

241 & 251 KING ST.

FOR LEASE IN BARRIE



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Property Details:



Address: 241 & 251 King St., Barrie

Location: Maplevue Drive W and Reid Drive, Barrie

Description: Two New Multi Unit Industrial Buildings with a total of 12 units ranging in size from 2594 sq.ft

Finished office Space: As per Plan

Clear Height: 21 Feet

Drive In doors: 14 x 14 feet

Power: 60 amp 600 Volts (Speak to L.A. for power requirements)

Warehouse Heating: 2 Gas Fired Unit Heaters

Office HVAC: Heated and Cooled by Mitsubishi Ductless Unit; Baseboard Heaters in Vestibule

Zoning : LI- Light Industrial

Lease Rates: \$15.00 -\$16.00/ sq.ft. net

TMI: \$5.50 / sq.ft. Est: 2023

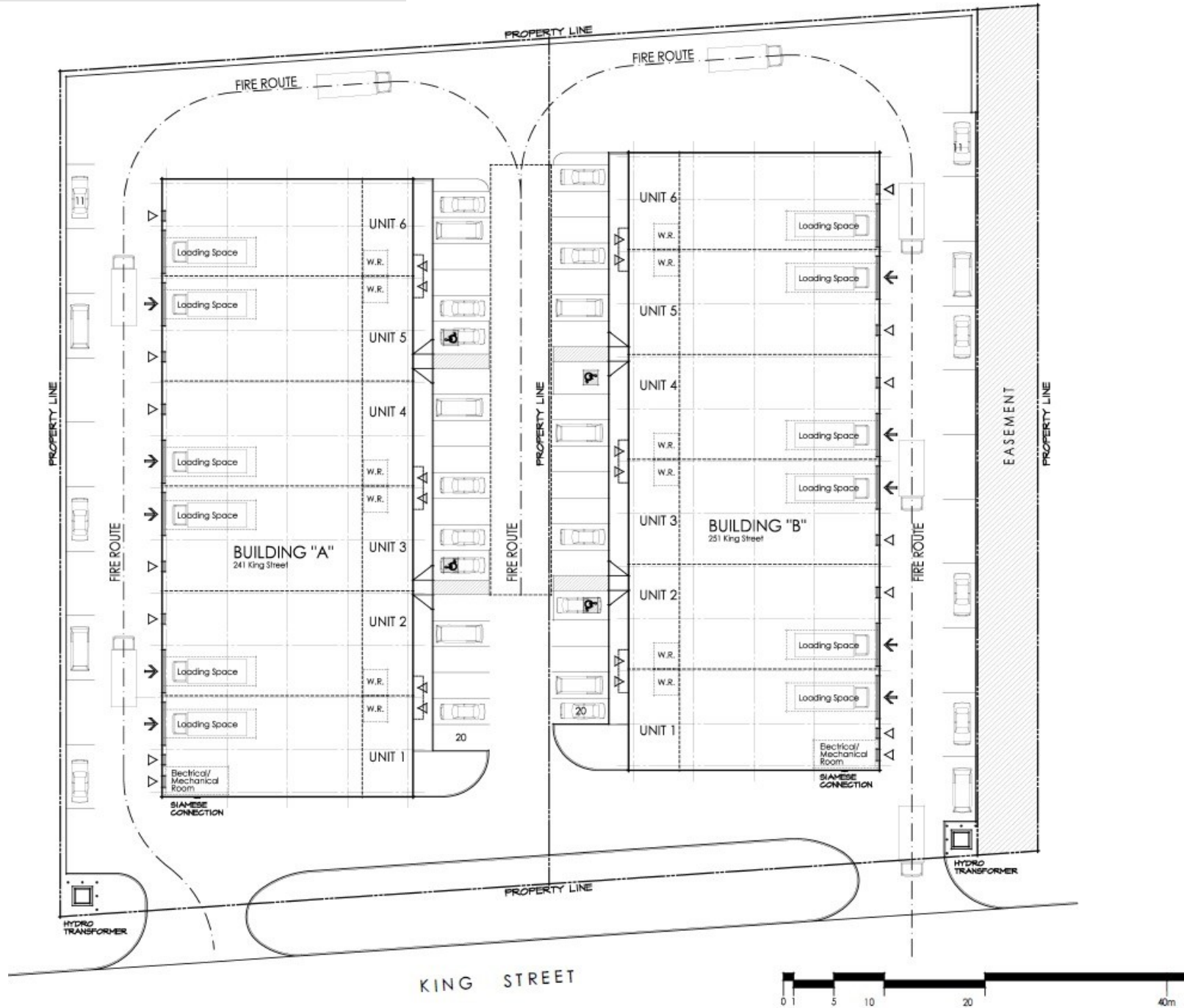
Possession: Immediate

HIGHLIGHTS

- Located in the Highly Coveted South Barrie Business Park
- Easy Access to Hwy 400 via Maplevue Interchange,
- Close proximity to Highway 400
- Maplevue Drive West Transit to Go Station
- The area is home to numerous restaurants and shops.
- Barrie is a growing city with a booming economy that presents numerous opportunities for businesses of all sizes.



BUILDING PLAN









		241 King Street			
Unit #	Total Floor Area	Office Area	Industrial Area	Common Area	Gross Leasable Area (GLA)
1	Leased				
2	Leased				
3	Leased				
4	Leased				
5	Leased				
6	2,703.89	471.14	2,232.75	37.14	2,741.03
Total	16,984.25	3,064.81	13,919.44	222.84	17,207.09

		251 King Street			
Unit #	Total Floor Area	Office Area	Industrial Area	Common Area	Gross Leasable Area (GLA)
1	2,594.64	491.27	2,103.37	37.14	2,631.78
2	Leased				
3	Leased				
4	2,921.43	525.60	2,395.83	37.14	2,958.57
5	2,921.43	525.60	2,395.83	37.14	2,958.57
6	Leased				
Total	16,984.25	3,064.81	13,919.44	222.84	17,207.09

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ZONING PROVISIONS

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)
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⁾

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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			

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<i>Nursery or Garden Supply Centre</i>		X		X	
<i>Office</i>	X	X	X	X	
<i>Office, Medical</i>	X	X	X		
<i>Outdoor Display and Sales Area</i>		X		X	
<i>Photography Studio</i>	X	X			
<i>Private Club</i>		X			
<i>Recreational Establishment</i>		X			
<i>Restaurant as part of multi-tenant building</i>	X	X	X	X	
<i>Service Store</i>	X	X		X	
<i>Trade Centre</i>		X	X		
<i>Transmission Establishment, Cellular and Electronic</i>				X	X
<i>Veterinary Clinic</i>	X	X	X	X	
Agricultural Uses					
<i>Heavy Equipment Dealer</i>				X	
<i>Kennel</i>				X	
<i>Kennel in wholly enclosed buildings</i>		X			
Institutional Uses					
<i>Child Care</i>	X	X			
<i>Commercial School</i>	X	X	X		
<i>Industrial School</i>		X	X	X	
<i>Place of Worship</i>		X			
<i>Funeral Service Provider</i>		X			