

FOR SALE

CBRE



Contact Us

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45 Harvie Road

BARRIE, ON

±13.18 ACRES

Property Specifications

Size ±13.18 Acres

Asking Price **Speak to Listing Agents**

Taxes **TBC**

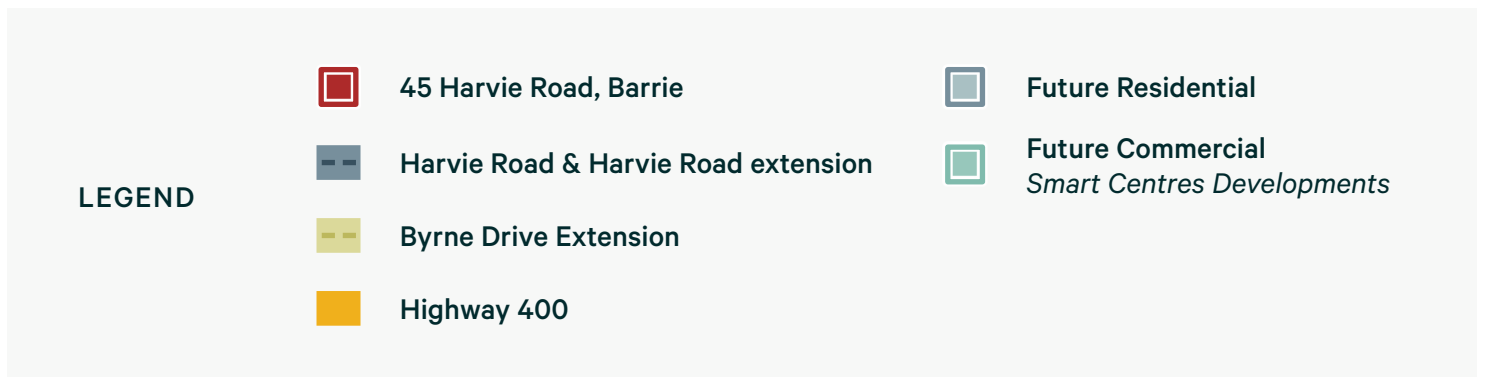
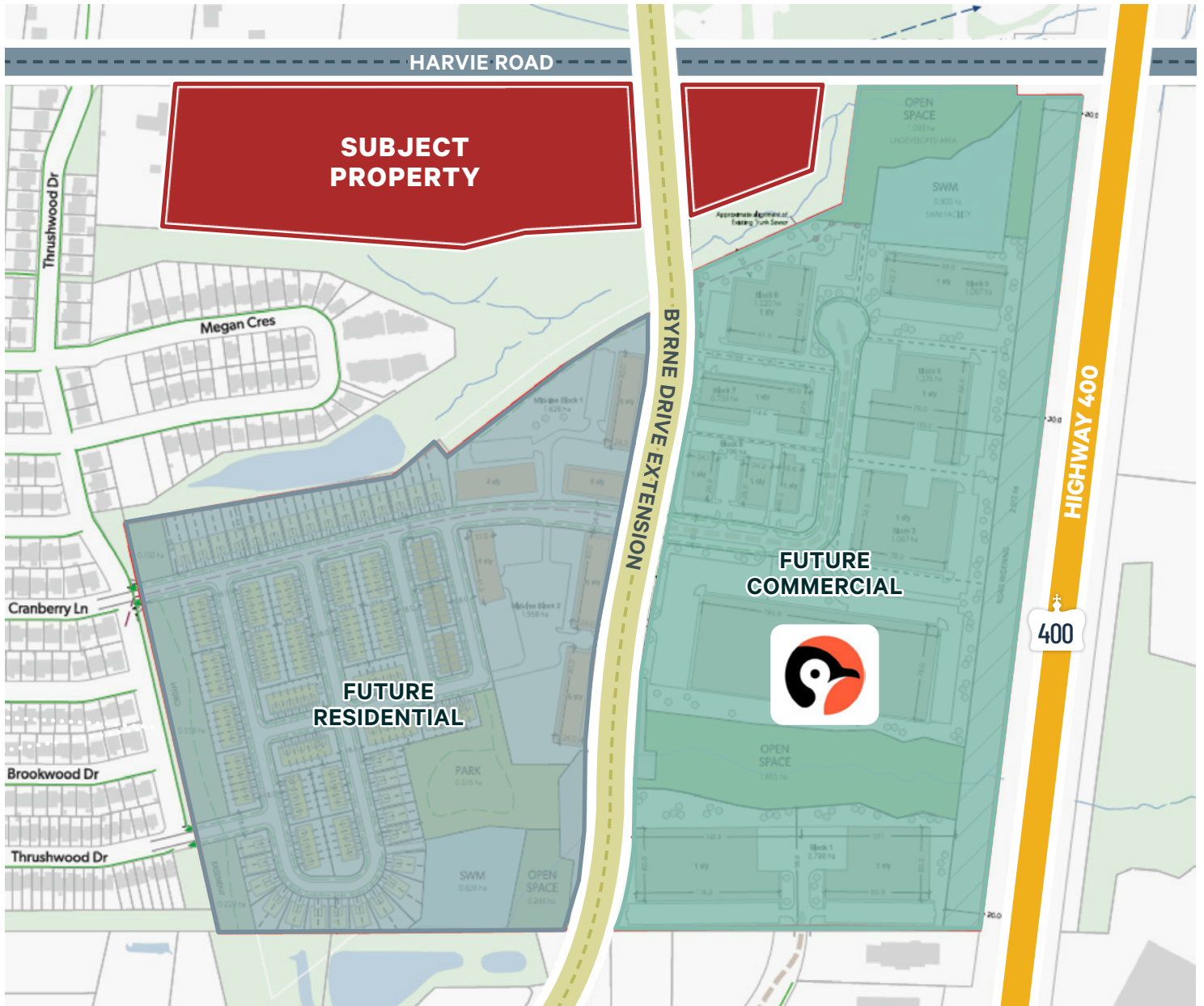
Zoning **LI - Light Industrial**

PIN **PIN 1: 587331965 & PIN 2: 587331066**

- Fully serviced greenfield industrial development land.
- Excellent exposure onto newly improved arterial Harvie Road.
- Construction of the Bryne Drive South extension to commence Spring 2023. Full signalized intersection already complete.
- Located just North of SmartCentres proposed mixed-use development totaling ±516,000 sq. ft. of commercial & industrial space with ±248 semi-detached & townhouse units plus mid-rise apartments.



Local Area Improvements



Property Photos



Location Highlights

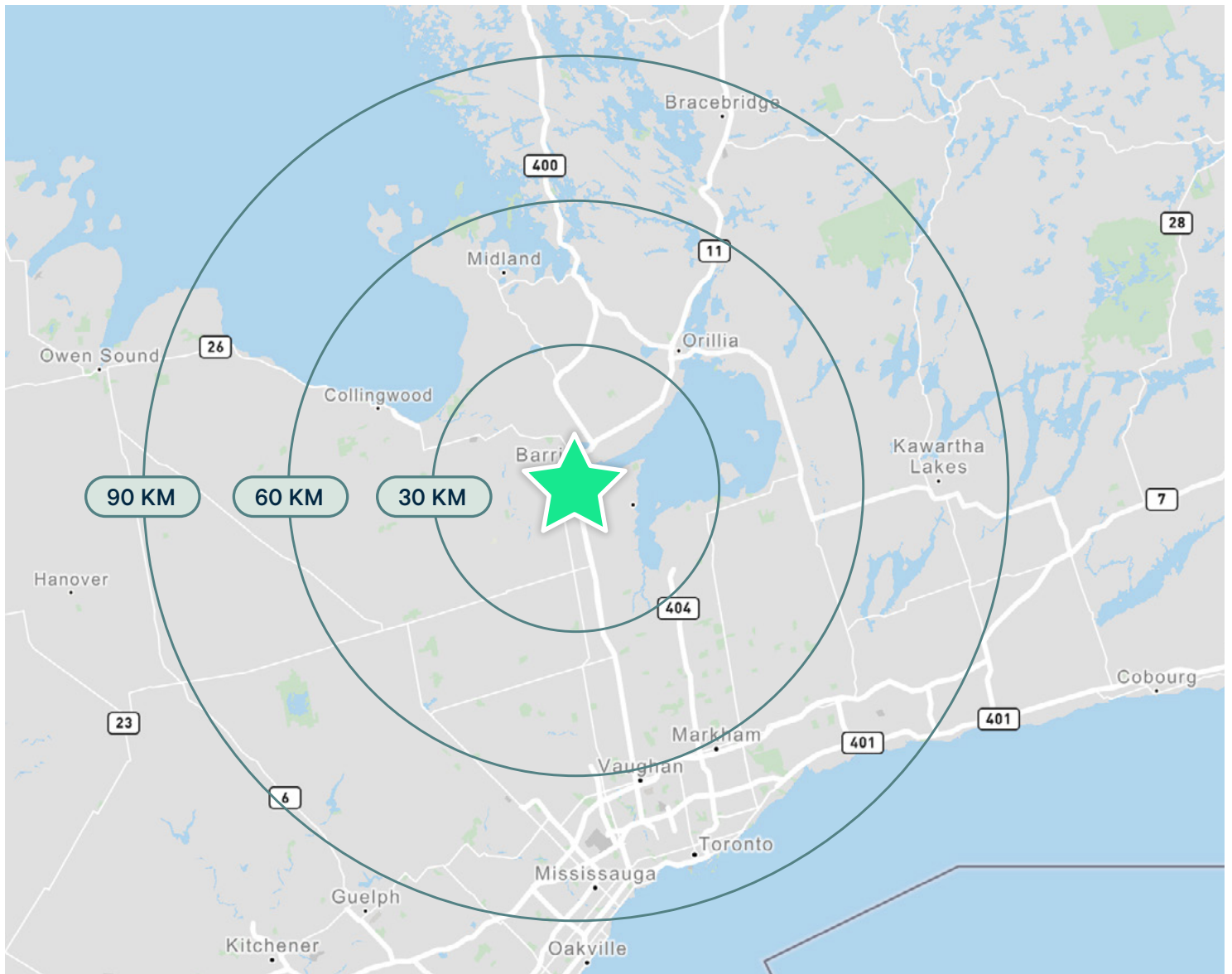


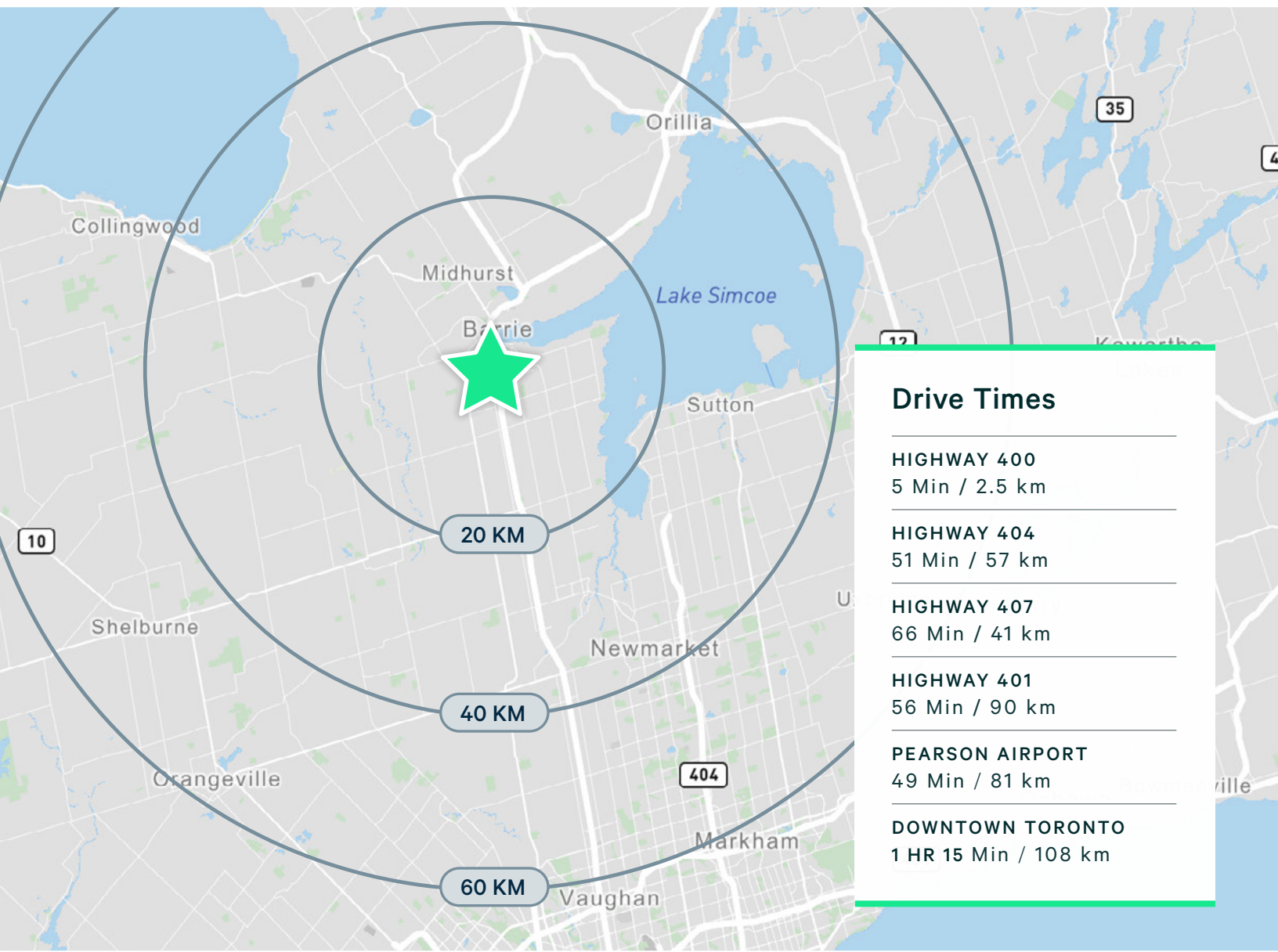
BARRIE TRANSIT ROUTE 2A/2B
Downtown Barrie Terminal to Park Place

BARRIE TRANSIT ROUTE 3A/3B
Barrie South Go to Downtown Barrie Terminal

Demographics

	30 KM	60 KM	90 KM	BARRIE
POPULATION	402,790	1,517,013	7,308,577	167,721
LABOUR	329,372	1,250,810	6,138,377	136,792
MEDIAN AGE	39.7	41.6	39.8	38.1





Drive Times

HIGHWAY 400
5 Min / 2.5 km

HIGHWAY 404
51 Min / 57 km

HIGHWAY 407
66 Min / 41 km

HIGHWAY 401
56 Min / 90 km

PEARSON AIRPORT
49 Min / 81 km

DOWNTOWN TORONTO
1 HR 15 Min / 108 km

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