Prime Industrial Development Opportunity in Orillia, ON

325 West Street South, Orillia, ON | 9.93 Acres | \$500k / acre

Industrial-Use Land with Development Approval for 101,197 SF Facility

An exceptional opportunity to acquire nearly 9.93 acres of industrial-zoned land in one of Ontario's growing economic corridors. Located at the end of a private industrial cul-de-sac in central Orillia, **325 West St. S.** offers privacy, accessibility, and a pre-approved development concept—making it an ideal asset for developers, end-users, or investors seeking to establish a footprint in the region.

Property Highlights:

• Lot Size: 9.93 Acres (400' x 1074')

• **Zoning:** M1 - Industrial (Includes Outside Storage)

• **Asking Price:** \$500,000 / Acre

• Possession: Immediate

• Site Plan Approval: Approved for a 101,197 SF industrial development

Location: Strategically positioned along Highway 12, close to Highways 11 and 400

TAPPROVED USES Include:

- Medium & Heavy Industry
- Warehousing & Transport Terminals
- Mini Storage Facilities
- Contractor Yards & Building Supply Depots

- Motor Vehicle Sales & Parts Establishments
- Salvage Yard, Dry-Land Marina & More

Whether you're developing a large-scale logistics center, a multi-tenant industrial plaza, or a specialized facility, the flexible zoning opens doors to a broad spectrum of industrial applications.

* Investment Advantages:

- Turnkey Development Opportunity: Site plan approved, saving valuable time and upfront costs
- **Strategic Location:** In the heart of Simcoe County with close proximity to growing residential and commercial developments
- **Strong Market Fundamentals:** Rising demand for industrial space in Ontario fueled by e-commerce and regional economic expansion
- Excellent Frontage & Access: Easy ingress/egress to West St. S. and Highway 12

Potential Concept:

- Build a modern logistics hub, storage complex, or manufacturing facility
- Subdivide and develop in phases or sell parcels to specialized users
- Hold as a land bank while earning returns through interim uses

Email: info@sandhucorp.ca

Phone: (416) 840-5254

P Location Map:

325 West Street South, Orillia, ON

A short drive to:

- Orillia's downtown core (2 minutes)
- Lake Simcoe & marina amenities
- Major transportation corridors (Highways 11, 12, and 400)

Don't miss this rare opportunity to secure a shovel-ready site in a high-growth region. Act now to capitalize on Orillia's industrial boom.