

INDUSTRIAL STAND ALONE IN SOUTH BARRIE

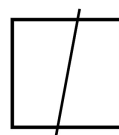


FOR SALE | INDUSTRIAL SPACE

10 Lockhart Road, Barrie, ON L4N 9G8

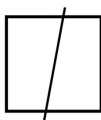
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SUTTON GROUP INCENTIVE REALTY INC., BRKG* | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

*Independently Owned & Operated



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,549,000
Building Size:	5,086 SF
Lot Size:	1.64 Acres
Price / SF:	\$304.56
Taxes:	\$17,750
Power:	600V / 400 Amp
Ceiling:	14' to deck
Loading:	1 x Drive-in
Year Built:	1985
Renovated:	2020
Zoning:	HI
MLS#	30808826

PROPERTY OVERVIEW

Industrial stand-alone, 5,086sf building in Barrie's south end at the west end of Lockhart with frontage and exposure on Highway 400. Zoning allows for many industrial and commercial uses.

Building has been completely renovated in the last 3 months. New roof, new west & north walls, new electrical (service has also been relocated), new windows and doors throughout, new interior and exterior paint. Concrete pads poured in front of the loading areas. Lot has been freshly graded.

Natural gas radiant tube heaters (NO AC), 600V / 400 amps, 14' clear, 1 - 10'x12' drive-in doors and ample onsite parking plus space for outdoor storage on 1.64 acre parcel. Plumbing roughed in, no hot water tank installed.

Phase 1 & 2 Environmental Investigations completed in 2018 and available.

PROPERTY HIGHLIGHTS

- HI - Highway Industrial - Zoning
- Ready for your business branding and design
- 1.64 acres fronting on Hwy 400 northbound
- 1 drive in door (10'x12') / 14' clear to the underdeck / 600V & 400 Amp
- Property Taxes - Approx \$17,750 for 2020
- 5 minutes from Mapleview Dr / Hwy 400 Interchange

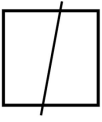
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ADDITIONAL PHOTOS



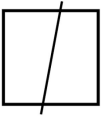
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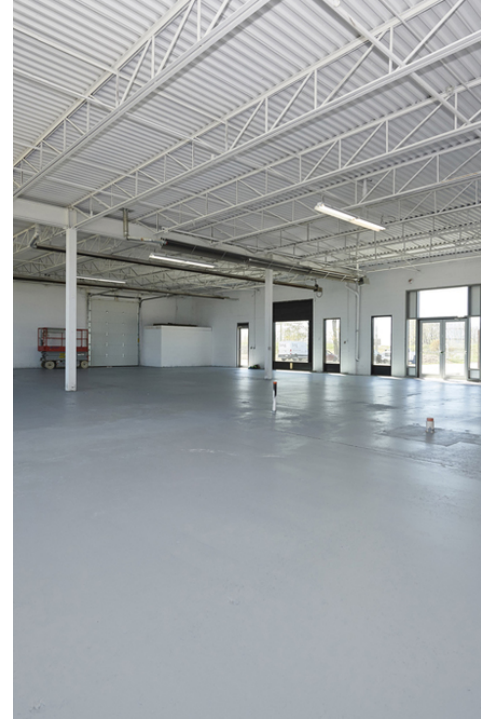
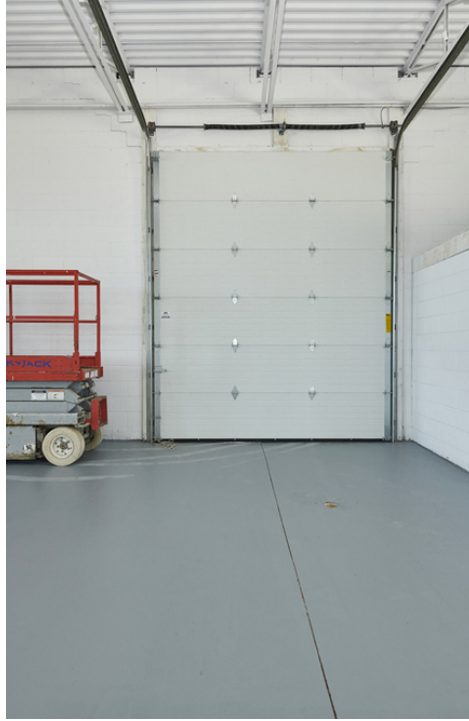
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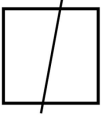
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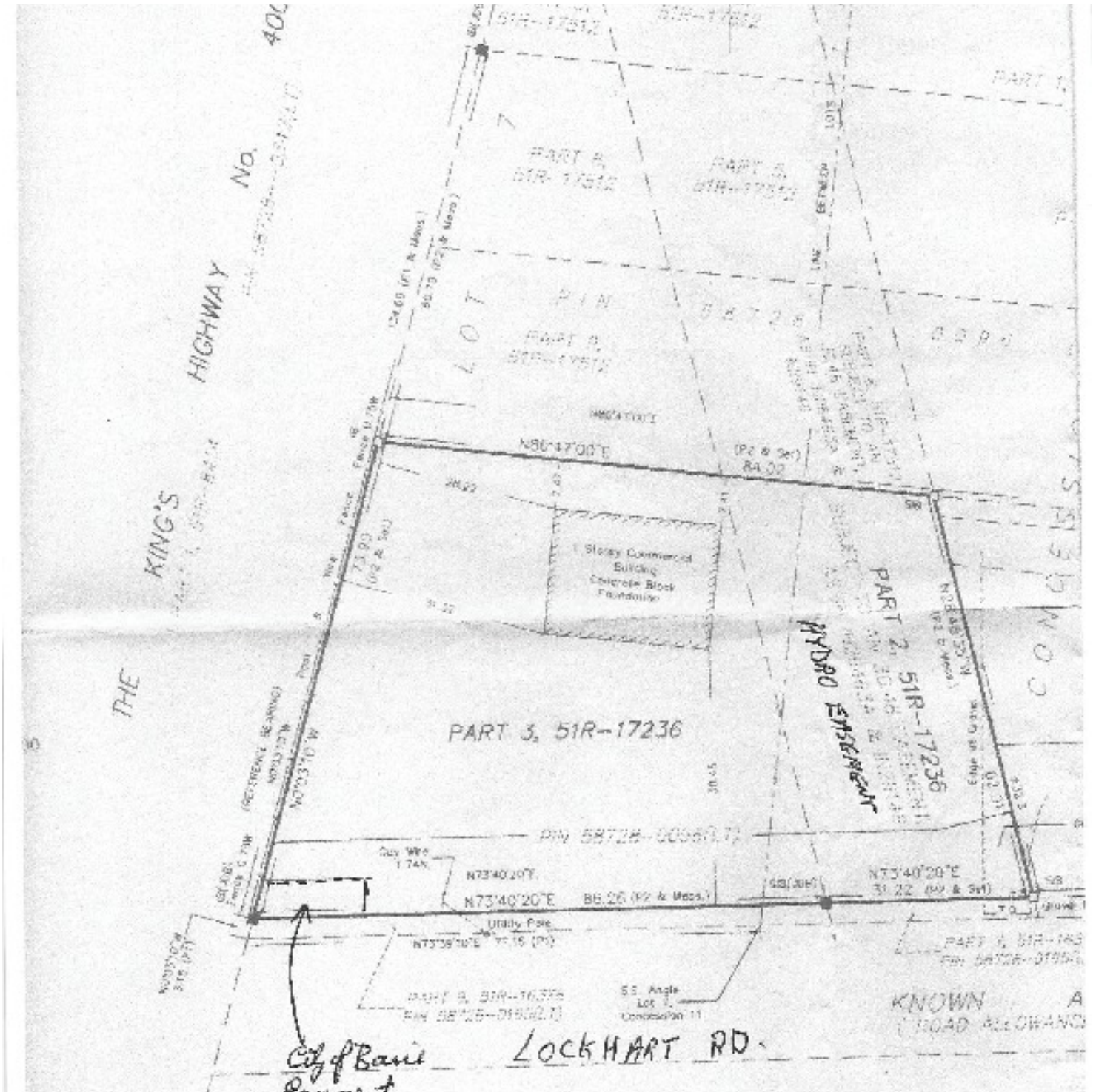
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SITE PLAN



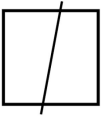
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LOCATION MAPS



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