

# FOR SE

Highway 11 Commercial  
Development Land  
2921 Hwy 11 Oro-Medonte, ON.



**TOTAL AREA:** 4.82 Acres  
**ASKING PRICE:** \$2,750,000.00 (CAD)  
**ZONING:** Industrial / Office  
**POSSESSION:** Available Immediately  
**REALTY TAX:** \$3,174

**NOTES\*:**

Excellent Location with highway frontage, corner property. Close to other major developments. Next door to Oro Medonte Municipal Head Offices. Close drive to Lake Simcoe, Barrie, and Orillia.



**FOR ADDITIONAL INFORMATION  
QUESTIONS PLEASE CONTACT**

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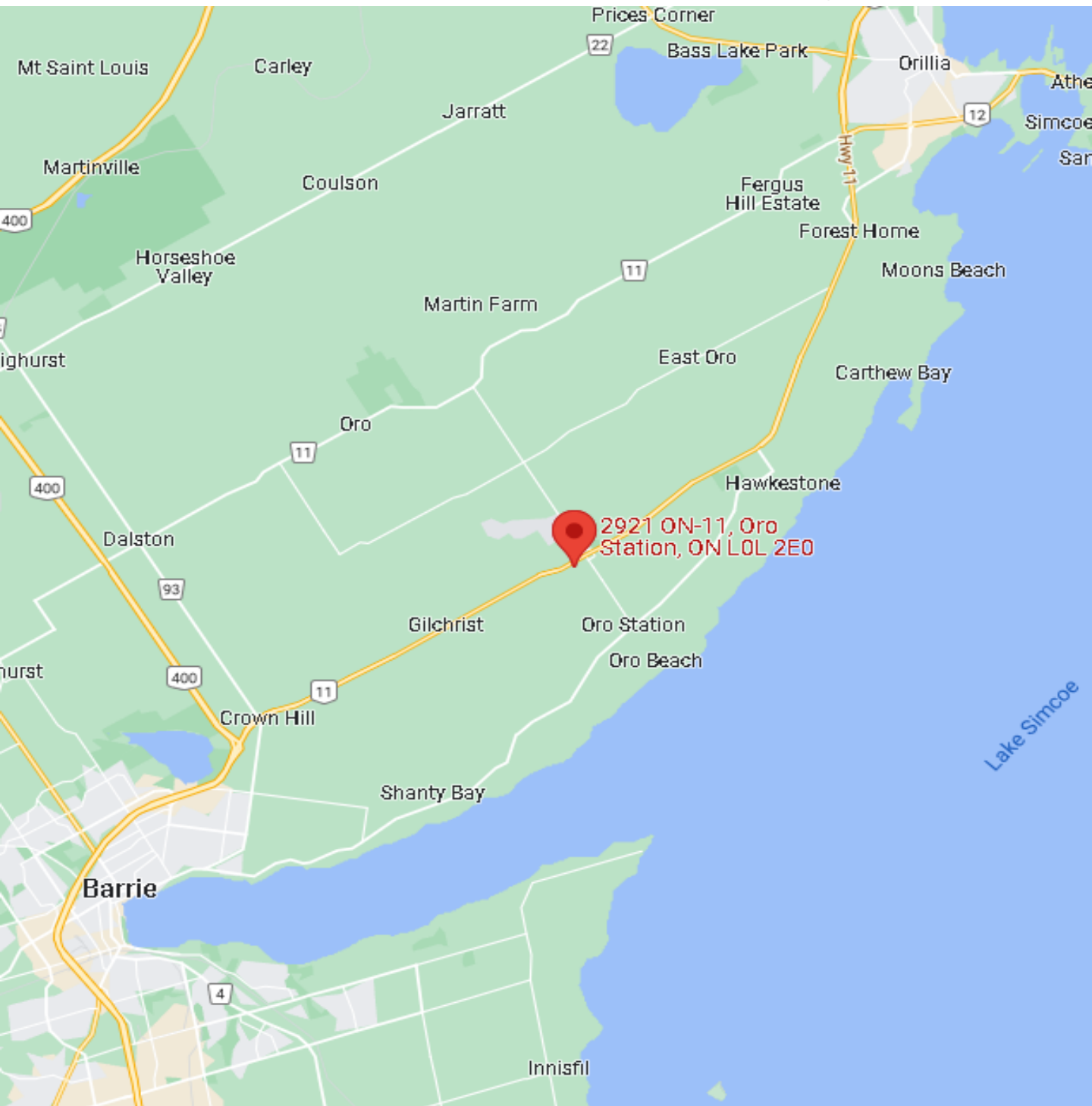


Please Note\* The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such the accuracy, correctness, and completeness cannot be warranted or guaranteed, nor form part of any future contract.

# FOR SALE

## Highway 11 Commercial Development Land

### 2921 Hwy 11 Oro-Medonte, ON.



- Additional Property Features:**
- Corner Property Highway Frontage and right across from Tim Hortons etc...
  - Good location with north and south highway access, good for logistics, minutes to Barrie, ON.
  - Property is flat and clear of any trees etc, with access off of both 7<sup>th</sup> line and rear service road...



# FOR SALE

Highway 11 Commercial  
Development Land

2921 Hwy 11 Oro-Medonte, ON.

Highway # 11 Overpass

BURL'S  
CREEK  
EVENT GROUNDS

BOOTS  
AND HEARTS  
MUSIC FESTIVAL  
2023

Line 7 Oro Station

4.82 acres

Please Note\* The Picture and Lot Lines are approximate, buyer to verify.  
Also Note\* property has a rear section that falls with-in the LSRCA 100yr flood line,  
approx. 1ac in size. May still be able to use as parking area, but unlikely to be able to  
build any structures with-in this rear lot area.



# Recent News Articles Related to Property

## July 7<sup>th</sup>, 2022 Barrie News Paper

18 BUSINESS

### AIRPORT WELCOMES ONTARIO'S LARGEST OPERATOR OF PRIVATE JETS

'IT IS ALL ABOUT THE AIRPORT BECOMING AN ECONOMIC DRIVER FOR OUR REGION'

TRAVIS MEALING  
tmealing@simcoe.com

A new business landing at the Lake Simcoe Regional Airport is a high flyer in the world of private jets.

The County of Simcoe, the airport's majority owner since 2020, announced June 28 the addition of Chartright Air Group as a fixed-base operator (FBO) at the Oro-Medonte facility.

"This fits exactly with the strategy and intent of council," said Warden George Cornell. "It is all about the airport becoming an economic driver for our region."

Nancy Huether, the county's manager of economic development, said Chartright is "the largest

operator of private jets in Ontario, and one of the largest in North America." She added the company's success at the Region of Waterloo International Airport convinced it to establish an additional base of operations in Simcoe County.

In a press release, the county said the new FBO enables the airport to offer a full suite of passenger services, including baggage handling, on-site customs, and catering, hotel and car rental co-ordination.

Chartright will also improve aircraft services, Huether added, by offering charter operations, fueling, de-icing and more. And the company will operate a full-service aircraft



Metroland file photo

Chartright Air Group's hangar at the Region of Waterloo International Airport. The provider of business and private jet services has announced it will establish a second base of operations at the Lake Simcoe Regional Airport.

maintenance organization with a focus on turbine/jet aircrafts.

"Lake Simcoe Regional Airport is one of Canada's newest and best-positioned

regional airport facilities, and will enable Chartright to better serve the needs of our customers and the aviation community. We look forward to welcoming cus-

tomers to our new facility," said president Adam Keller.

Chartright's 34,000-square-foot FBO and hangar facility features a lob-

by, passenger and crew lounges, pilot snooze rooms, a meeting room, and weather and flight-planning facilities, which is able to accommodate aircraft up to the size of the Global 7500.

"With a growing business park, new labour opportunities, partnerships and expansion of our infrastructure, we're truly seeing our investments take flight," said Cornell. "We thank Chartright for choosing Simcoe County and bringing jobs, business and visitors to our region."

Situated halfway between Barrie and Orillia, the 595-acre airport accommodates both international passengers and freight. It is 90 per cent owned and operated by the County of Simcoe, with the City of Barrie maintaining a 10 per cent ownership share.

19 BUSINESS

### ORO STATION PROJECT SHIFTS INTO GEAR WITH KEY APPROVAL

AUTOMOTIVE INNOVATION PARK TO FEATURE ROAD COURSE AND BUSINESS PARK

FRANK MATYS  
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The wheels are in motion for development of an automotive innovation campus as the company driving the Oro Station project secures site plan approval.

"We are excited to be fully approved and turn our focus from design and engineering to construction," managing partner Geoffrey Campbell said.

Planned for a property adjacent to Lake Simcoe Regional Airport, Oro Station is described as a multi-use facility that will blend an automotive business

park with a motorsport road course and club.

It will be home to engineering, education, supply, design and manufacturing businesses that will use the track facility for testing, design, development, marketing, events and tourism.

Campbell said the site plan approval process can take four to six years, adding "the team at Oro Station is proud to have completed this phase in just under 30 months."

The site plan process examines the detailed design and engineering of the proposed development.

It is the final stage of permitting for all excavation, earthworks, and horizontal infrastructure, including the circuit, parking, roads, and underground services.

The recent approval clears the way for construction of a 4.1 kilometre FIA Grade 3 circuit.



Oro Station image

The developers of Oro Station, an automotive innovation campus, have secured site plan approval for the project.

Oro Station describes it as an "undulating and addictive 16-turn circuit with a mix of technical sequences and medium- to high-speed corners, where every

sector demands precision, patience and concentration to optimize lap time, regardless of your choice of vehicle."

The township "is eager"

to see the project completed "and glad to see the milestone of site plan approval achieved," Oro-Medonte Mayor Harry Hughes said.

"The economic impact

of this project will be a benefit to all residents of the township as we create quality employment opportunities within the community," Hughes added.

More than 100,000 square feet of the innovation campus is already reserved by automotive companies relocating to Oro-Medonte, representing pre-leasing of more than a quarter of the available commercial space, Oro Station said.

Interest in trackside ownership has also been strong, with more than \$41 million in industrial condominium units reserved, it added.

A minster's zoning order issued in late 2019 allowed for automotive employment uses at the site.

The aim is to have the project's first phase open in 2024, Campbell told Simcoe.com.

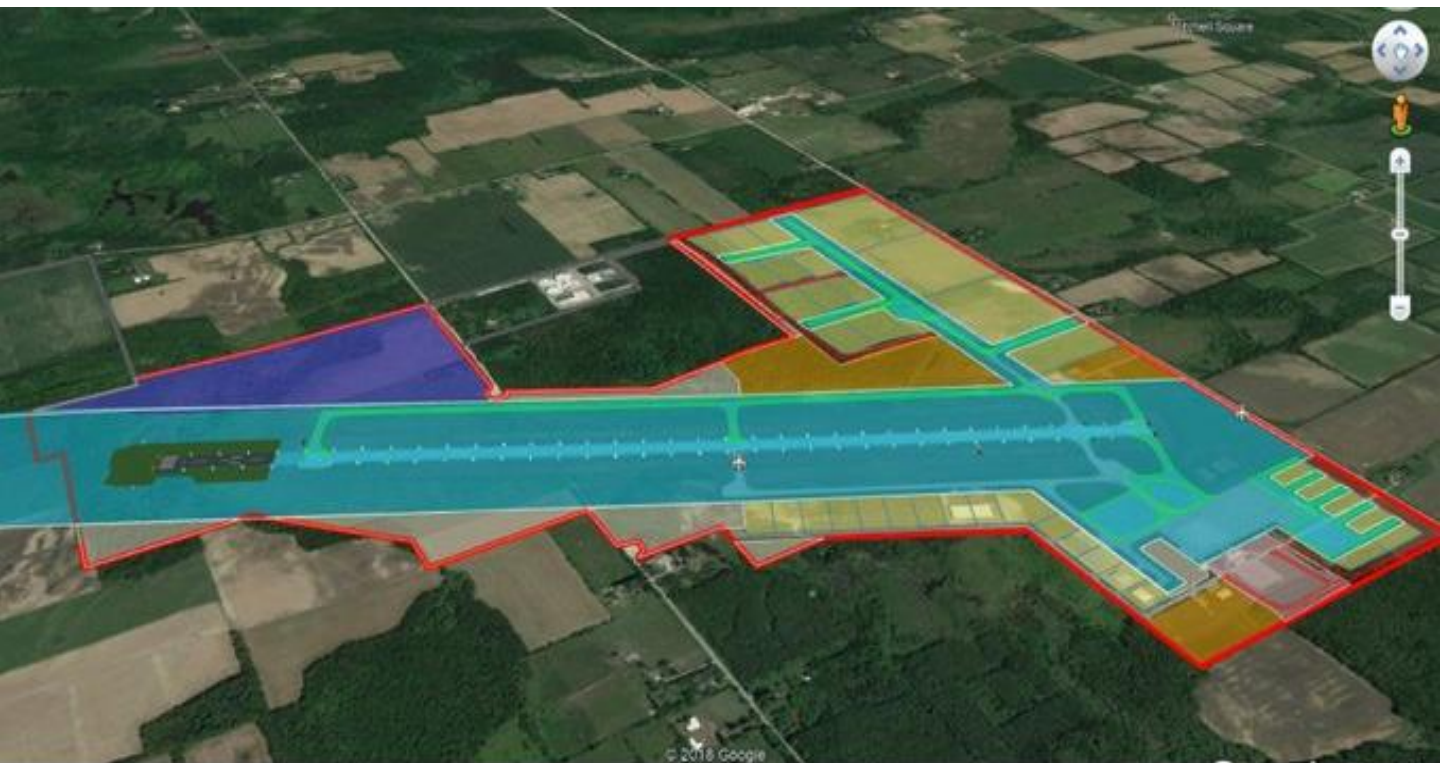


# Lake Simcoe Regional Airport continues to “widen” its horizon

By **Robin MacLennan, Editor, Ontario Construction News** - September 23, 2021

Ontario Construction News staff writer

Phase one of a multi-phase runway expansion project is complete at the Lake Simcoe Regional Airport. The widening of the runway from 100 to 150 feet, combined with airport service upgrades including LED high intensity runway lighting, machinery, and infrastructure enhancements, are part of an extensive \$60-million Strategic Plan to enhance the LSRA as a key economic asset for the region. Construction was completed approximately four months ahead of schedule, just as the LSRA was chosen by Canada Border Services Agency (CBSA) to be one of a select few airports to have its CBSA clearance status reinstated, allowing international flights to resume in and out of the LSRA following all COVID safety protocols. “We’re pleased that the runway widening project was completed ahead of schedule and in time for CBSA’s most recent announcement, which supports businesses and corporate partners at the LSRA,” said County Warden George Cornell. “From investors to current businesses, many of our industry partners are already recognizing the opportunities that exist due to the airport’s premier location, convenient transit links and our growing workforce in Simcoe County.” The development strategy focusses on improvements to attract and sustain growth in corporate services, while supporting demand from area businesses wanting to utilize the airport for shipments of goods and services around the world. Since becoming the majority shareholder in 2019, the County’s financial investment and future commitment has put the LSRA in a competitive position and secured new opportunities in advanced manufacturing and aerospace, including strategic collaboration with Volatus Aerospace, MediCA Park and the Oro Station Sports Development group. The larger runway expansion not only opens new markets for business, specifically corporate aviation (passenger and freight), and will encourage new cluster development and innovation to occur at LSRA, it provides an additional margin of safety for larger aircraft, especially during periods when the runway is wet or contaminated with snow. Phase two of construction – currently awaiting approvals – will extend the runway from 6,001 feet to 7,000 feet and allow larger intercontinental corporate aircrafts to operate out of LSRA. “The LSRA is a huge economic asset for our region and will become even more critical as our economy and manufacturing sectors continue to grow,” said LSRA board chair Richard Norcross. “The County is investing in the airport, making the right enhancements to support the needs of our business partners.”



# Oro Station Motor Circuit wins accreditation from FIA

'To have this facility recognized with the FIA Environmental Accreditation is simply incredible,' says MPP Doug Downey

Oro Station Motor Circuit is proud to announce that it has been awarded Environmental Accreditation by the Federation International de l'Automobile (FIA). The FIA Environmental Accreditation Program is aimed at helping motorsport and mobility stakeholders worldwide to measure and enhance their environmental performance.

The One Star Certification is the FIA's recognition of Oro Station's commitment to environmental management and sustainable practices. Oro Station is incorporating environmental, social and governance (ESG) in the design of the facility and upon completion of construction shall be pursuing the FIA's Three Star Accreditation. This announcement marks the first circuit in North America and third in the world to achieve accreditation under the FIA framework.

"As we look to a more sustainable future in both facility operations and the automotive sector, it is important that Oro Station be a leader in creating change," said Geoffrey Campbell, Oro Station's Managing Partner.

"We intend to create a global example of environmental stewardship that allows for economic growth while creating a facility with positive environmental impacts," said Campbell.

"I would like to commend Oro Station Motor Circuit for being awarded Environmental Accreditation by the FIA. This is a great achievement and an excellent example of an Ontario company investing in clean technology to help deliver both environmental and economic opportunities," said David Piccini, Minister of the Environment, Conservation and Parks. "Supporting innovation and investment in clean technologies will help secure a cleaner, more prosperous Ontario—now and for generations to come."

"Having a world-class motor facility in Oro-Medonte is an incredible achievement, both for the future of the sport and the industry," said Doug Downey, MPP for Barrie – Springwater – Oro-Medonte. "To have this facility recognized with the FIA Environmental Accreditation is simply incredible. Oro Station Motor Circuit continues to prove that the future of the motorsport industry and environmentalism can work hand in hand to create a better future for all."

Oro Station has entered into agreements with several electric vehicle and hydrogen engineering firms that will play a pivotal role in the development of alternative fuels and driving sustainability for Ontario's automotive future from their new home in Oro-Medonte.





# FOR SALE

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Development Land  
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**Property Zoning Information**  
Industrial / Office



## Property Information Continued



Two Lots Combine into 4.82 acres lot above is .82ac and below is 4ac.

