

706 —

Bayview Drive

Barrie, Ontario



For Sale: Industrial Owner-User Opportunity

Freestanding Industrial Building
with Rear Yard

Lennard:

Executive Summary

The Opportunity

Lennard Commercial Realty, Brokerage has been retained by the Vendor to offer for sale a 100% freehold interest in 706 Bayview Drive, Barrie, Ontario. The Property comprises an approximately 10,695 SF, single-storey freestanding industrial building situated on approximately 0.99 acres within South Barrie's established Bayview and Mapleview employment area.

Constructed in approximately 1980, the building offers approximately 20-foot clear height, two truck-level shipping doors, one approximately 10' x 12' drive-in door and paved surface parking spaces for the office area. With approximately 25% site coverage, the long parcel provides substantial rear-yard area and operational flexibility for a range of industrial users and contractors.

The Property is intended to be delivered with vacant possession, creating an opportunity for an owner-user seeking control over its long-term occupancy costs and operating premises. Its freestanding configuration, General Industrial zoning and proximity to Mapleview Drive East and Highway 400 may also appeal to private investors pursuing lease-up or longer-term repositioning.

Freestanding industrial properties of this size and configuration are limited within established South Barrie. The Property combines a manageable building size, functional shipping, rear-yard capability and regional accessibility in one offering.

 **Offering Price:**
\$3,580,000

 **Offering Process:**
The Property is being offered for sale without a formal bid date. Interested parties are invited to submit offers through the Advisor. Offers will be reviewed as received.





Opportunity Highlights



Owner-User Opportunity

Freestanding industrial building intended to be delivered with vacant possession, providing an occupier with long-term control over its operating premises.



Functional Industrial Building

Approximately 10,695 SF with approximately 20-foot clear height, two truck-level doors and one approximately 10' x 12' drive-in door.



Low Site Coverage and Rear Yard

Approximately 0.99-acre parcel with roughly 25% site coverage and a substantial rear-yard area.



Flexible General Industrial Zoning

General Industrial zoning supports a broad range of industrial and employment uses, subject to independent verification.



Highway 400 Connectivity

Established South Barrie location near Maplevue Drive East with convenient access to Highway 400, Simcoe County and the northern GTA.



Growing Regional Business Base

Barrie's Official Plan forecasts the city growing to approximately 298,000 residents and 150,000 jobs by 2051.

Property Overview



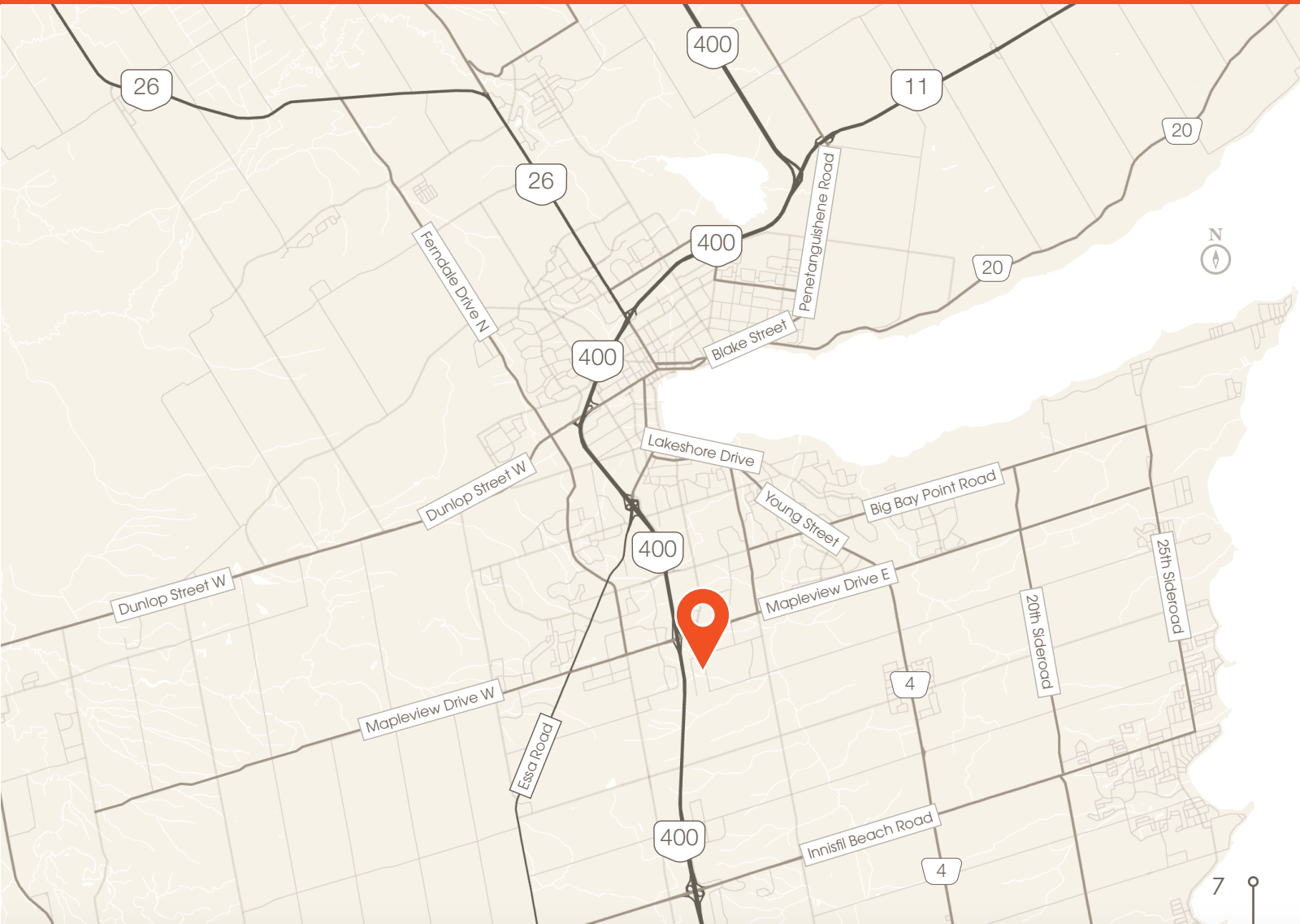
Property Address	706 Bayview Drive, Barrie, ON L4N 9A6
Legal Description	PT LT 8 CON 11 (BA), PTS 5 & 6 51R21659; S/T EASE OVER PT 1 51R32260 AS IN SC258270; BARRIE
PIN	58728-0385
Ownership	100% Freehold
Building Area	~10,695 SF
Site Area	~0.99 acres
Site Dimensions	~97.99 ft x 440.09 ft
Site Coverage	~25%
Zoning	General Industrial (GI)
Year Built	~1980
Construction	Masonry and steel frame
Clear Height	~20 ft
Shipping	Two truck-level doors and one ~10' x 12' drive-in door
Parking	Paved surface parking for office area
Possession	Vacant possession, timing to be confirmed

Property Location & Description

The Property comprises an approximately 10,695 SF, single-storey industrial facility situated on a long, approximately 0.99-acre parcel. The building fronts Bayview Drive, with surface parking at the front and functional loading and yard area to the rear. One truck-level door and one drive-in door support a variety of shipping, service and light manufacturing requirements.

Located within an established South Barrie employment area, the Property is positioned south of Maplevue Drive East with convenient access to the Highway 400 interchange. The surrounding node includes a mix of industrial, service-commercial and employment uses, supported by nearby retail amenities and Barrie's broader labour pool.

General Industrial zoning provides flexibility for a wide range of industrial and employment uses. The Property's low site coverage and substantial rear-yard area provide additional operational flexibility, subject to municipal approvals and a purchaser's independent review.



Area Overview

Connected to Barrie,
Simcoe County and the GTA

Approximate Drive Times

706 Bayview Drive, Barrie

Highway 400 and Mapleview interchange	~5 minutes
Barrie South GO	~10 minutes
Downtown Barrie	~15 minutes
Vaughan	~45 minutes
Pearson International Airport	~1 hour and 10 minutes
Downtown Toronto	~1 hour and 25 minutes

Travel times are approximate and traffic dependent.

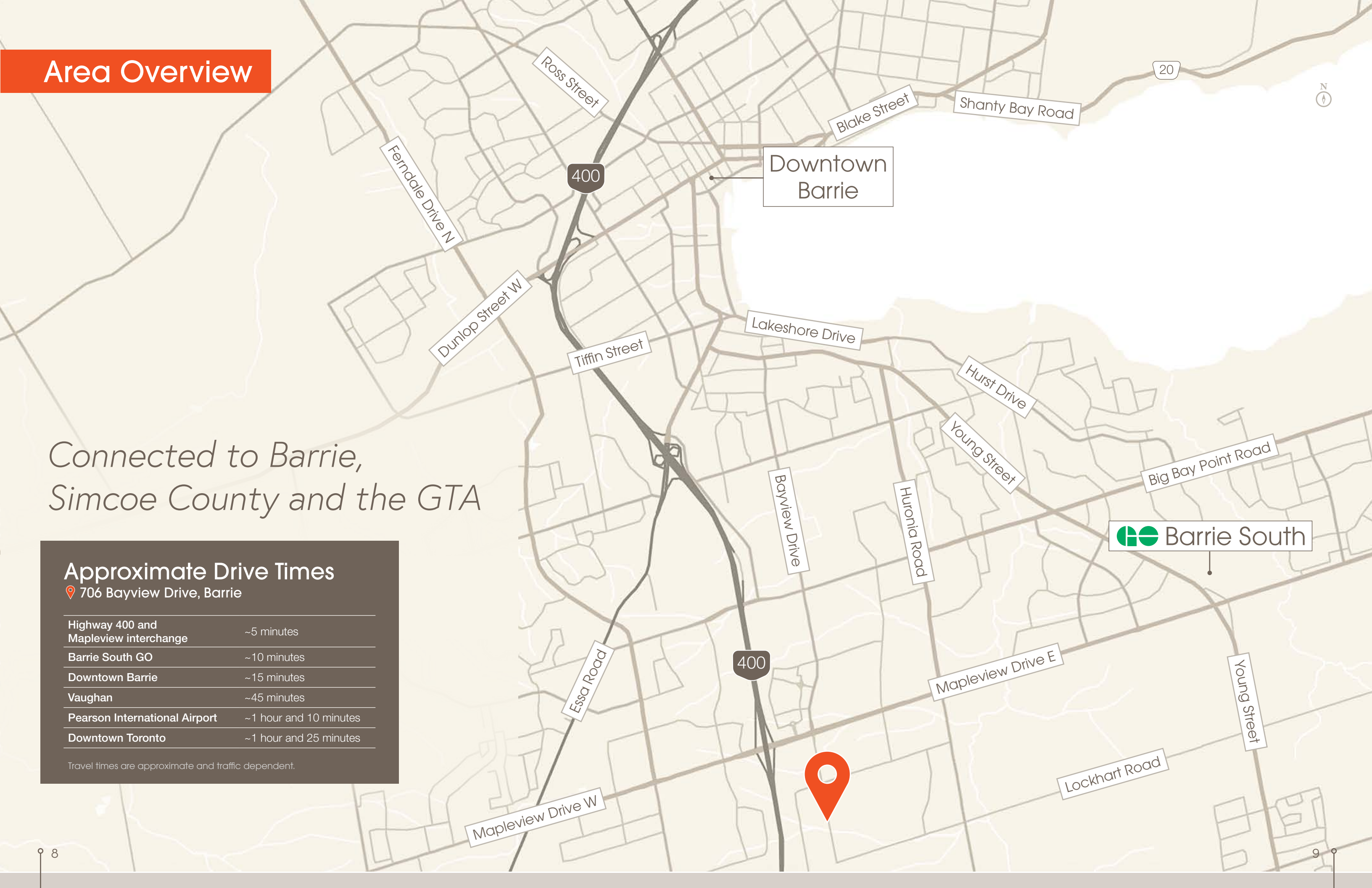


Photo Gallery

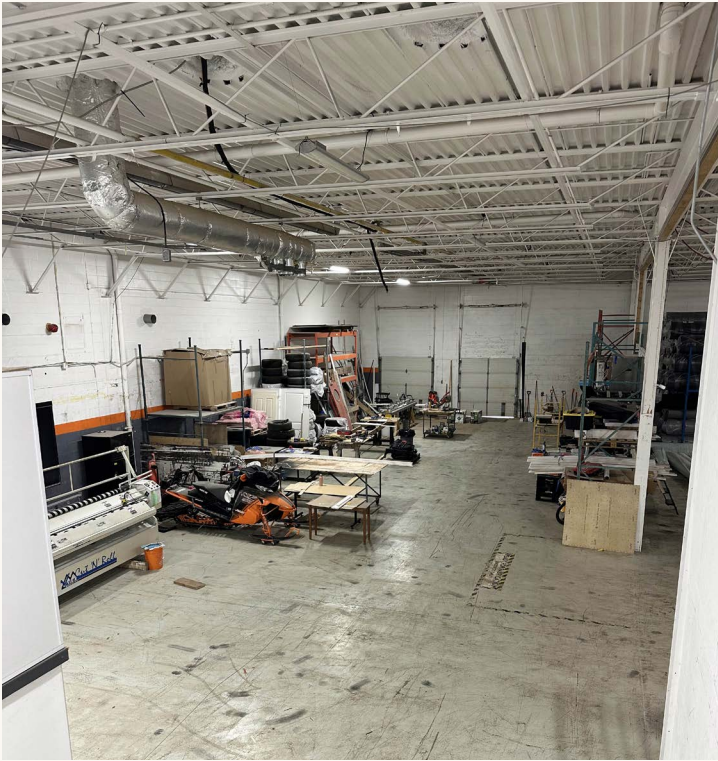
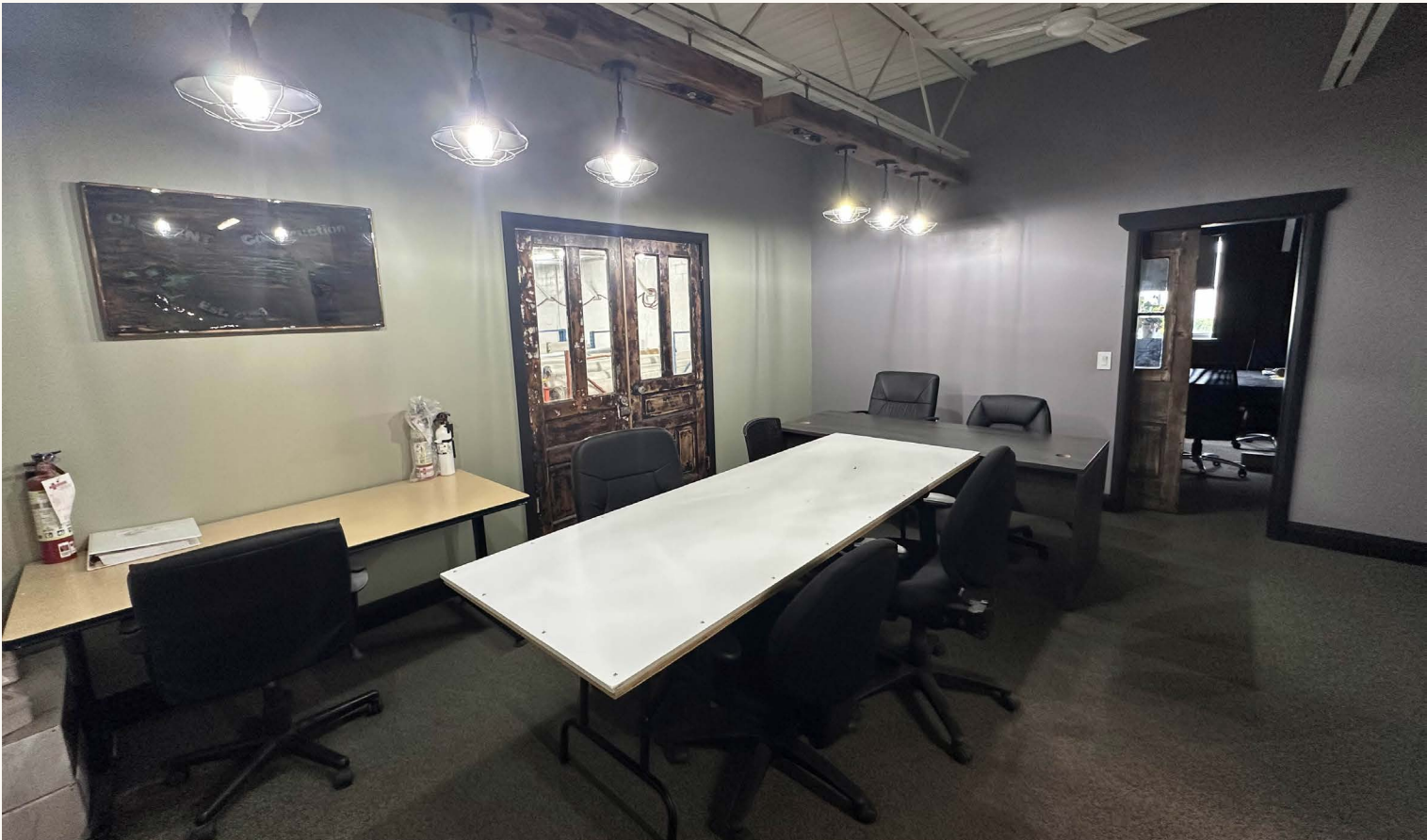
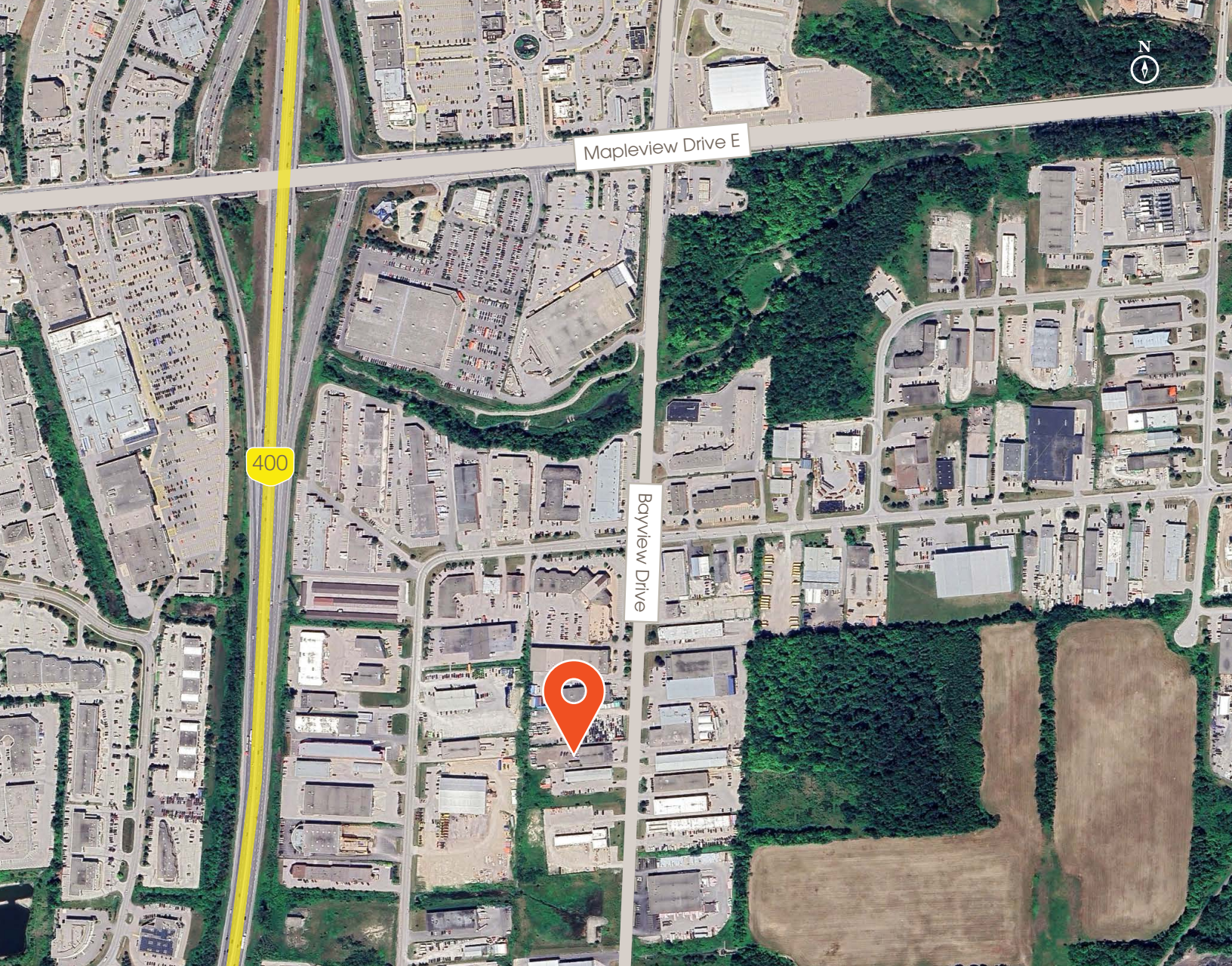


Photo Gallery





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