

INDUSTRIAL COMMERCIAL UNITS

**FOR
LEASE**

**\$14.00
SF/NET**

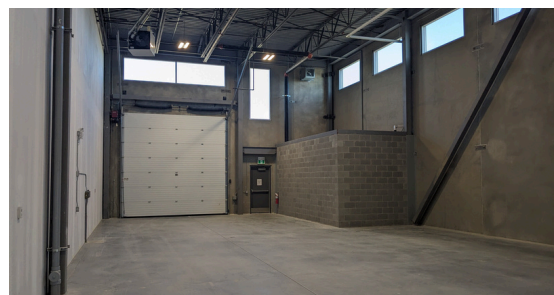


HIGHLIGHTS

- Located in the highly coveted South Barrie Business Park
- Close proximity to Hwy 400/ Mapleview Dr. interchange
- Mapleview Drive West Transit to GO Station
- Barrie is a growing city with a booming economy that present numerous opportunities for businesses of all sizes
- Corner Unit

UNIT DETAILS

- Warehouse Heating: 2 Gas Fired unit heaters
- Office HVAC: Heated and cooled by Mitsubishi Ductless Unit; Baseboard heaters in vestibule
- Clear Height: 21 Feet
- Drive in doors: 14 x 14 Feet
- Power: 60 amp 600 volts
- New Unit
- Zoning: LI - Light Industrial
- TMI: \$6.60/SF Est.
- Size: 2,594.64 SF
- \$0.25 SF Increase per Annum



CALL JOHN MESSINA, FRI, BROKER
REALINVEST CANADA INC. BROKERAGE
416-452-2430(DIRECT) 416-636-2228(O)

All information furnished regarding properties for Sale, Rental or Financing is from sources deemed reliable, but no warranty or representations are made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. This is not intended to solicit another brokerage's client.

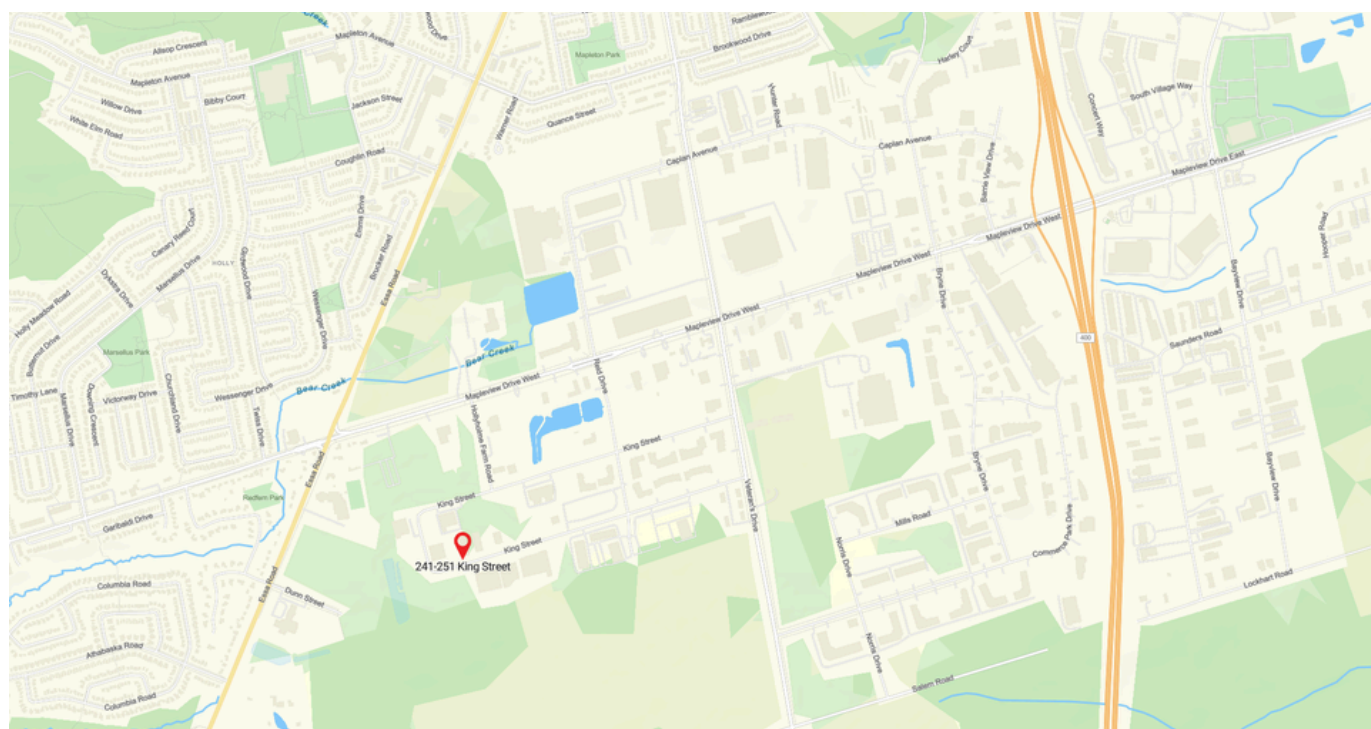
BUILDING PLAN

UNITS AVAILABLE: 251 King St. Unit 1



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UNIT DETAILS

		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	Leased				
5	Leased				
6	Leased				
Total	16,984.25	3,064.81	13,919.44	222.84	17,207.09

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ZONING PROVISIONS

FULL ZONING DOCUMENT
AVAILABLE [HERE](#)

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					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Cannabis Production Facility (By-law 2019-086)				X	
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				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 (By-law 2019-115)	X	X	X ⁽³⁾		
Building Supply Centre (By-law 2019-115)		X ⁽²⁾	X ^{(2) (3)}	X ⁽²⁾	
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			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	

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Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant (By-law 2019-115)	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Institutional Uses					
Child Care	X	X			
Commercial School	X	X	X		
Industrial School		X	X	X	
Place of Worship		X			
Funeral Service Provider		X			

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