



Listing Brochure

500 Barrydowne Rd, Sudbury ON
Investment Opportunity

BROKERAGE CONTACTS

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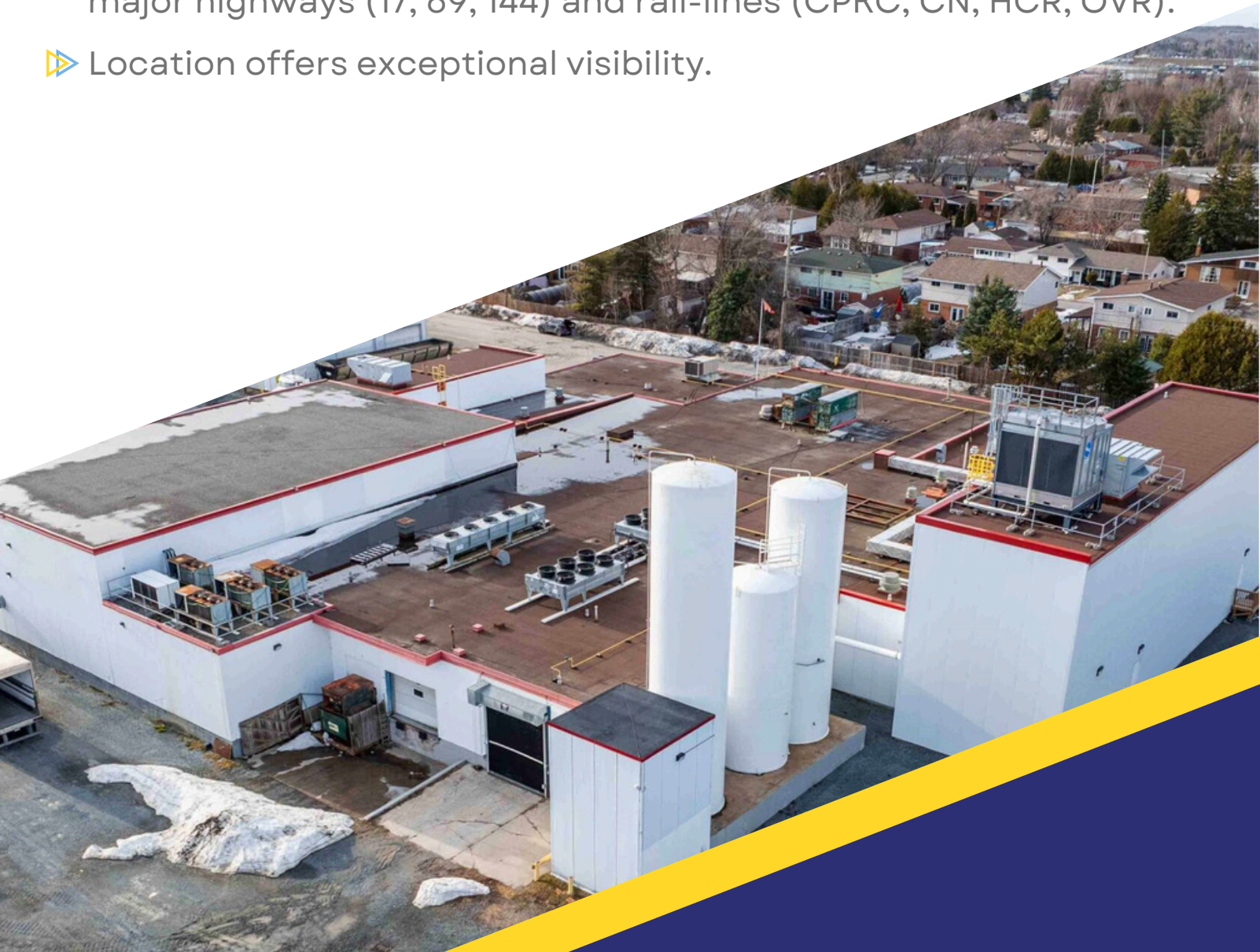
705-673-3000

mallettegoring.com

For Sale

500 Barrydowne Road presents a prime Industrial Investment & Owner-User Opportunity in Greater Sudbury, featuring:

- ▶ Flexible M1-1 Business Industrial zoning permitting a wide range of industrial, warehouse, service commercial, automotive, manufacturing, distribution, and office uses, ideal for both owner-users and investors seeking long-term adaptability.
- ▶ Substantial 36,087 ft² industrial facility with paved yard space and efficient site layout, delivering strong functionality for logistics, storage, and commercial production operations.
- ▶ Strategically located in Greater Sudbury with excellent access to major highways (17, 69, 144) and rail-lines (CPKC, CN, HCR, OVR).
- ▶ Location offers exceptional visibility.

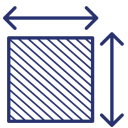




ATTN: INVESTORS



PIN: 735730368
ARN: 530701002602400



Site Area: Approx. 5.81 acres, 253,059.29sf
Building Area: Approx. 36,087sf
Main Building - 32,858sf estimated
Shop / Garage - 3,229sf estimated



Legal Description:

PCL 29057 SEC SES; PT LT 12 CON 4 NEELON AS IN LT190006 EXCEPT PT 2 SR322, PT 1 SR1149, PT 1 TO 4 SR3153 & PT 1 53R13568 AND EXCEPT PTS 1 AND 2 ON 53R20565; S/T PT 2 TO 6 SR1149 AS IN LT278793; S/T PT 2 & 3 53R13568 AS IN LT717373; S/T LT202413, LT213322E CITY OF GREATER SUDBURY



Zoning: M1-1

Investment Landscape

Greater Sudbury, ON



Population Growth

Greater Sudbury is the only city in Canada that benefits from both the Federal Rural Community Immigration Pilot and the Francophone Community Immigration Pilot. In combination with low unemployment and high median income, the city has seen significant population growth. The federal Census and StatsCan have indicated the **population has increased approx. 16% in 4 years.**

2021: 166,014; 2022: 175,307, 2024: 179,965, and 2025: 191,902



Strong Industrial Demand

Consistent demand for industrial, warehouse, and service commercial space driven by mining, manufacturing, clean tech, life sciences, transportation, and contractor-based industries across Greater Sudbury.



Strategic Transportation & Logistics Hub

Greater Sudbury is strategically positioned at the crossroads of Northern Ontario, with strong connectivity to Highways 17, 69, 144, four rail corridors, and major supply chains. Sudbury's central location in Ontario supports efficient distribution, warehousing, transportation, and logistics across local, regional, and national markets.



Amenities & Lifestyle of Greater Sudbury

- Urban, Suburban and Rural lifestyles are available in Greater Sudbury
- New Place des Arts cultural centre downtown, with a new \$65M Library & Art Gallery and \$200M Arena & Events Centre under construction
- Over 330 lakes within the City limits
- Numerous Conservation Areas, parks and trails
- 12 provincial parks within an hour's drive
- 29,500+ students currently enrolled in post-secondary education
- Located at the cross-roads of major highways and rail corridors

Diversified Local Economy

Greater Sudbury, ON



Mining

Greater Sudbury is home to the world's largest integrated mining industrial complex, with nine operating mines, two mills, two smelters, a nickel refinery and over 300 mining supply and service companies.



Healthcare

Healthcare and social services now represent a larger share of employment in Greater Sudbury than mining, driven by major employers like Health Sciences North and a high volume of social services, nursing, and community support roles. The City is actively recruiting for healthcare roles to address labour shortages.



Government

- The City of Greater Sudbury is a major employer with approx. 3000 employees
- CRA's Sudbury Tax Centre is a major employer with over 3000 employees
- Federal jobs in Sudbury related to FedNor, Natural Resources Canada, Indigenous Services Canada, Employment & Social Development Canada, and Veteran Affairs Canada.
- ServiceOntario offices & Provincial Ministries are located in Sudbury, including: Energy; Northern Development & Mines; Natural Resources & Forestry; Labour; Health & Long-term Care; Attorney General; Municipal Affairs & Housing; and Community and Social Services.

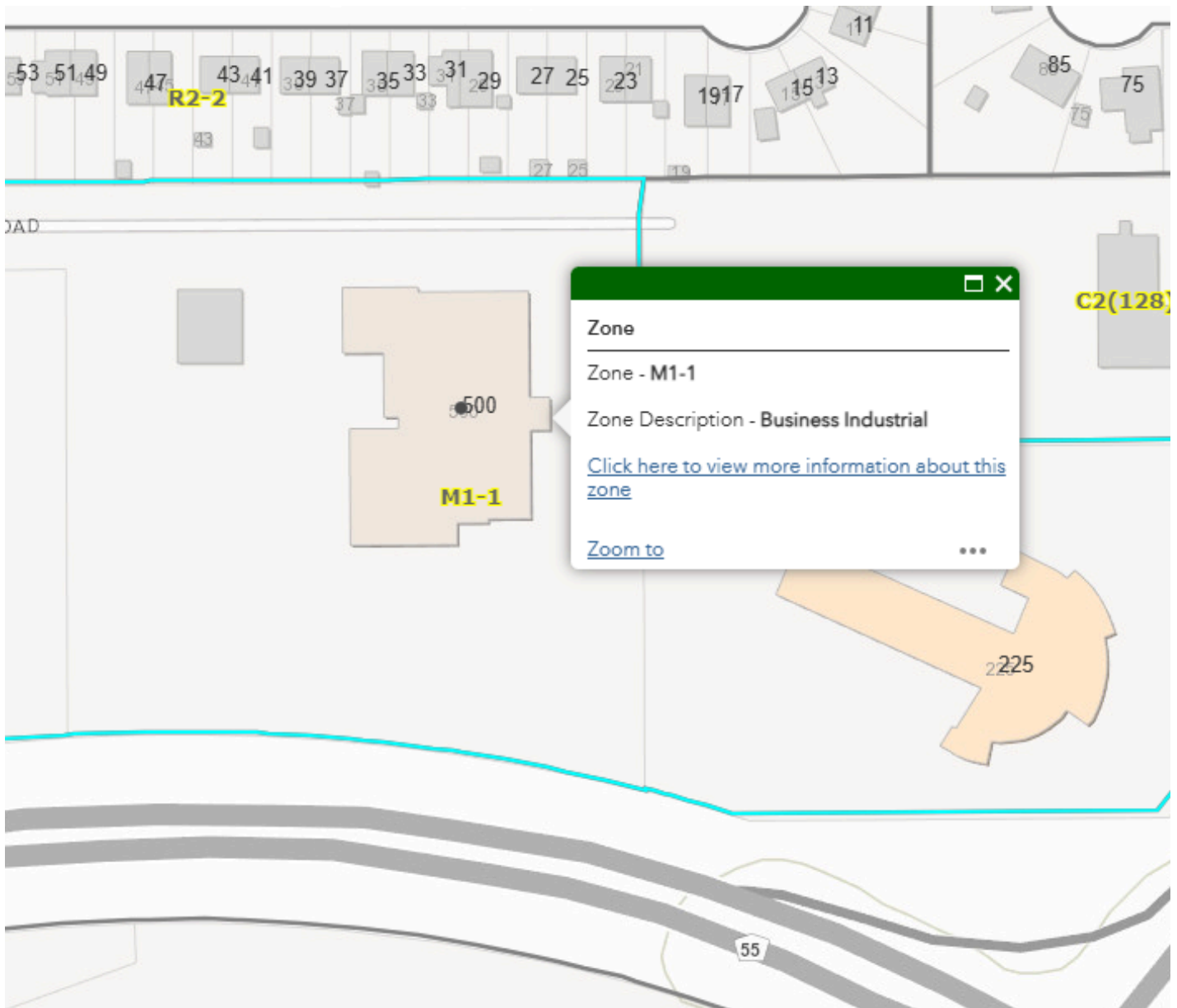


Education

Sudbury is home to nearly 30,000 post-secondary students across Laurentian University, McEwen School of Architecture, the Northern Ontario School of Medicine, Université de Sudbury, Cambrian College, College Boréal, Trillium College, and has four local school boards (two Francophone and two English).

Zoning

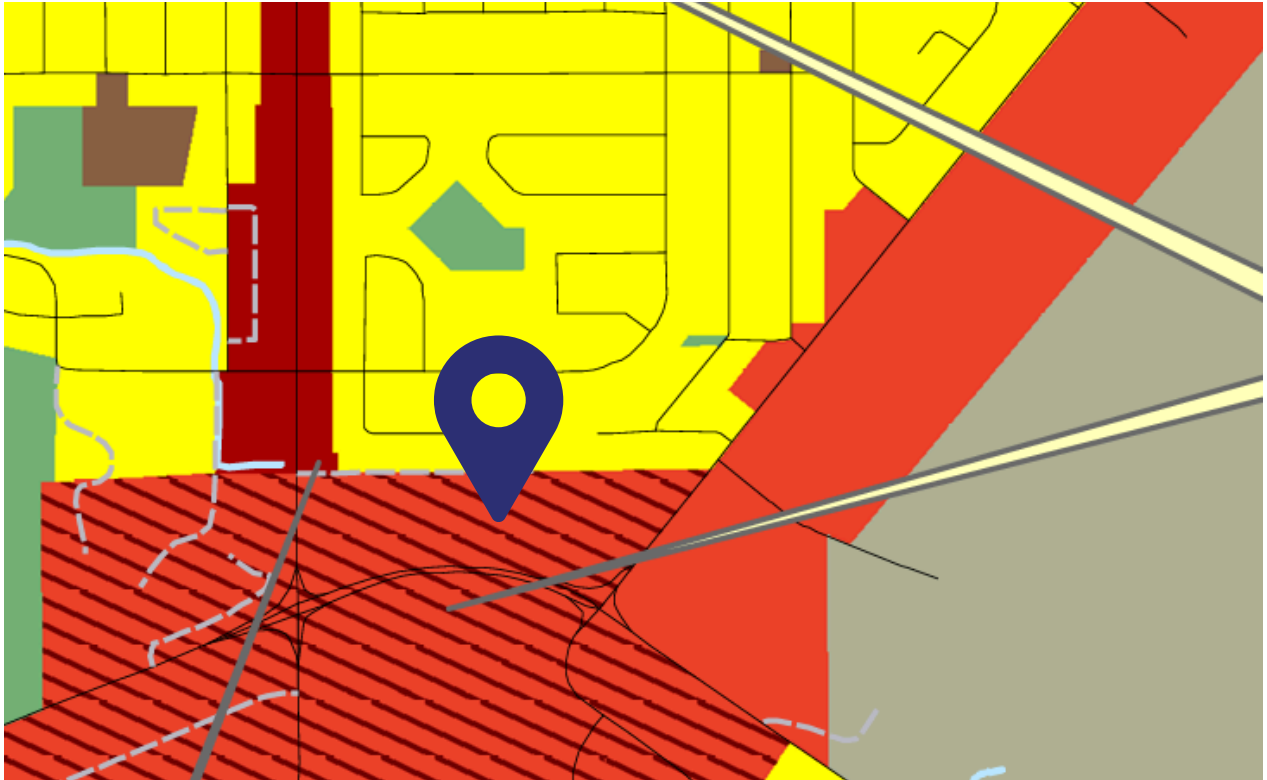
M1-1 Business Industrial



M1-1 Business Industrial provides industrial uses mixed with commercial, and City staff have described this zone as being perfect for business park developments, as well as service commercial opportunities.

USE	M1-1	M1	M2	M3	USE	M1-1	M1	M2	M3
Abattoir				X	Impounding Yard		X	X	X
Accessory Outdoor Display & Sales	X	X	X	X	Manufacturing, Processing and Assembly 1	X	X	X	X
Accessory Office	X	X	X	X	Manufacturing, Processing and Assembly 2				X
Accessory Outdoor Storage	X(4)	X(4)	X(4)	X(4)	Office	X	X	X	
Accessory Retail	X(3)	X(3)	X(3)	X(3)	Parking Lot	X	X		
Aggregate Transfer Site				X	Personal Service	X	X		
Agricultural Use					Place of Assembly	X	X		
Agriculture-Related Use			X	X	Place of Worship	X			
Animal Shelter or Clinic	X	X			Public Utility	X	X	X	X
Automotive Repair	X	X	X	X	Public Works Yard	X	X	X	X
Automotive Sales and Rental	X	X	X	X	Recreation Centre, Commercial	X	X		
Automotive Service	X	X	X	X	Research and Development	X	X	X	X
Broadcasting, Film or TV Studio	X	X	X		Hotel	X	X		
Cannabis Production Facility	X(5)	X(5)	X(5)	X(5)	Retail	X	X		
Commercial or Public Garage		X	X	X	Salvage or Wrecking Yard				X
Commercial Self-Storage Facility	X	X	X	X	Scientific or Medical Laboratory	X	X	X	X
Commercial Vehicle, RV, and Modular Home Sales and Service		X	X		School, Commercial	X(2)	X	X	X
Contractor's Yard			X	X	Service, Repair and Trade	X	X	X	X
Crematorium				X	Sewage Facility				
Data Storage and Processing Facility	X	X	X	X	Transit Terminal	X	X	X	X
Dry Cleaning Establishment	X	X	X	X	Transport Terminal			X	X
Eating Establishment	X	X	X	X	Warehouse 1	X	X	X	X
Fuel Depot				X	Warehouse 2	X	X	X	X
Gallery, Studio or Museum	X	X	X		Waste Disposal				
Garden Centre	X	X	X		Wholesaling Outlet	X	X	X	X
Heavy Equipment Sales and Rental			X	X	Winery	X	X	X	X

Official Plan Designation Regional Centres



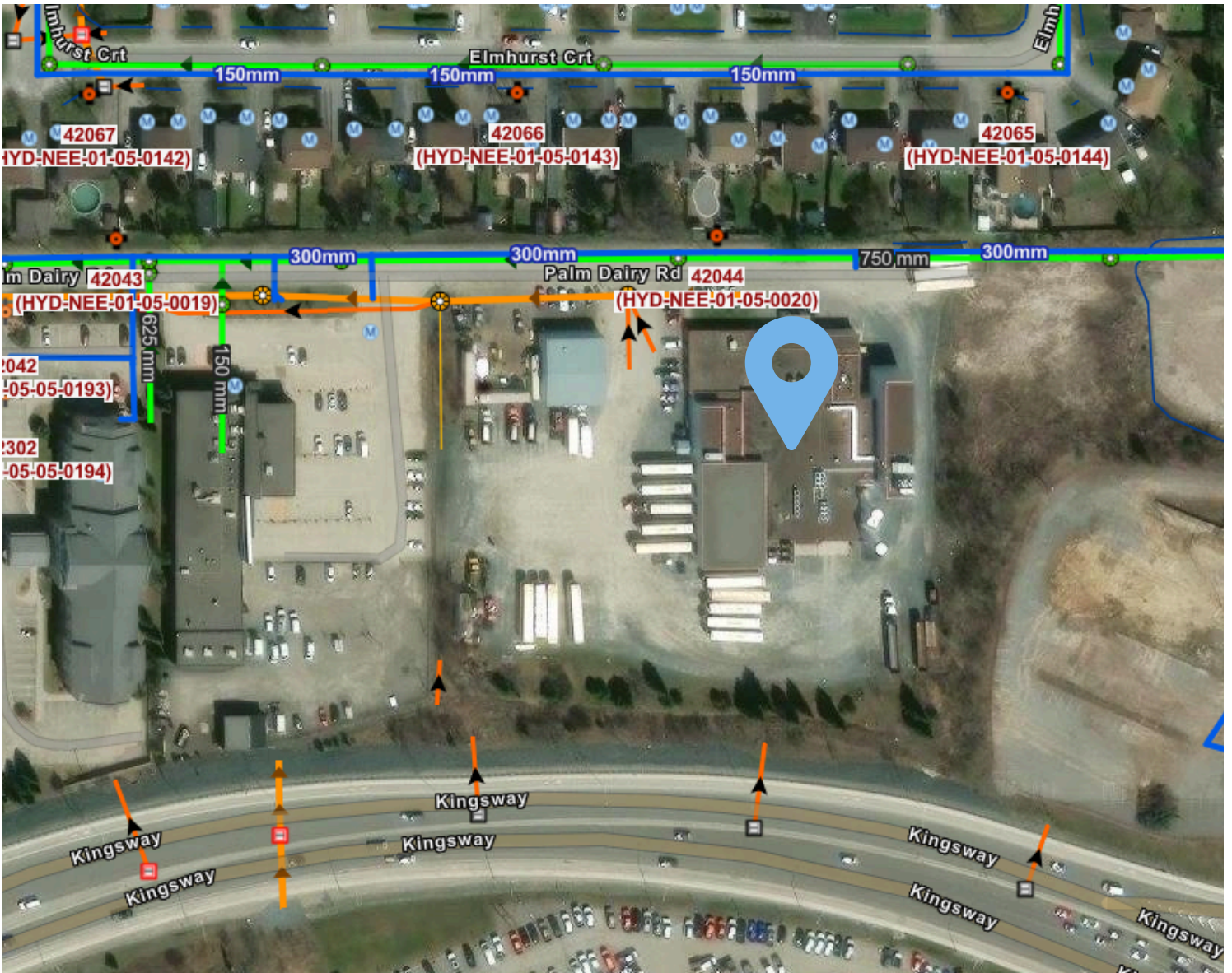
From the City's Official Plan: "Regional Centres are local and regional retail and tourism destinations and strategic core areas in northern Ontario." Only three Regional Centres are designated in the city. "Traditionally linked to retail and business services, Regional Centres may include other uses such as medium and high density residential, as a means of utilizing existing infrastructure and achieving increased urban intensification. The intent of this Plan is to encourage planning for these areas to function as vibrant, bikeable, walkable, mixed use buildings and districts that can accommodate higher densities and provide a broader range of amenities accessible to residents and visitors.

Regional Centres may be appropriate locations for certain light industrial uses which are conducted entirely indoors provided that appropriate landscaping and buffering can be established to shield any adjacent sensitive uses. Outside storage is not permitted unless it is for the purpose of displaying goods for retail sale." This site has "grandfathered" industrial zoning, but potential for everything from commercial to high-density residential.

*Source: City of Greater Sudbury Website

*All measurements, figures and details are estimates & should be verified prior to making business decisions.

Servicing Municipal Water/Wastewater

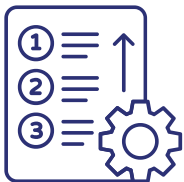
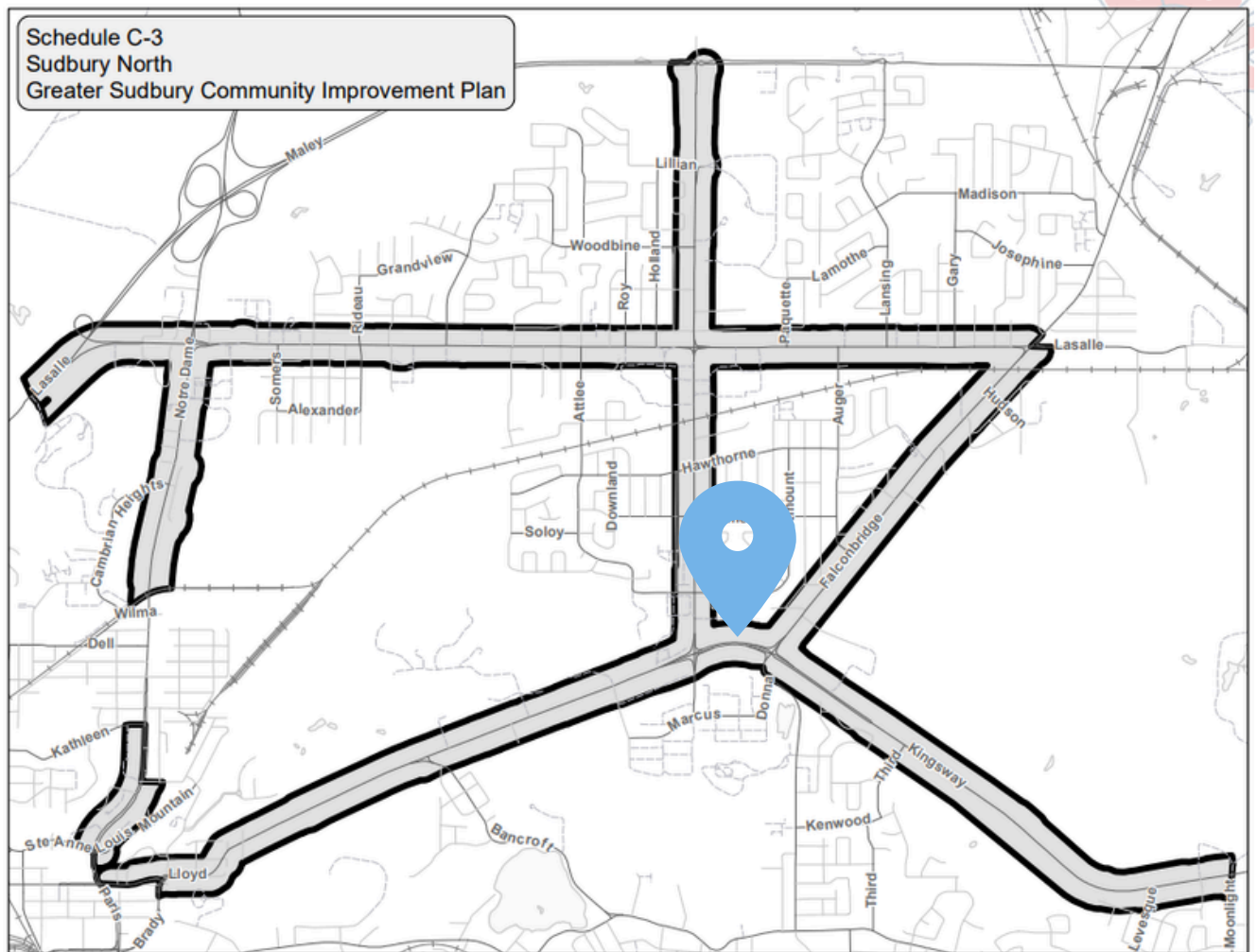


The property appears to be well-serviced with municipal water and wastewater, along Palm diary Road.

*Source: City of Greater Sudbury GIS Mapping

*All measurements, figures and details are estimates & should be verified prior to making business decisions.

City of Greater Sudbury's Greater Sudbury CIP (GSCIP)



The property appears within a “Corridor” as described by the GSCIP, which appears to give the property access to the Corridors Tax Increment Equivalency Grant (TIEG) & Affordable Housing TIEG.

Potential access to select City of Greater Sudbury redevelopment incentives may exist depending on future redevelopment plans and final GSCIP boundary confirmation.

*Source: City of Greater Sudbury Website

*All measurements, figures and details are estimates & should be verified prior to making business decisions.

Due Diligence Materials

Provided with a signed Confidentiality Agreement

Qualified parties who execute a Confidentiality Agreement will be granted access to a comprehensive due diligence package relating to the development potential of 500 Barrydowne Road, Sudbury, Ontario. The materials provided are intended solely for evaluation purposes and include:

Type of Study	Consultant	Year Produced
Original site Plan	N/A	1962
Environmental Site Assessment	Beak International Incorporated	2000
Assessment Report	Safetech Environmental Limited	2022
Draft Survey Certificate	Tulloch Geomatics Inc.	2023
Conceptual Drawing	Lactalis Canada (Canada Corporate Engineering)	2023
Architectual Expansion Plan	Shield Consulting Engineers Ltd	2024



[Complete the Confidentiality Agreement by clicking this link](#)



Meet your Team

Discover the Professionals Behind Your Success



Chris Tammi
Director & Broker of Record



Christine Rochon
Operations Manager



Geoff McCausland
General Manager



Erica Asante - Yeboah
Operations & Project Coordinator



Craig Grillanda
Sales Representative



Jim Gainer
Broker



Justin Muzzatti
Sales Representative

Corporate Profile



Why Choose Us?

Mallette-Goring is Northern Ontario's premiere full-service Commercial & Investment Brokerage, providing bilingual service to clients since 1977. The firm's extensive service offering is focused on supporting Investors, Corporate Tenants, and Commercial Landlords across Greater Sudbury and the north.

With a combined 100+ years of industry experience, a 5700+ contact database, and detailed market analysis, our team takes pride in helping every client achieve their goals.

Clients range from institutional investors and REITs to small investors, public sector, not-for-profit and corporate/small business.

Experienced & Connected

Our team of seven acts as referring office and local representation for national and international firms such as Cushman & Wakefield, CBRE, Colliers, Avison Young, JLL, etc. on a variety of client mandates including Office, Retail, Restaurant, Industrial, and Multi-Unit Residential Investment.

Several of our team members are local "home-grown" brokers/agents who are well-connected, care about our community, and are actively involved in the local development landscape. Our team has representation on the Greater Sudbury Chamber of Commerce, Downtown Sudbury BIA, Sudbury Real Estate Board, Development Liaison Advisory Committee, and other local boards/committees.



Market Analysis

We analyze the market to understand how best to set you up for success.



Showing Management

Our team coordinates timely showings and listens to feedback to find you the right fit.



Closing Deals

We manage and advise you on your transaction from start through to completion.

Specialties & Areas of Focus



Greater Sudbury's go-to source for Commercial Leasing, Investment and Sales expertise since 1977.



Firm Specialties

- Tenant representation
- Corporate relocation
- Acquisition & disposition advisement
- Market analysis & strategic advisement
- Asset valuation analysis
- Lease renewal and restructuring

We've got you covered

Through our team and partners our firm also supports a range of other mandates including Development & Project Management, corporate restructuring, portfolio disposition, estate planning, and Power of Sale.



Innovation

Collaborating to introduce new ideas, services, and opportunities to our clients and community.



Consultation

Public and private sector consulting to provide market analysis and investment / development support.



Solutions

Lease restructuring, financing, rezoning, sublease/assignment, gov't requirements, lease buy-out negotiations, and more.



Mallette-Goring Inc.
REAL ESTATE BROKERAGE

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