

# DEVELOPMENT READY HWY INDUSTRIAL LAND

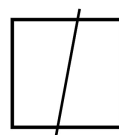


## FOR SALE | LAND

40 Saunders Road, Barrie, ON L4N 9A8

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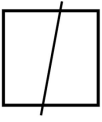
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**SUTTON GROUP INCENTIVE REALTY INC., BRKG\*** | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This highway facing 3.74 acres has been designed for an industrial multi-unit building with direct highway 400 exposure. The rear of the lot will have a Saunders Road facing indoor storage facility with room to expand!

Outdoor storage also allowed! Last lot along this strip of Hwy 400 fronting land available!

Current structure on site is serviced with Domestic Water / Sprinkler Water and Sewer as well as 1000 Amp Power Service to the inside of building.

### PROPERTY HIGHLIGHTS

- Approximately 300' of Frontage on Hwy 400 northbound
- Located in busy south end Industrial area
- 1000 Amp Service to the lot line / Site serviced with Water & Sewer / Telecommunications available
- Close proximity to Barrie Transit Route
- Current owner has full set of plans for proposed Industrial Building illustrating an approximate 49,000 sf built in 3 phases

### LOCATION DESCRIPTION

Located on west side of Saunders, fronting on Hwy 400 northbound, north of Lockhart Road, south of Maplevue Drive cloverleaf

### OFFERING SUMMARY

Sale Price:	\$3,195,000
Lot Size:	3.74 Acres
Zoning:	HI
PIN:	587280091
ROLL:	434205000611400
Frontage:	295.37'
Depth:	536.12'
Taxes:	\$30,366 (2018)
Services:	Available
MLS:	30779349

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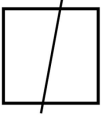


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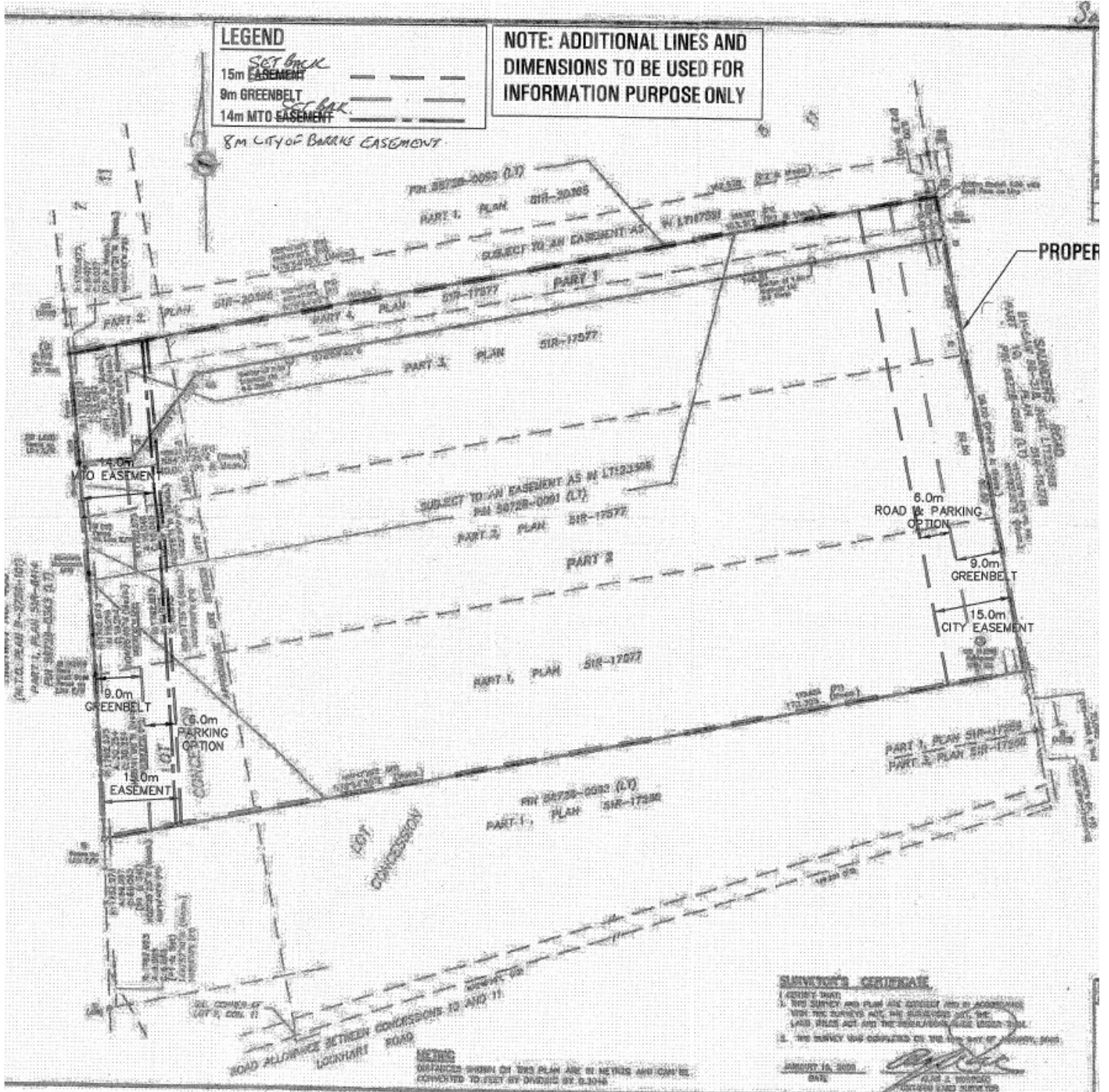
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## SURVEY



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**SAUNDERS ROAD**

**PHASE 1A**  
PROPOSED 3-STORY  
MULTI-UNIT INDUSTRIAL  
BUILDING  
G.F.A. = 188,231 SQ. FT.  
(21,079 SQ. FT.)  
F.F.E. = 260.00

**PHASE 1B**  
TOTAL G.F.A. = 353,081 SQ. FT.  
(14,656 SQ. FT.)  
F.F.E. = 260.00

**PHASE 1A + B**  
TOTAL G.F.A. = 541,312 SQ. FT.  
(35,644 SQ. FT.)  
F.F.E. = 260.00

**LANDSCAPING**

**REGIONAL FLOODLINE**

**STATISTICS:**

**1.0 SITE PLAN**

**2.0 SCALE 1" = 40'**

**3.0 LEGEND**

**4.0 NOTES**

**5.0 TITLE BLOCK**

**6.0 APPENDICES**

**7.0 EXHIBITS**

**8.0 REFERENCES**

**9.0 CONTACTS**

**10.0 REVISIONS**

**11.0 INDEX**

**12.0 DRAWING DATA**

**13.0 PROJECT INFORMATION**

**14.0 CLIENT INFORMATION**

**15.0 DESIGNER INFORMATION**

**16.0 APPROVALS**

**17.0 LEGAL DESCRIPTION**

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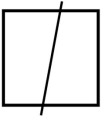
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CURRENT STRUCTURE

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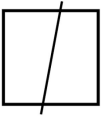


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## ONSITE SERVICES



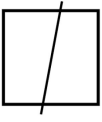
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## PERMITTED USES

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)
<b>Industrial Uses</b>					
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 <sup>(1)</sup>	X <sup>(1)</sup>
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 <sup>(1)</sup>	X <sup>(1)</sup>

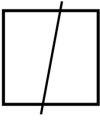
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Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
<b>Commercial Uses</b>					
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 <sup>(3)</sup>		
Building Supply Centre (By-law 2019-115)		X <sup>(2)</sup>	X <sup>(2) (3)</sup>	X <sup>(2)</sup>	
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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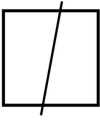


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Uses	Zones				
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Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant (By-law 2019-115)	X <sup>(3)</sup>	X <sup>(3)</sup>	X <sup>(3)</sup>	X <sup>(3)</sup>	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
<b>Agricultural Uses</b>					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
<b>Institutional Uses</b>					
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 1000m<sup>2</sup>, and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)
- (3) Shall only be permitted as part of a multi-tenanted building. (By-law 2019-115)

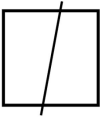
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## ZONING STANDARDS

## 7.3 INDUSTRIAL STANDARDS

**7.3.1** The uses permitted in the Industrial Zone are subject to the development standards referenced in Table 7.3.

Table 7.3						
		Zones				
		Business Park (BP)	Highway Industrial (HI)	Light Industrial (LI)	General Industrial (GI)	Restricted Industrial (RI)
Lot Area (min.)		1300m <sup>2</sup>	1300m <sup>2</sup>	700m <sup>2</sup>	700m <sup>2</sup>	2000m <sup>2</sup>
Lot Frontage (min.)		30m	30m	15m <sup>(1)</sup>	15m <sup>(1)</sup>	45m
Front yard (min.)		6m	15m <sup>(2)</sup>	7m	7m <sup>(2)</sup>	15m
Side Yard (min.)		4m	4m	3m	3m	3m
Side Yard Adjoining	Residential Zone (min.)	10m	10m	10m	10m	40m
	Street (min.)	6m	7m	7m	7m	7m
Rear Yard (min.)		6m	8m	7m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	15m	15m	15m	15m	40m
	Street (min.)	6m	15m	7m	7m	15m
Lot Coverage (max.)		50%	50%	60%	60%	60%
Building Height (max.)		14m <sup>(3)</sup>	14m <sup>(3)</sup>	14m <sup>(3)</sup>	— <sup>(3)</sup>	— <sup>(3)</sup>

- (1) Except in the case where an Industrial Zone abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the *lot frontage* shall be increased to 30m.
- (2) The *lot line* and yard of any lot in any Highway Industrial (HI) Zone and/or General Industrial (GI) Zone which adjoins the right-of-way of Highway 400 shall be deemed to be the front *lot line* or *front yard* of the lot and the provisions of this By-law shall apply accordingly.
- (3) Except in the case where lands abut a Residential Zone in which case the maximum building height shall be 9m. Cranes, conveying equipment and incidental equipment required for *manufacturing and processing* shall also be exceptions to the maximum building height standard. (By-law 2015-068)

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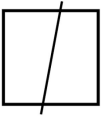


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## LOCATION MAPS



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