



INDUSTRIAL SPACE FOR LEASE

5B - 28 CURRIE ST., BARRIE, ON

RATE:

\$1,900.00 PER MONTH

Danielle Ferguson

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**ED
LOWE**
LIMITED BROKERAGE

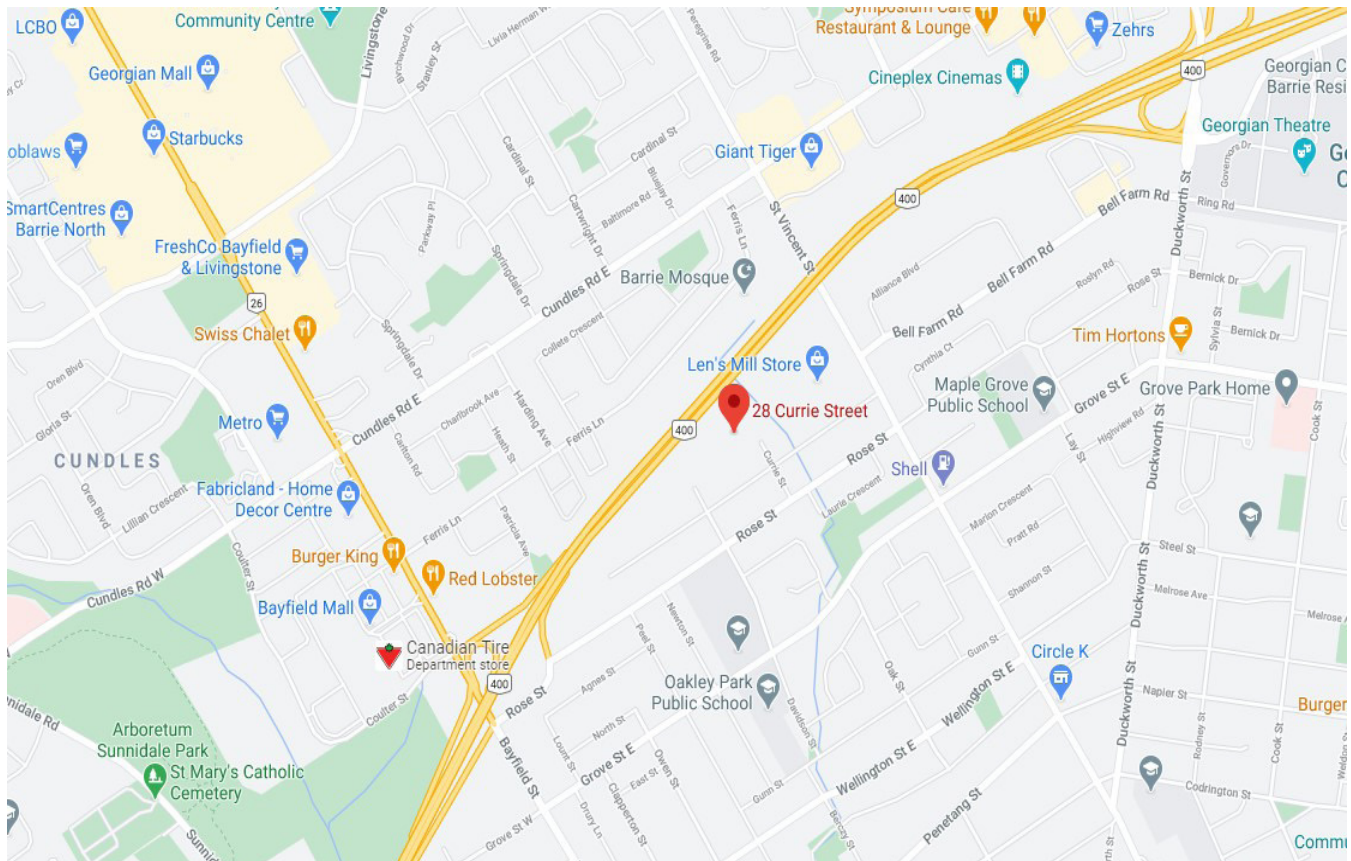
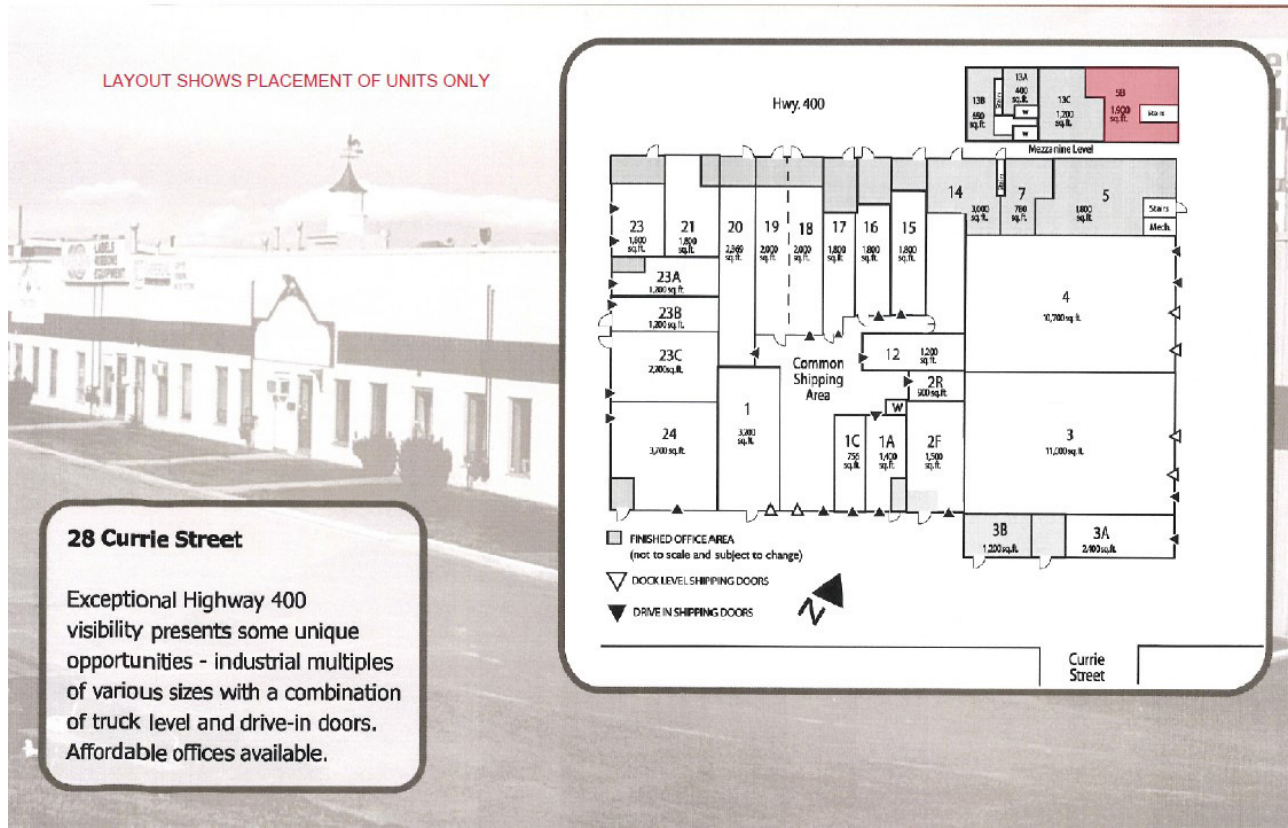
PROPERTY OVERVIEW

ADDRESS	5B - 28 CURRIE ST., BARRIE, ON
LOCATION	OTTAWAY ST & CURRIE ST
TOTAL AREA	1900 S.F.
ZONING	HI
PARKING	AMPLE PARKING
HEATING	GAS FORCED AIR
AVAILABILITY	IMMEDIATE
MONTHLY RENT	\$1,900.00/MONTH
UTILITIES	ADDITIONAL \$2.00/S.F./ANNUM
COMMENTS	<ul style="list-style-type: none">. SECOND FLOOR OFFICE SPACE. HIGH TRAFFIC AREA. EASY ACCESS TO HIGHWAY 400. PLENTY OF PARKING. NO A/C. CLOSE TO ROYAL VICTORIA HOSPITAL, SHOPPING, RESTAURANTS, GALAXY CINEPLEX





Site Layout & Area Map



All information furnished regarding property for sale rent or financing is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.



Zoning

HI - HIGHWAY 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)

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					
<i>Abattoir</i>					X
<i>Animal Shelter</i>		X		X	
<i>Bakery</i>		X	X	X	
<i>Concrete Product Manufacturing</i>				X	
<i>Concrete Ready Mix Plant</i>					X
<i>Excavation and Processing of Mineral Aggregate Resources</i>					X
<i>Foundry</i>				X	X
<i>Manufacturing and Processing in Wholly Enclosed Buildings</i>	X	X	X	X	X
<i>Manufacturing, Refining, or Rendering of Noxious Products</i>					X
<i>Material Recovery Facility</i>				X ⁽¹⁾	X ⁽¹⁾
<i>Medical Marihuana Production Facility</i>				X	
<i>Outdoor Storage</i>		X	X	X	X
<i>Outdoor Storage of Sand, Gravel, Stone, Soil or Salt</i>					X
<i>Printing and Publishing</i>	X	X	X	X	
<i>Rail Transfer Facility</i>		X	X	X	
<i>Recyclable Materials Transfer Station</i>				X ⁽¹⁾	X ⁽¹⁾

Zoning

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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			

Zoning

HI - HIGHWAY INDUSTRIAL

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)
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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