



OFFICE SPACE FOR LEASE

M-570 BRYNE DRIVE., BARRIE, ON

RATE

\$15.95 PSF

Mike Kane

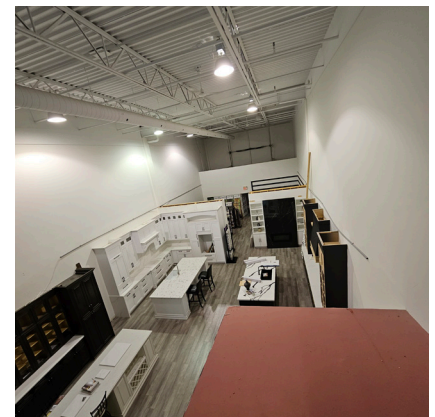
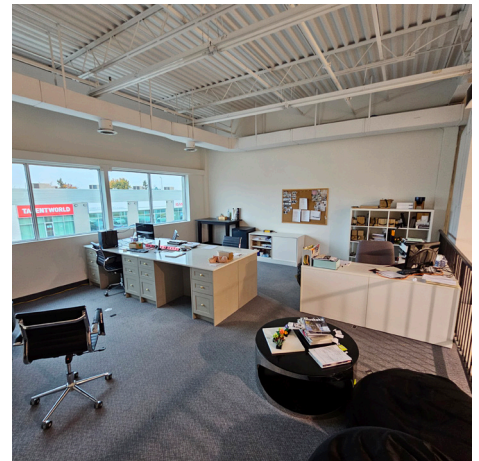
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**ED
LOWE**
LIMITED BROKERAGE

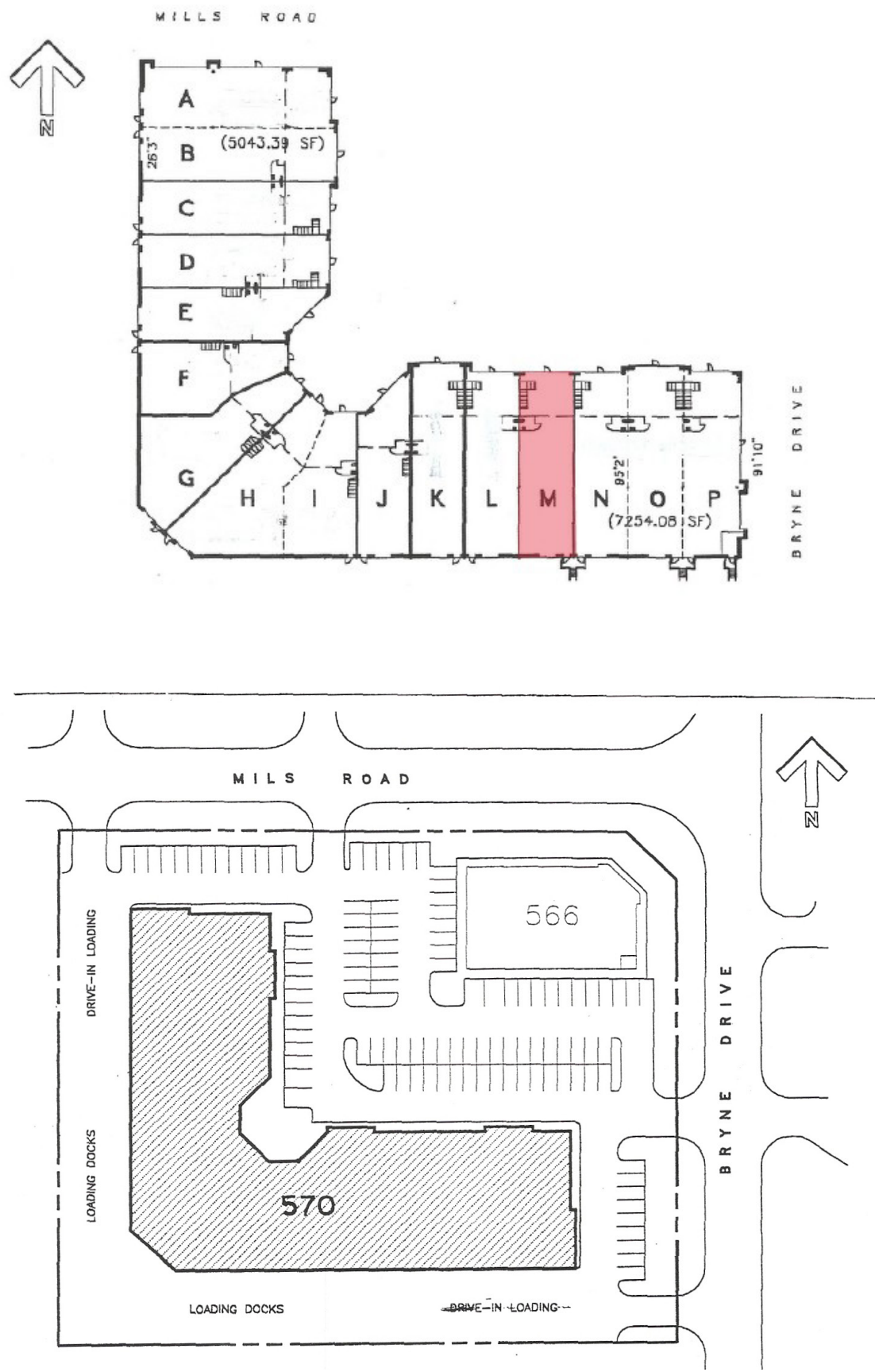
PROPERTY OVERVIEW

ADDRESS	M - 570 BRYNE DR., BARRIE
LOCATION	BRYNE DR. & COMMERCE PK
UNIT SIZE	2411 S.F.
MEZZANINE	553 S.F.
ZONING	LI - LIGHT INDUSTRIAL
LOADING DOOR	1 DRIVE IN
AVAILABILITY	TBD
HEATING	CENTRAL HEATING/COOLING
UTILITIES	TENANT PAYS
NET RENT/S.F.	\$15.95/S.F./YR
TMI/S.F.	\$5.35/S.F./YR
MONTHLY RENT	\$ 4,279.53 + HST, UTILITIES
COMMENTS	<ul style="list-style-type: none"> OFFICE SPACE IDEAL FOR ANY KIND OF OFFICE USE. MEZZANINE AT NO ADDITIONAL COST CLOSE TO SHOPPING, WALMART, GALAXY CINEPLEX, AND RESTAURANTS EASY ACCESS TO HIGHWAY 400 EXCELLENT SIGNAGE AND PARKING YEARLY ESCALATIONS OF \$0.50/S.F ON NET RENT MINIMUM 5 YEAR LEASE

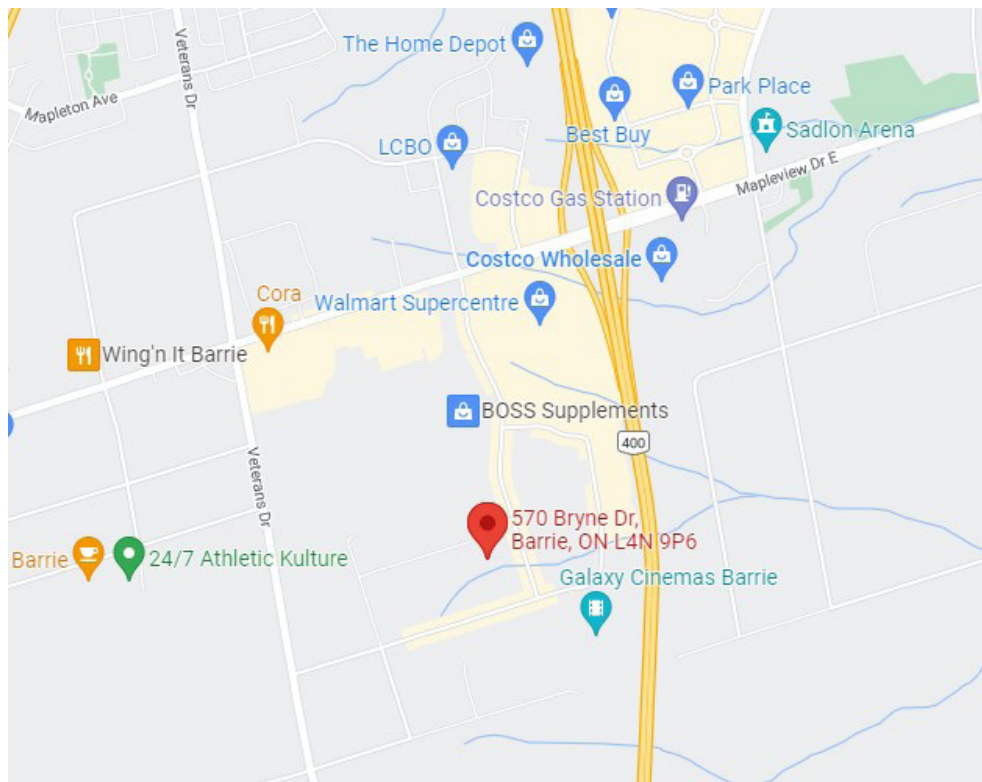




Site Plan



Area Map



Zoning

LI - LIGHT INDUSTRIAL

7.0 INDUSTRIAL

7.1 GENERAL

7.1.1 No person shall hereafter use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in any Industrial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

7.2 PERMITTED USES

7.2.1 The permitted *uses* in the Industrial Zone are listed in Table 7.2. (By-law 2015-068)

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⁾
Medical Marihuana Production Facility				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⁾

Zoning

LI - LIGHT INDUSTRIAL

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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	X	X	X (As part of a multi-tenant building)		
Building Supply Centre ⁽²⁾		X	X ⁽²⁾ (As part of a multi-tenant building)	X	
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			

CITY OF BARRIE

ZONING BY-LAW

Zoning

LI - LIGHT INDUSTRIAL

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Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	
Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant as part of multi-tenant building	X	X	X	X	
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			

- (1) Shall be conducted only within a fully enclosed building. No *outdoor storage* or accessory *outdoor storage* will be permitted in association with these *uses*.
- (2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m², and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)

Check us out online



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