



INDUSTRIAL SPACE FOR LEASE

UNIT 11 & 12 - 230 BAYVIEW DR., BARRIE, ON

RATE:

\$12.00 PSF

Danielle Ferguson

Sales Representative

(705) 730-3389

danielle@edlowerealestate.com

info@edlowerealestate.com

O: (705) 726 3871

F: (705) 726 8260

www.edlowerealestate.com

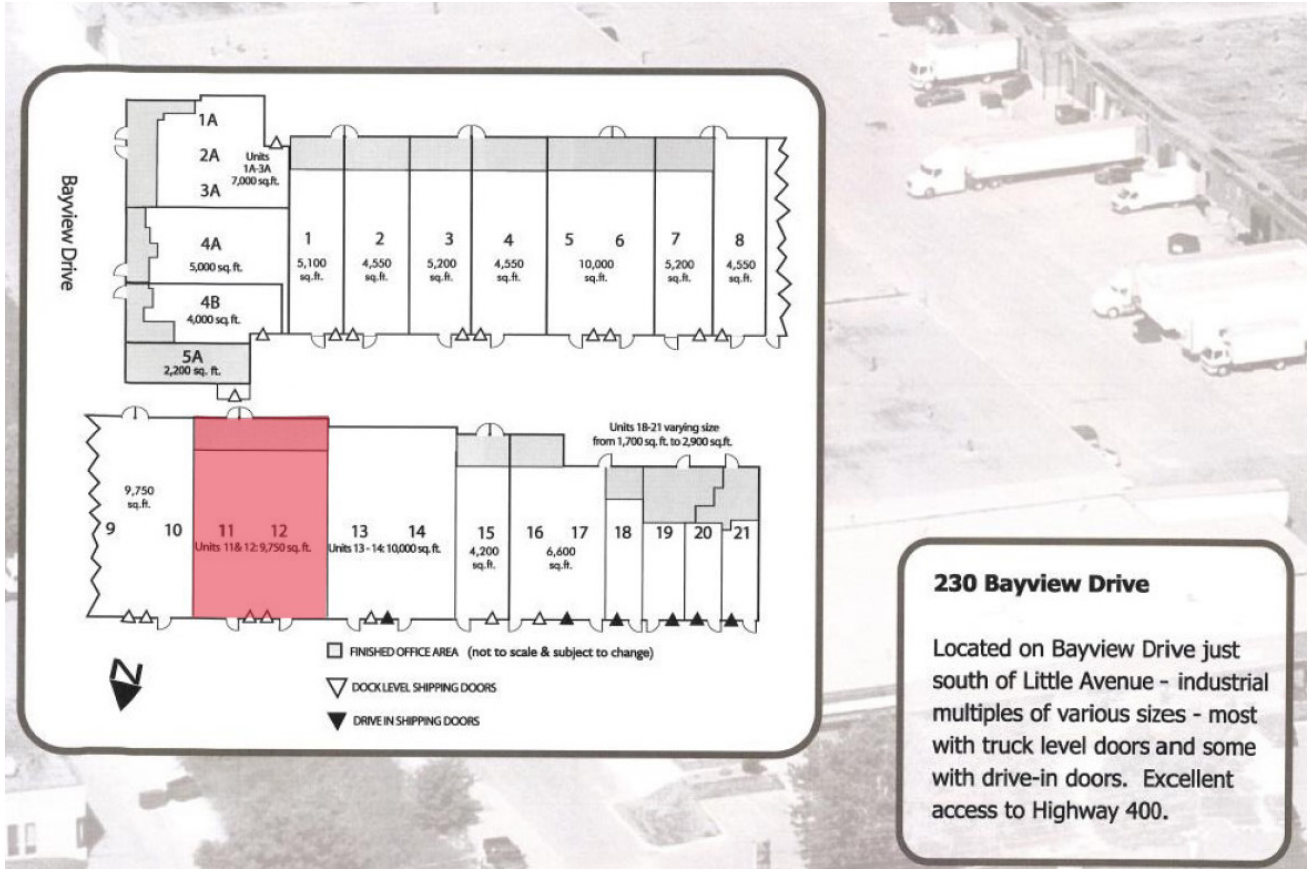
**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW



ADDRESS	11&12 - 230 BAYVIEW DR.
LOCATION	BAYVIEW DR. & LITTLE AVE
TOTAL AREA	9750 S.F.
ZONING	GI - GENERAL INDUSTRIAL
CLEAR HEIGHT	18'
LOADING DOOR	2 TRUCK LEVEL DOOR
PARKING	AMPLE PARKING
HEATING	CENTRAL HEATING/COOLING RADIANT IN WAREHOUSE
UTILITIES	TENANT PAYS
AVAILABILITY	MAY 1, 2025
NET RENT/S.F.	\$12.00
TMI/S.F.	\$4.25
MONTHLY RENT	\$13,203.13 + HST + UTILITIES
COMMENTS	<ul style="list-style-type: none">. INDUSTRIAL WAREHOUSE SPACE, WITH MINIMAL OFFICES. A/C IN OFFICE.. COMMON AREA WASHROOMS. EXCELLENT TRUCK ACCESS.. HIGH TRAFFIC AREA. EASY ACCESS TO HIGHWAY 400. CLOSE TO SHOPPING, RESTAURANTS, RECREATIONAL CENTRE. ANNUAL ESCALATIONS

Site Layout



Zoning

GI - GENERAL INDUSTRIAL

7.0 INDUSTRIAL

7.1 GENERAL

7.1.1 No person shall hereafter use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in any Industrial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

7.2 PERMITTED USES

7.2.1 The permitted *uses* in the Industrial Zone are listed in Table 7.2. (By-law 2015-068)

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			

Zoning

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Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	
Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant as part of multi-tenant building	X	X	X	X	
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			

- (1) Shall be conducted only within a fully enclosed building. No *outdoor storage* or accessory *outdoor storage* will be permitted in association with these uses.
- (2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m², and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)

Check us out online



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