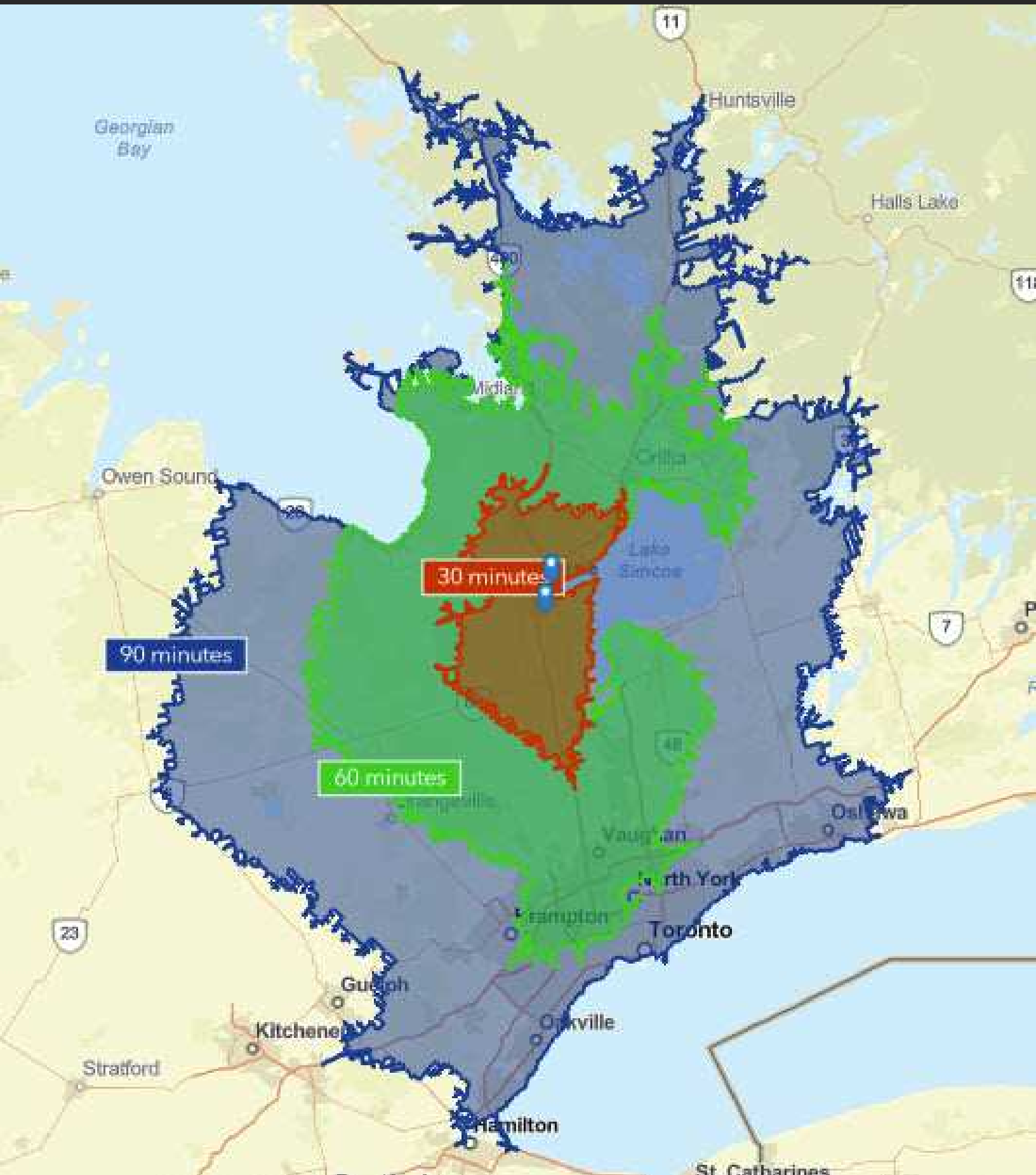


DRIVE TIME 30,60,90

Industrial Condo Unit

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SECTION IV

Planning



ZONING MAP

Industrial Condo Unit
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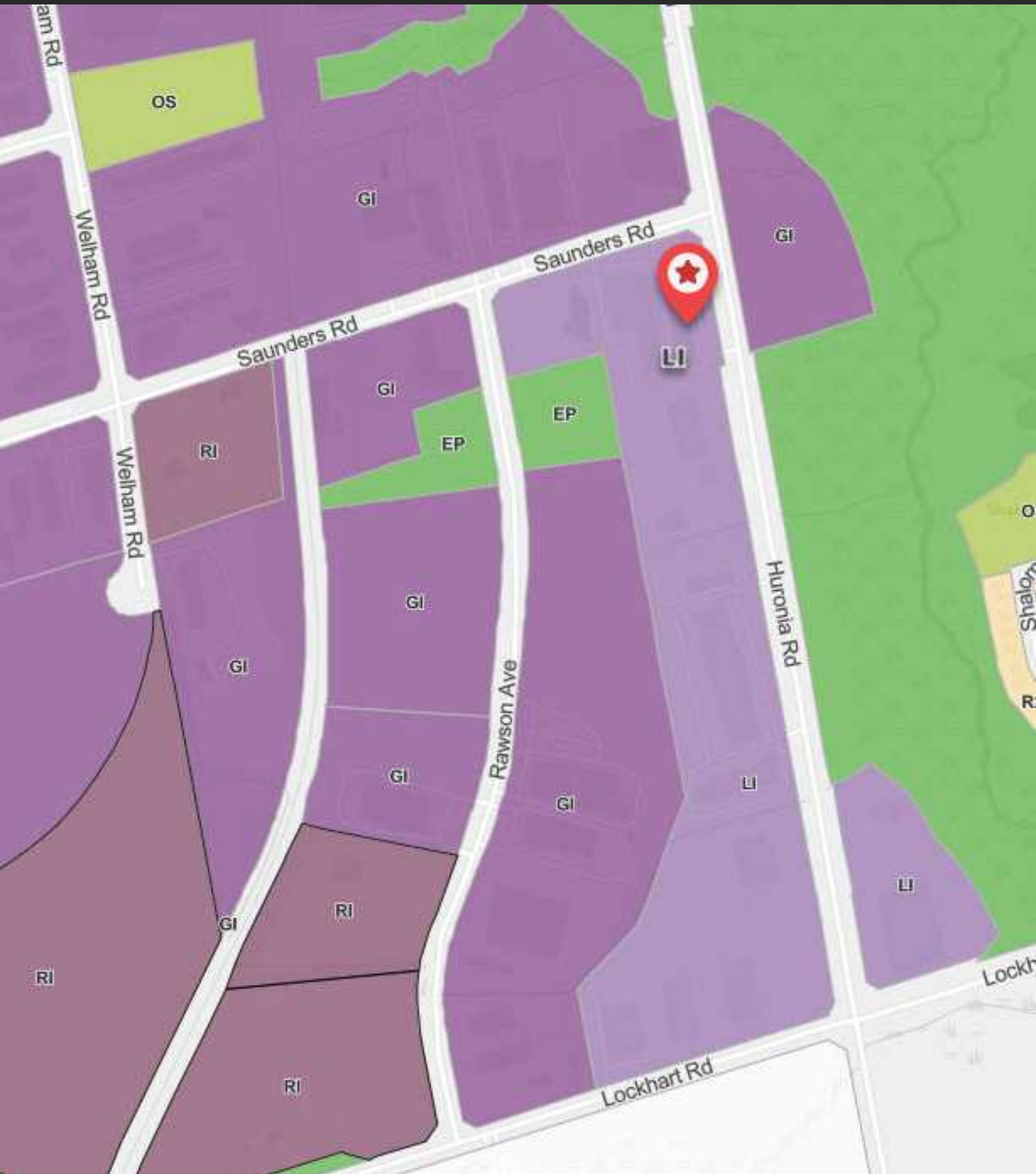


Table A3
Industrial Zones Permitted Uses
 [By-law 2013-179, 2017-012, 2023-091]

	Use	Zone				
		IR Rural Industrial	LI Local Industrial	ED Economic Development	AP Airport	WD Waste Disposal
A	Accessory Outdoor Storage	♦		♦		
B	Agricultural support uses			♦ (3)		
C	Agricultural uses			♦ (4)		
D	Airports				♦	
E	Auction centres			♦		
F	Building contractor supply outlets			♦		
G	Business offices			♦	♦	
H	Cannabis Production and Processing Facility	♦		♦		
I	Commercial self-storage establishments			♦		
J	Contractor's yards	♦		♦		
K	Custom workshops			♦		
L	Data processing centres			♦	♦	
M	Equipment sales and rental establishments			♦		
N	Farm implement dealers			♦		
O	Industrial uses	♦ (1) (5)	♦ (2) (5)	♦ (3) (5)	♦ (5)	
P	Marine sales and service establishments			♦		
Q	Motor vehicle body shops			♦		
R	Motor vehicle repair garages			♦		
S	Motor vehicle storage yard			♦ (6)		
T	Outdoor storage uses	♦				
U	Parking lots				♦	
V	Printing establishments			♦	♦	
W	Private clubs			♦		

X	<i>Recycling establishment</i>	♦		♦		♦
Y	<i>Research laboratories</i>			♦	♦	
Z	<i>Saw mills and/or planing mills</i>			♦		
AA	<i>Service shops, light</i>	♦	♦	♦		
AB	<i>Trade schools</i>			♦	♦	
AC	<i>Transportation terminals</i>			♦	♦	
AD	<i>Warehouses</i>	♦ (1)	♦ (2)	♦	♦	
AE	<i>Waste disposal sites</i>					♦

1. The maximum permitted *gross floor area* is 185 sq. metres. Accessory retail sales are not permitted.
2. No accessory *outdoor storage* is permitted. A maximum of 25% of the *gross floor area* of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.
3. A maximum of 25% of the *gross floor area* of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.
4. A *single detached dwelling* is not permitted as an *accessory use*.
5. Only dry *industrial uses* are permitted.
6. That no more than one *Motor Vehicle Storage Yard* is permitted on a property in an Economic Development (ED) Zone. That a *Motor Vehicle Storage Yard* shall not occupy more than 20% of the total area of the *lot*.

MAVEN CRE

Presented By



Your **MAVEN** Team

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SIOR CCIM



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Broker of Record

Blair Maye



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Transaction
Coordinator

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Coordinator

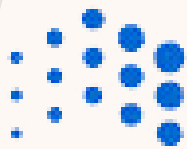
Affiliated Associations

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Real Estate Board**

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property and communities.*



Barrie & District
Association of
REALTORS®



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THE CANADIAN REAL ESTATE ASSOCIATION
L'ASSOCIATION CANADIENNE DE L'IMMOBILIER

OREA **Ontario Real Estate
Association**



**Real Estate
Council of Ontario**

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