

FOR SALE

2.78 INDUSTRIAL ACRES

11 Greengage Road
New Lowell, ON L0M 1N0

\$799,000



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PROPERTY DESCRIPTION

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

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Property Description

This industrially zoned land is strategically located in a thriving industrial neighborhood in Clearview Township. Located on a cul-de-sac, this industrial node is serviced with 3-phase power, city water, and natural gas, providing infrastructure suitable for industrial operations. With property taxes that are 20% lower than Barrie, and competitive development charges of \$17.44/sf, this is a cost-effective opportunity to build a customized facility, whether you're a new business or an established one looking to right-size your operation.

SECTION I

Property Details



PROPERTY DETAILS

2.78 Acres - Industrial Land
11 Greengage Road | New Lowell, ON L0M 1N0

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Property Details

Price:	\$799,000
Land:	2.78 Acres
Zoning:	MR - Restricted Indust.
Servicing	Water, 3-phase Power, Natural Gas
Property Tax:	\$3,109.71 (2024)
Development Charges:	\$18.67/sf (Township, County, Education)

SECTION II

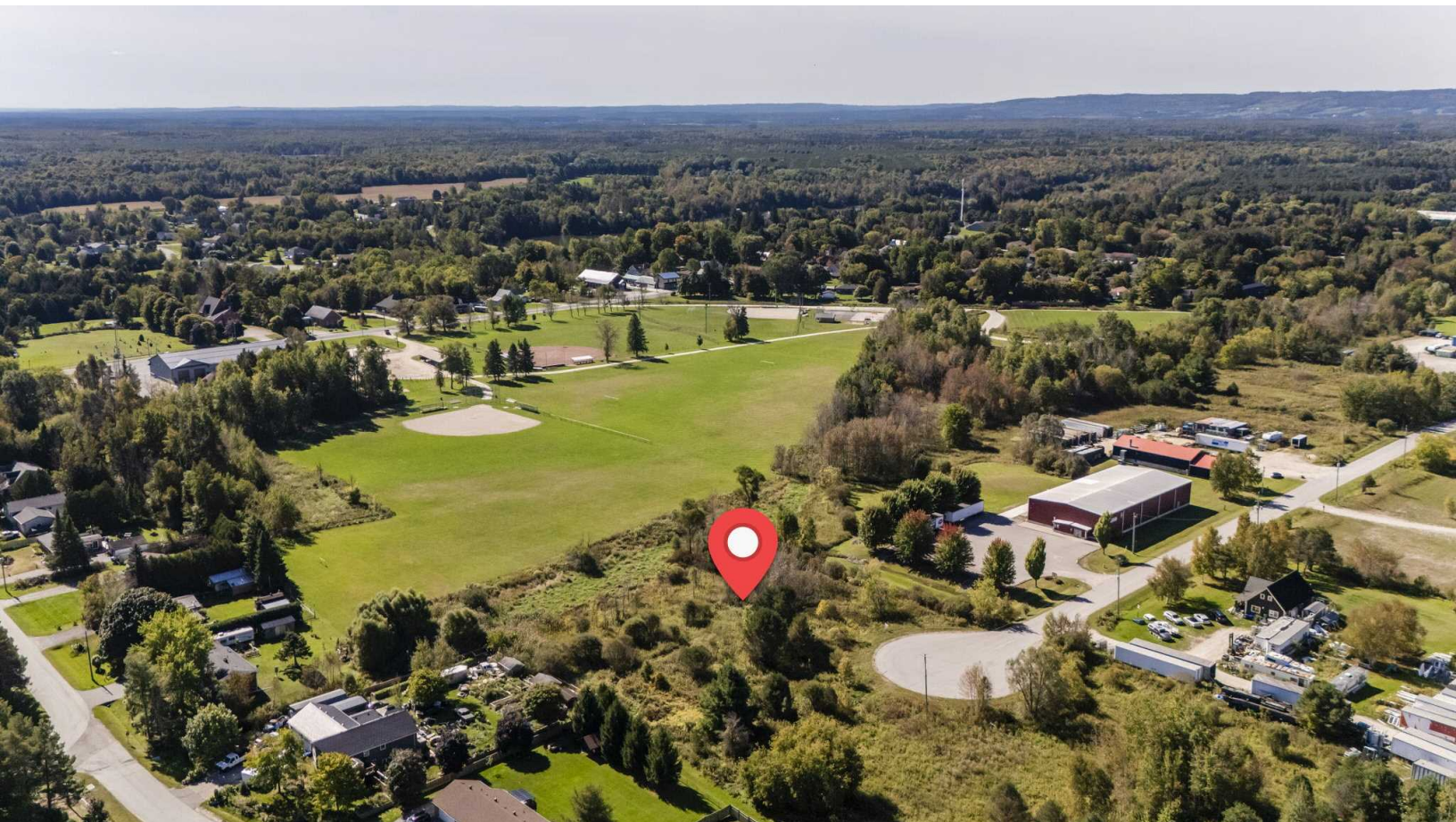
Photos



PHOTOS

2.78 Acres - Industrial Land
11 Greengage Road | New Lowell, ON L0M 1N0

07

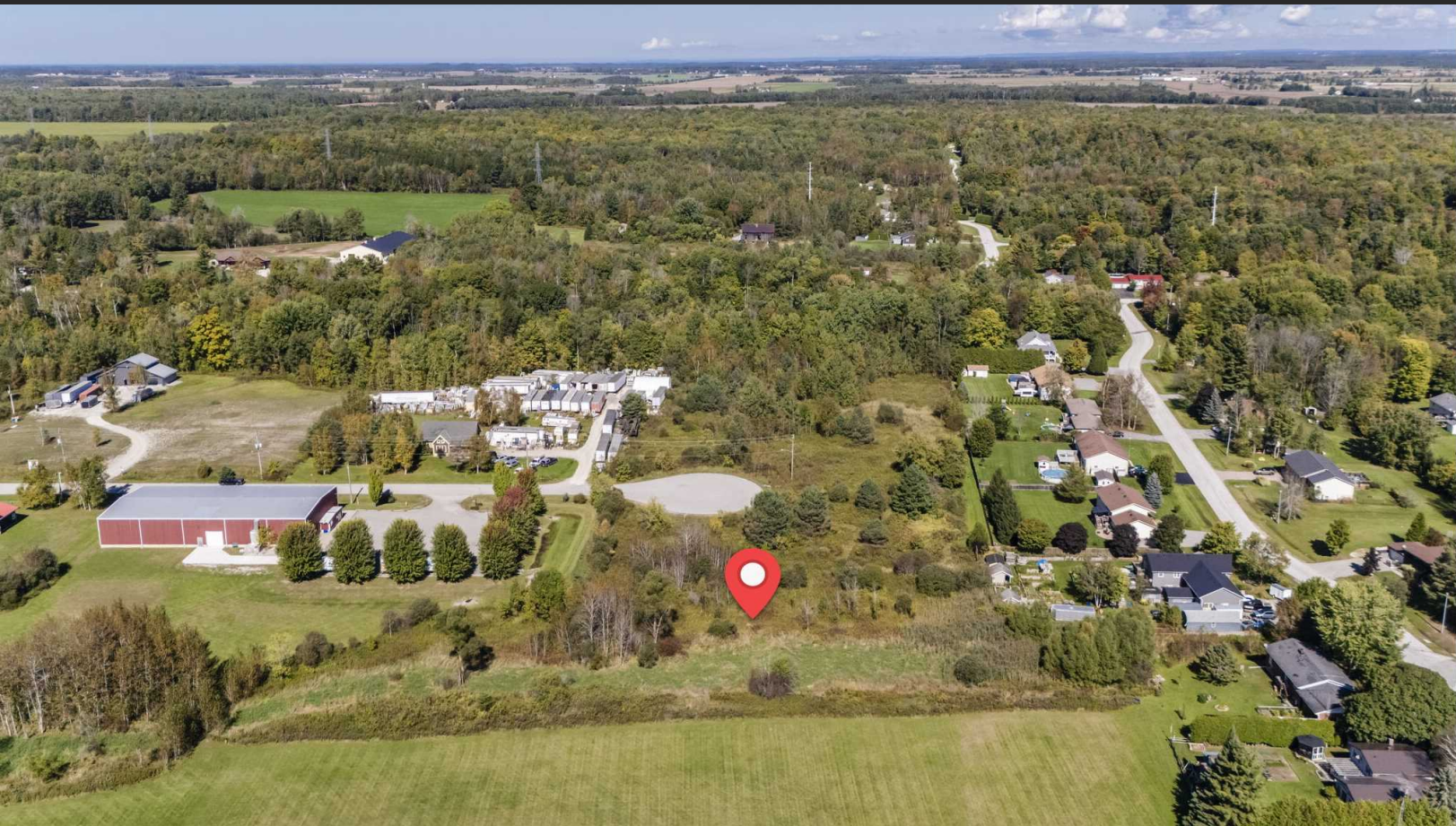


PHOTOS

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

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DRONE FOOTAGE

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

09



Click the YouTube Icon Below
to view the Drone Footage



SECTION III

Maps



11 Greengage Road | New Lowell, ON L0M 1N0

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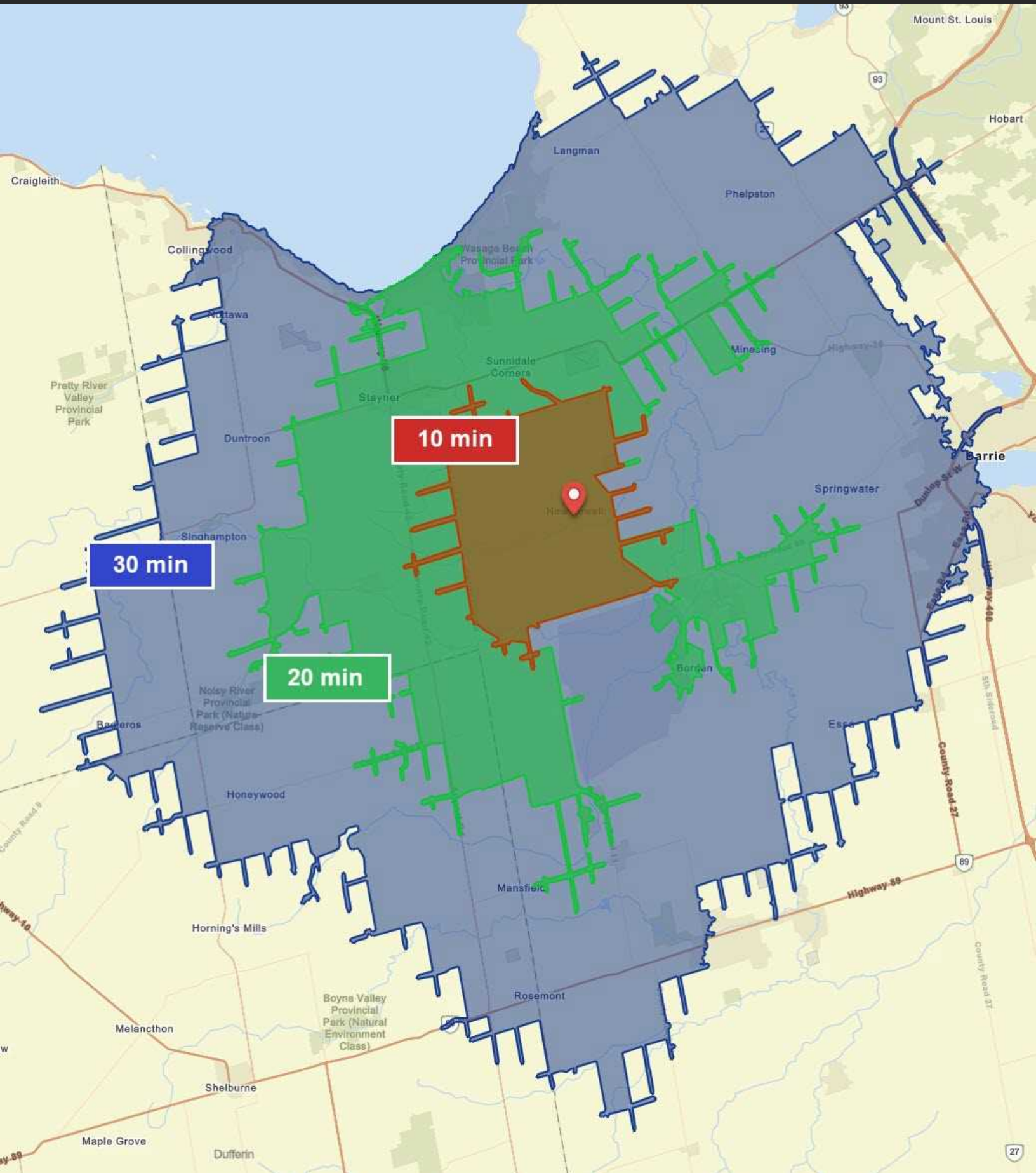
Map data ©2025 Google

DRIVE TIMES (10-20-30 MIN)

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

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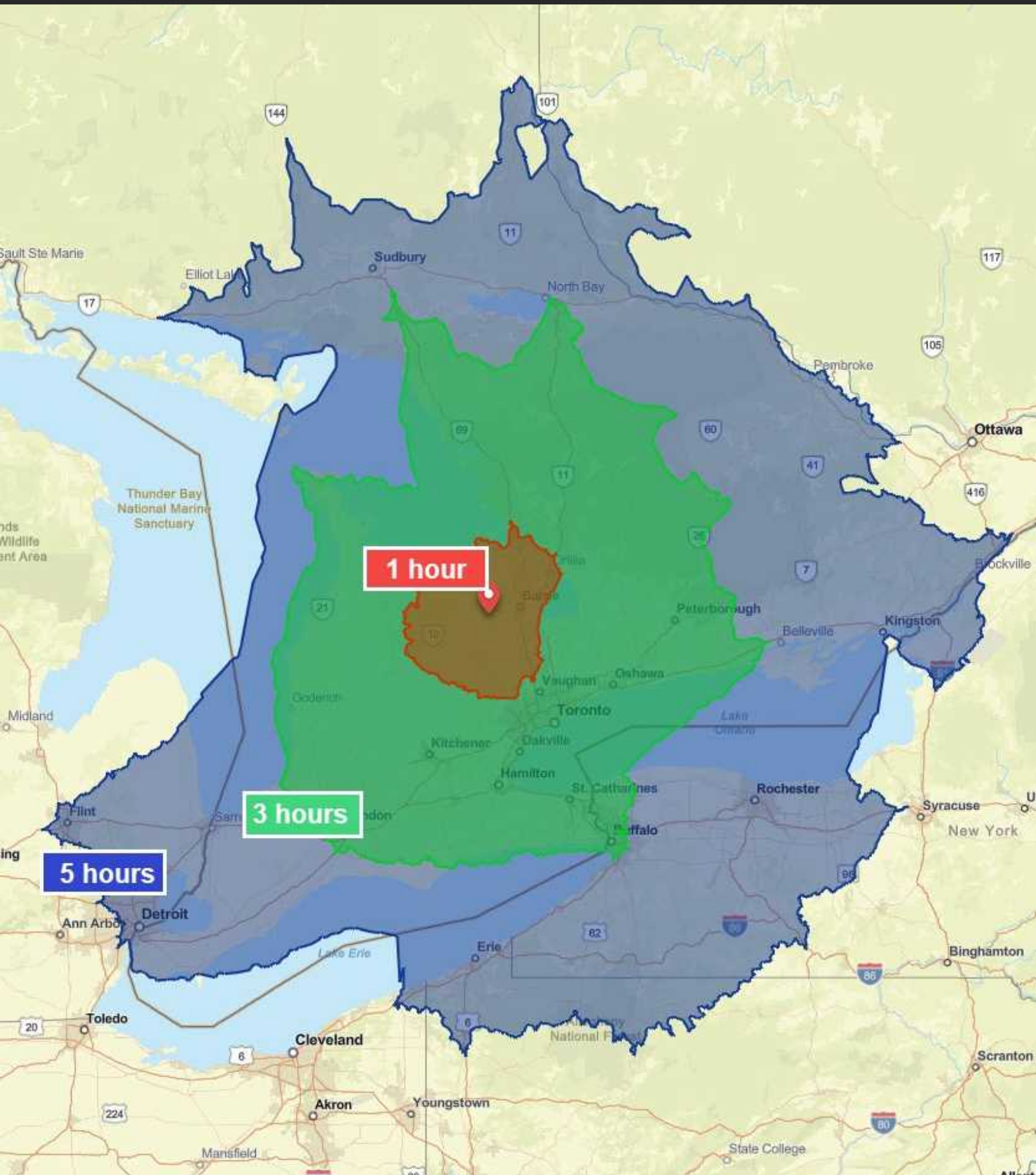


DRIVE TIMES (1-3-5 HR)

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

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AERIAL MAP

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

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SECTION IV

Planning

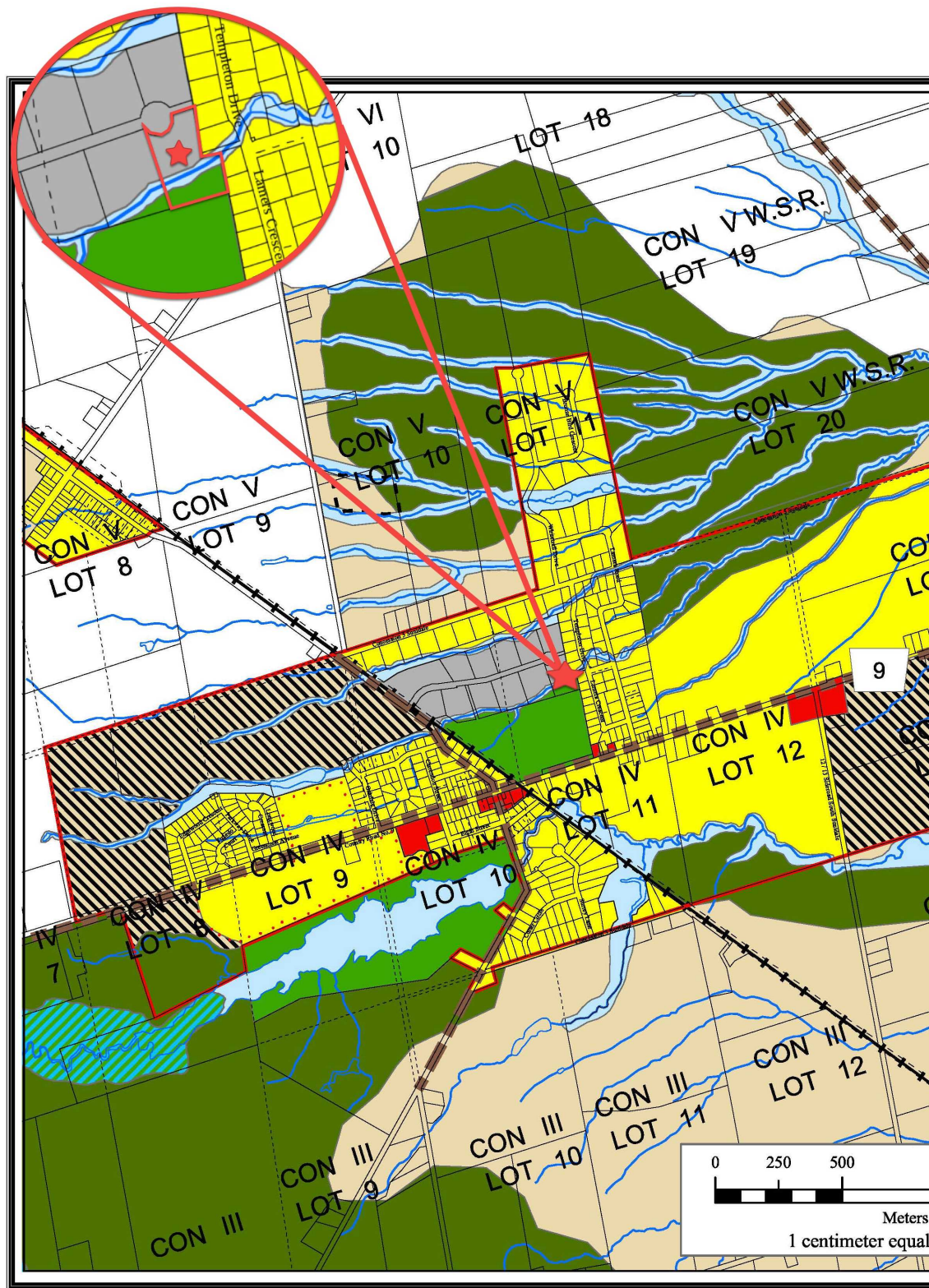


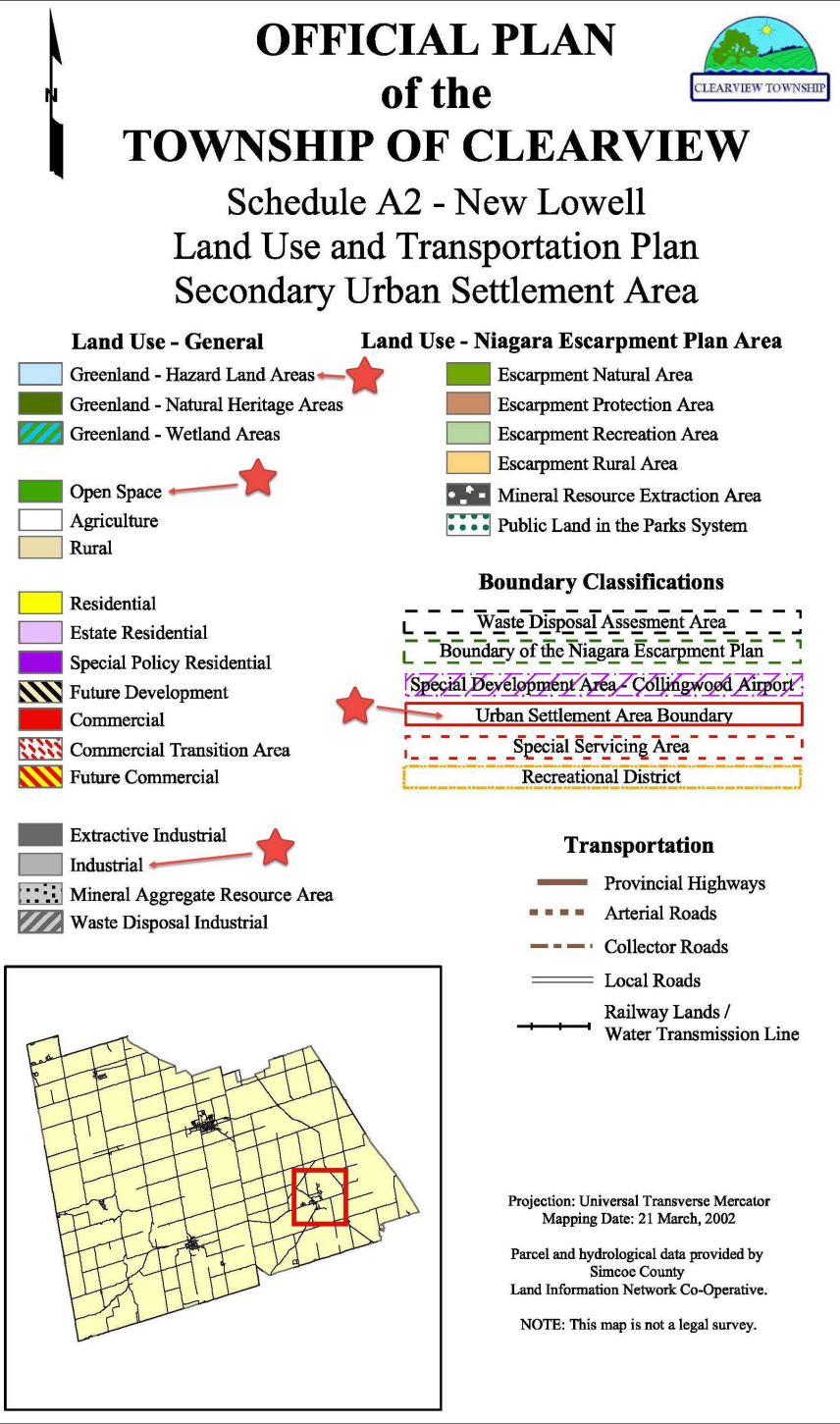
OFFICIAL PLAN

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

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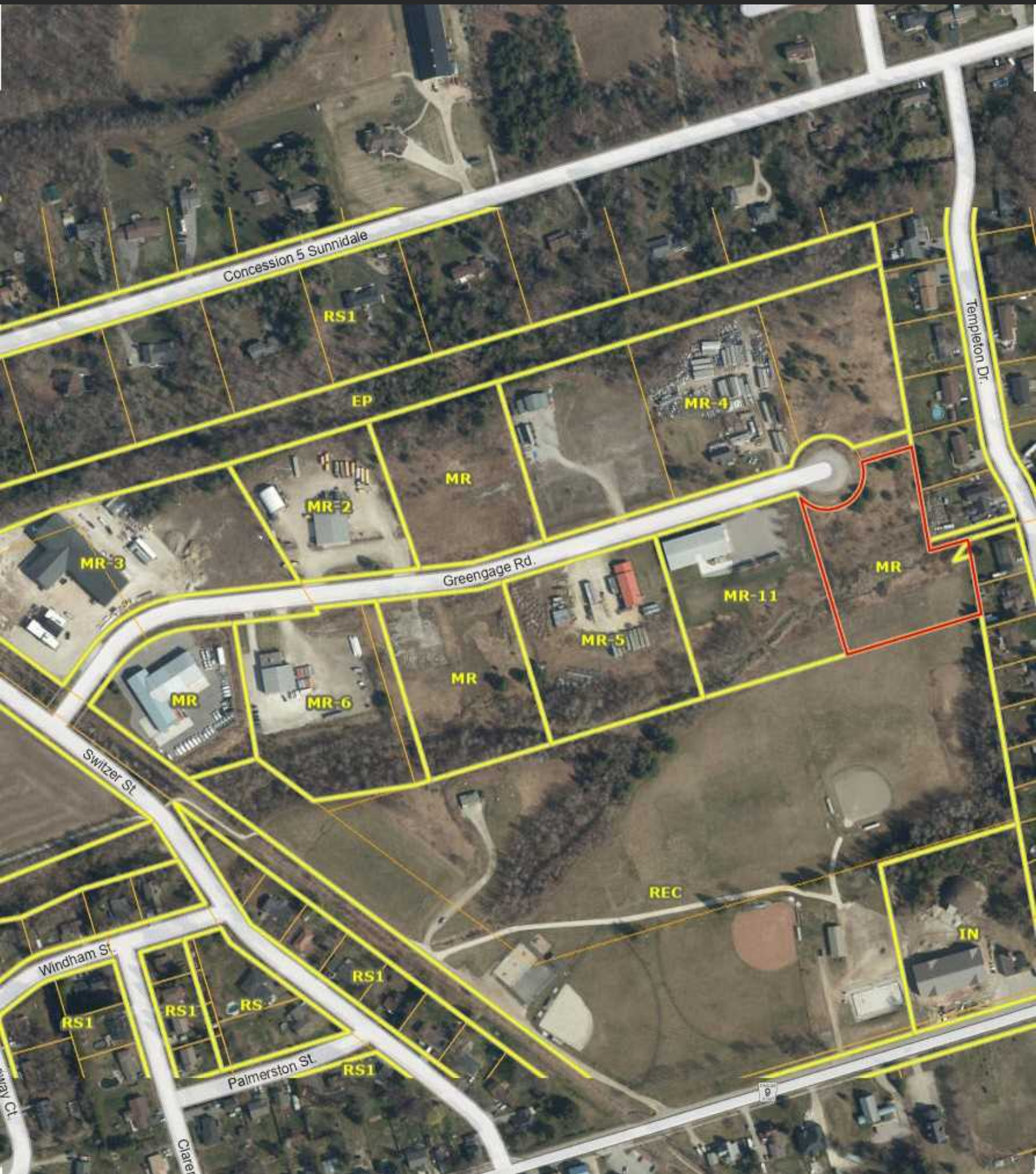


ZONING MAP

2.78 Acres - Industrial Land

11 Greengage Road | New Lowell, ON L0M 1N0

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3.27 RESTRICTED INDUSTRIAL (MR)

3.27.1 PERMITTED USES

PRIMARY USES

Any of the following uses which are intended to be light industrial and accessory uses:

- Adult entertainment businesses;
- Assembly halls;
- Broadcasting and communication establishments;
- Commercial self-storage facility;
- Dairy products plant;
- Data processing centre;
- Dry light manufacturing, processing, repairing, fabricating and assembly operations;
- Food processing establishment;
- Home improvement outlets;
- Industrial laundromats and/or dry-cleaning establishments;
- Light equipment sales and rental establishments;
- Moving company;
- Warehouses;
- Printing or publishing establishments;
- Research establishments including laboratories;
- Restaurant;
- Towing compound;
- Wineries and breweries

ACCESSORY USES

- Accessory business and administrative offices;
- Accessory outdoor storage;
- Accessory outside display and sales;
- An accessory retail outlet for the purpose of sale of goods and materials produced on the premises.

[Click here for the full Municipal Zoning By-Law's](#)

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- An accessory retail outlet for the purpose of sale of goods and materials produced on the premises.

Minimum Lot Frontage	30m
Minimum Front Yard	15m except where use on opposite side of the street is industrial shall be reduced to 7.5m
Minimum Lot Area	0.2 ha
Minimum Rear Yard:	5 m except where adjacent to a non-industrial zone boundary shall be increased to 15 m
Minimum Interior Side Yard:	2 m except where adjacent to a non-industrial zone boundary shall be increased to 15
Minimum Exterior Side Yard:	15m
Maximum Lot Coverage	50% on private or partial services; 70% on full services
Maximum Height of Principal Buildings and Structures:	18 m
Maximum Height of Accessory Buildings:	18 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

- Notwithstanding the above provisions, where a lot is serviced by a private sewage disposal system, the minimum required lot size is 0.4 ha.
- No industrial use shall be located any closer than 20 m to a residential or institutional building.
- All uses, other than accessory outdoor storage or accessory outside display and sales, must be carried out in a fully enclosed building.
- To ensure compatibility between on and off site uses, landscaping screens and buffers shall be required in accordance with the provisions of this By-law. Landscape screens shall have a minimum width of 3 metres.
- It is the purpose of this provision of the By-law to establish reasonable and uniform regulations to prevent the concentration of adult entertainment businesses within the Township of Clearview.
- It is the intent to promote the health, safety, and general welfare of the citizens of the Township of Clearview; and, it is the intent of this that the regulations be utilized to prevent problems of land use incompatibility which may accompany and may be brought about by the concentration of adult entertainment businesses.
- The provisions of this By-law have neither the purpose nor effect of imposing limitation or restriction on the content of any communicative materials, including sexually oriented materials or to unlawfully restrict or deny access by adults to sexually oriented materials; and, neither is it the intent, nor effect of this By-law, to condone or legitimize the distribution of such materials.
- Adult entertainment businesses are permitted in the Restricted Industrial zone by amendment to this By-law. Notwithstanding any other provision of this By-law, no adult entertainment business shall be permitted within 200 metres of another existing adult entertainment business or one for which a building permit has been applied for. No adult entertainment business shall be permitted within 200 metres of any existing dwelling or residential zone boundary, within 50 metres of any commercial zone boundary, and within 300 metres of any school, daycare, or place of worship. These separation distances shall be measured in a straight line from property boundary to property boundary without regard to intervening building, structures, or uses.

SECTION V

Presented By



**STEPHANIE MAYE, CCIM, SIOR**

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Maven Commercial Real Estate, Brokerage
19 Poyntz Street, Suite 100 Barrie, ON L4M 3N8

After 21 years as a top real estate professional, and nine years specializing in Commercial and Investment Sales, I founded Maven Commercial Real Estate, recognizing that there was a lack of dedicated commercial real estate brokerage and advisory services to support the data driven decision making requirements of institutional and private capital investors who are invested in Barrie and Simcoe County.

With longstanding roots in Simcoe County dating back to the 1800s, you can imagine the breadth and depth of connections and relationships that time would allow to develop, and because of that, MAVEN is based on a foundation of loving this community and seeing it flourish through the investment, hard work and wisdom of the risk takers at large who believe in this community. We make a point of being continually involved both locally and globally to maximize every opportunity for our clients. As a cohesive team, we are stretching and growing to continually learn new ways to provide out-of-the-box strategies to help our clients experience win-win solutions every time and dig deep to back it up with real data.

We are excited at the opportunity to provide real insight and value to Commercial Real Estate stakeholders and invest our resources alongside our clients in the journey ahead!

Your **MAVEN** Team

Stephanie Maye
SIOR CCIM



Co-Founder
Broker of Record

Blair Maye



Co-Founder
Chief Operating Officer

Kristy Novis



Operations
Manager

Chelsea Burns



Licensed Assistant
to Stephanie Maye

Devyn Burgess



Research Analyst

Jakelin Vega



Transaction
Coordinator

Taylor Matson



Transaction
Coordinator

Rachel Kiezebrink



Client Experience
Coordinator

MAVEN'S AFFILIATED ASSOCIATIONS



Canadian Council of Realtors
Member Since 2004



Member Since 2015
Director 2015-2017



Member Since 2004



Canadian Real Estate Association
Member Since 2004



Integrated Member



Society of Industrial &
Office Realtors



Member Since 2004



Certified Commercial Investment
Designee - Past President CCIM
Central Chapter 2019

MAVEN

COMMERCIAL REAL ESTATE

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