

STAND ALONE INDUSTRIAL / OFFICE BUILDING



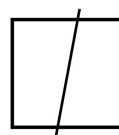
FOR LEASE | INDUSTRIAL SPACE

210 Saunders Road, Barrie, ON L4N 9A2

SHANNON MACINTYRE
SIOR, CCIM - Broker
705.735.2246 x423
shannon@squarefoot.ca

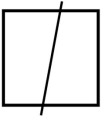
LINDA LOFTUS
SIOR, CCIM, CIPS, MRICS, FEA, Broker
705.735.2246
linda@squarefoot.ca

ASHLEY POLISCHUIK
B.Comm, CCIM - Broker
705.735.2246 x421
ashley@squarefoot.ca



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

Lease Rate:	\$9.50/SF/yr (NNN)
MLS:	40087141
Building Size:	13,045 SF
Available SF:	Fully Leased
Possession:	June 1st, 2021
Term:	5 years
Lot Size:	1.47 Acres
MIT:	\$3.60/SF/Yr
Year Built:	2000
Zoning:	GI
Market:	Barrie
Submarket:	Allandale

PROPERTY OVERVIEW

Stand alone single tenant Industrial building with 5,400sf Office Space and 7,645sf Industrial Space. Warehouse features 30' ceilings, florescent lighting, 2 dock level doors and 1 drive in. 400amp / 3-Phase electrical hook up.

Well finished office space includes open concept reception and working area, large windows allowing for ample sunlight, a lunchroom and washrooms in both industrial and office areas.

Located in Barrie's south end business park, just minutes from Hwy 400 and Mapleview Drive.

5 year term, tenant pays taxes, utilities, insurance and all maintenance, including snow clearing and landscaping. Available June 1st.

PROPERTY HIGHLIGHTS

- GI Zoning
- 5,400SF Office / 7,645SF Industrial Warehouse
- 400 Amp / 3 Phase
- 2 Dock / 1 Drive IN
- 30' Clear
- Ample Parking / Paved Lot / Outdoor Storage available.

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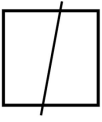
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PHOTOS



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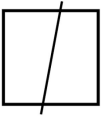
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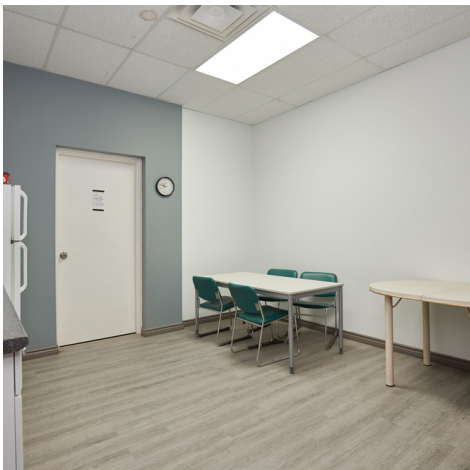


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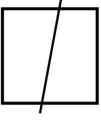
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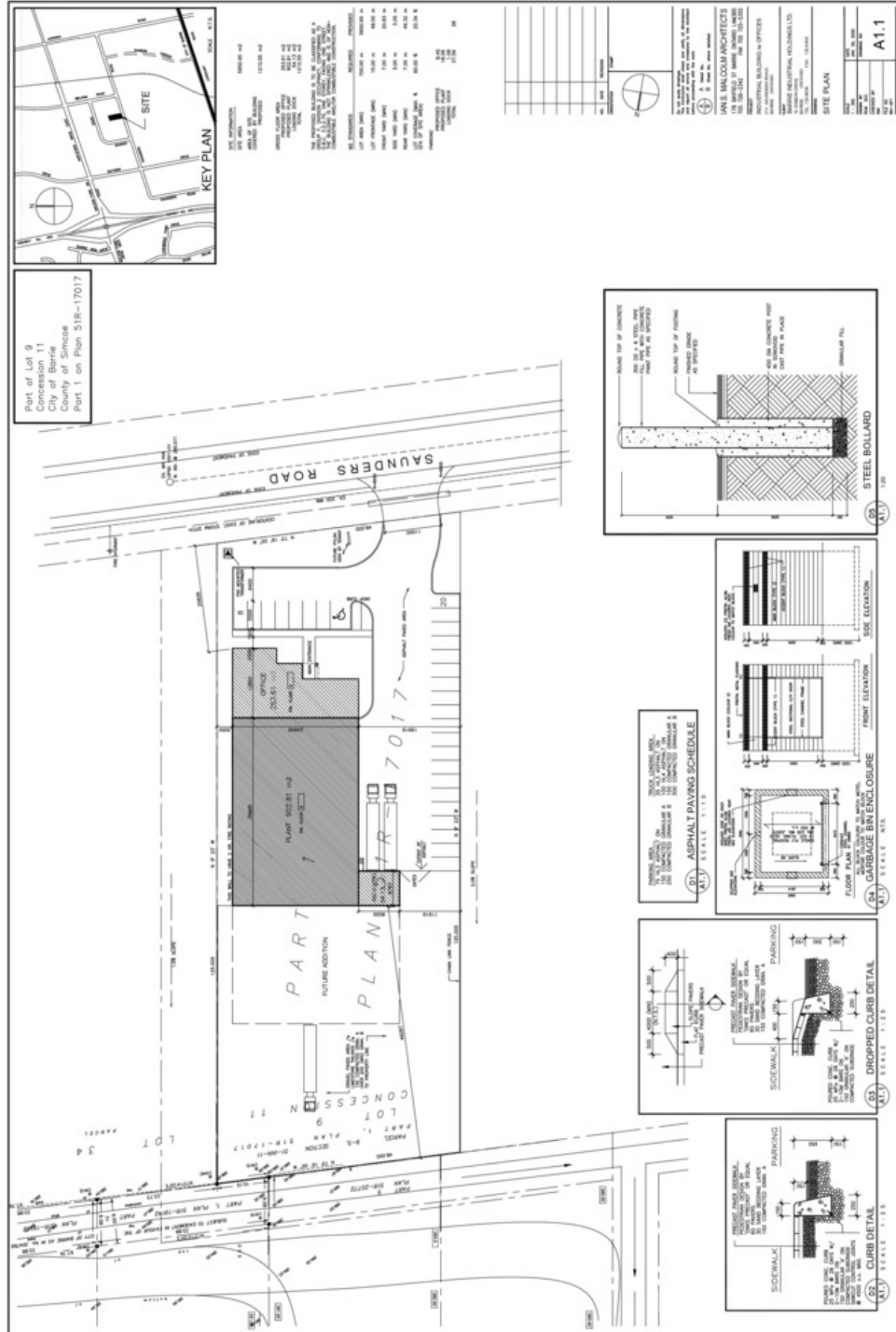
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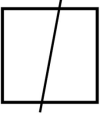
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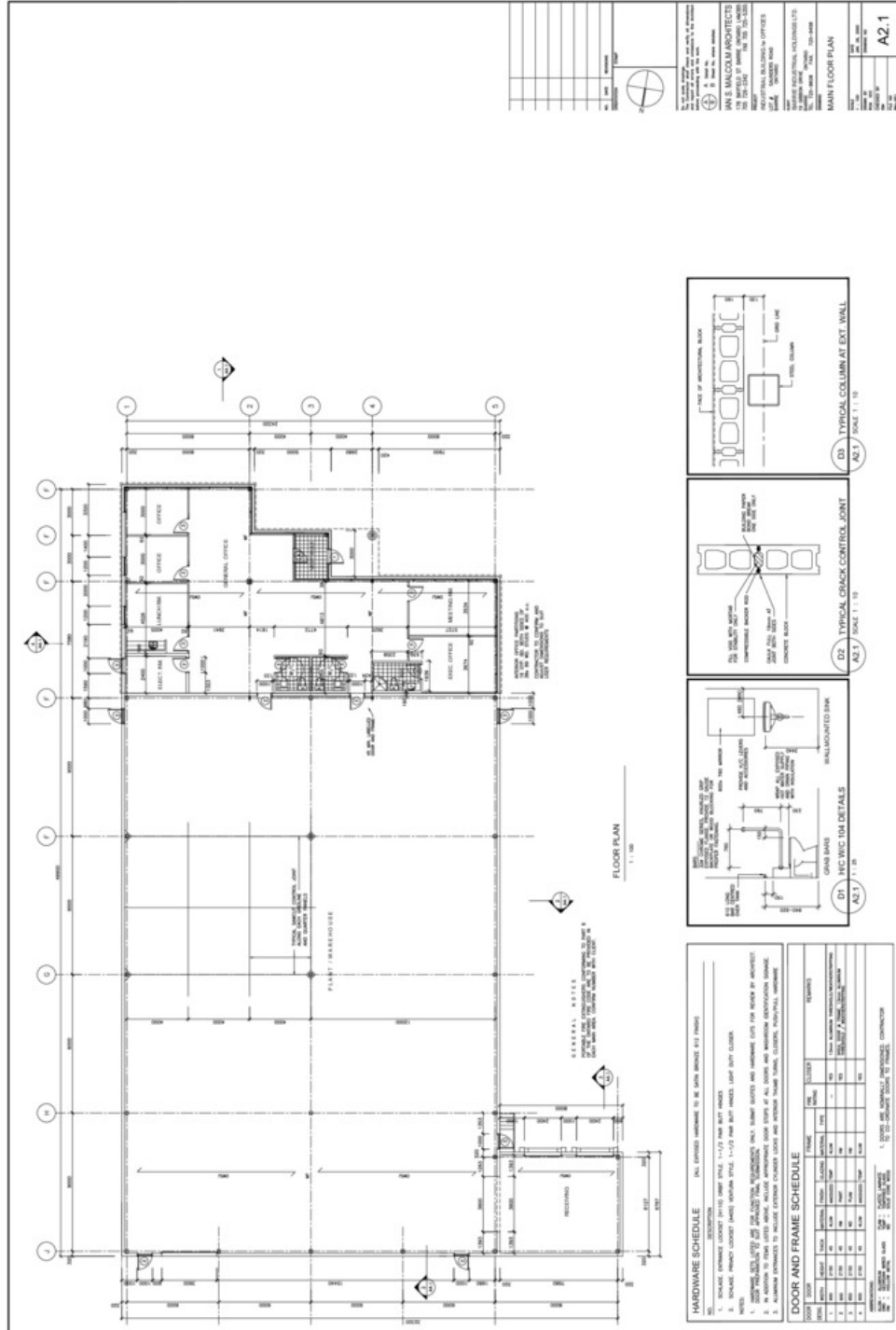


SITE PLAN / SURVEY





FLOOR PLANS



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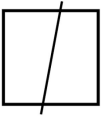
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LEASE SPACES



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire Building	-	13,045 SF	NNN	\$9.50 SF/yr	Tenant pays taxes (\$36,750/2021), insurance, all maintenance and utilities = \$3.60/sf

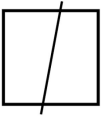
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LOCATION MAP



LOCATION OVERVIEW

South on Bayview, east on Saunders, between
Hooper & Welham

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