

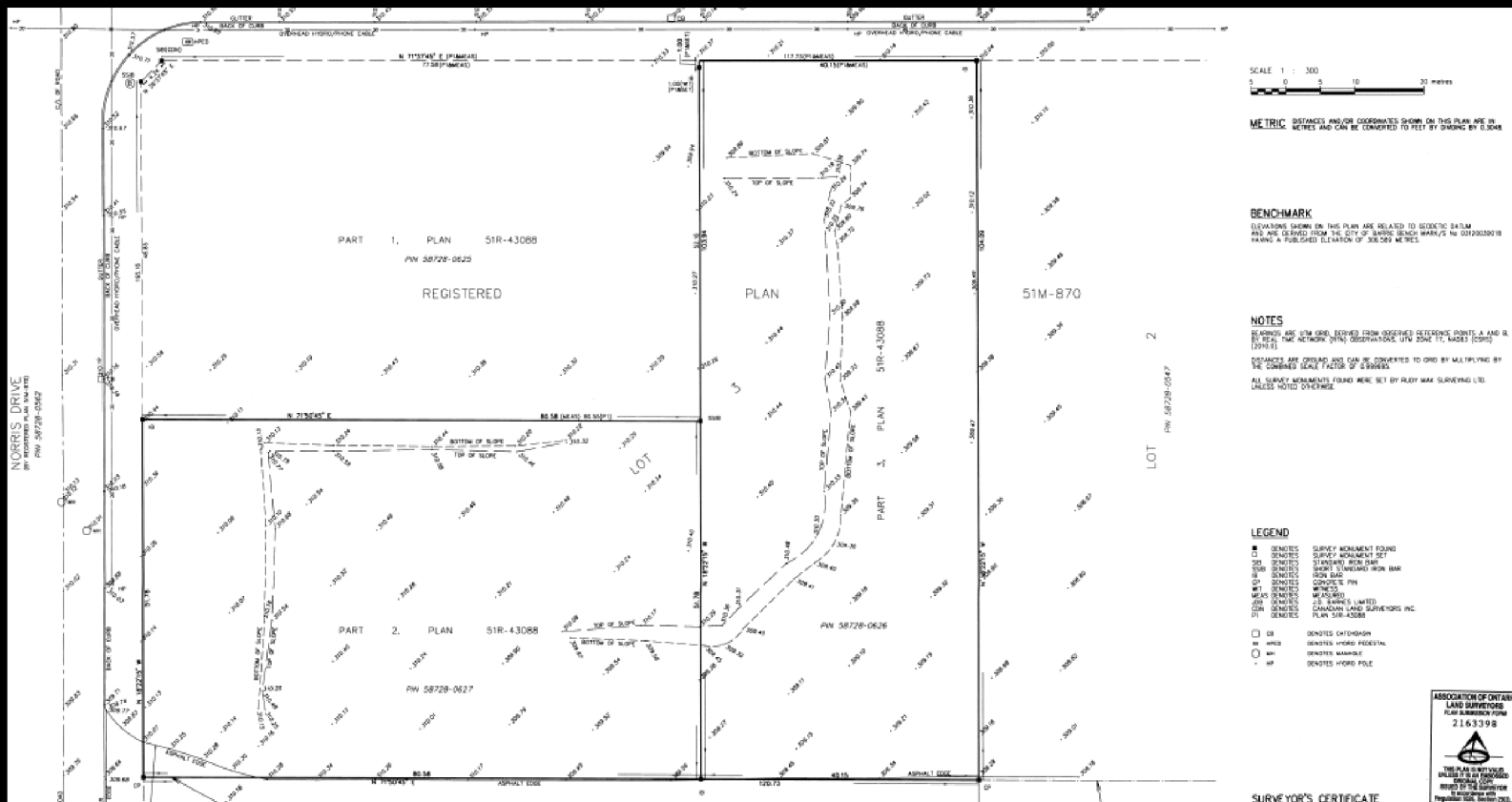
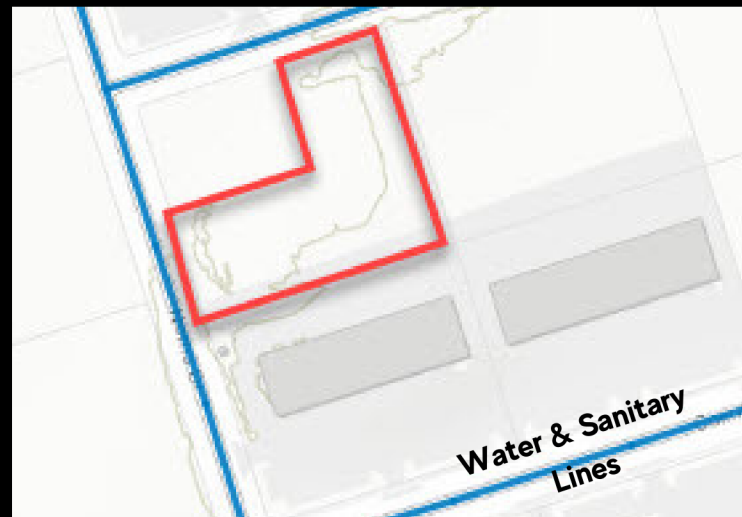


FOR SALE
\$1,300,000 per lot

2 x 1 Acre Lots

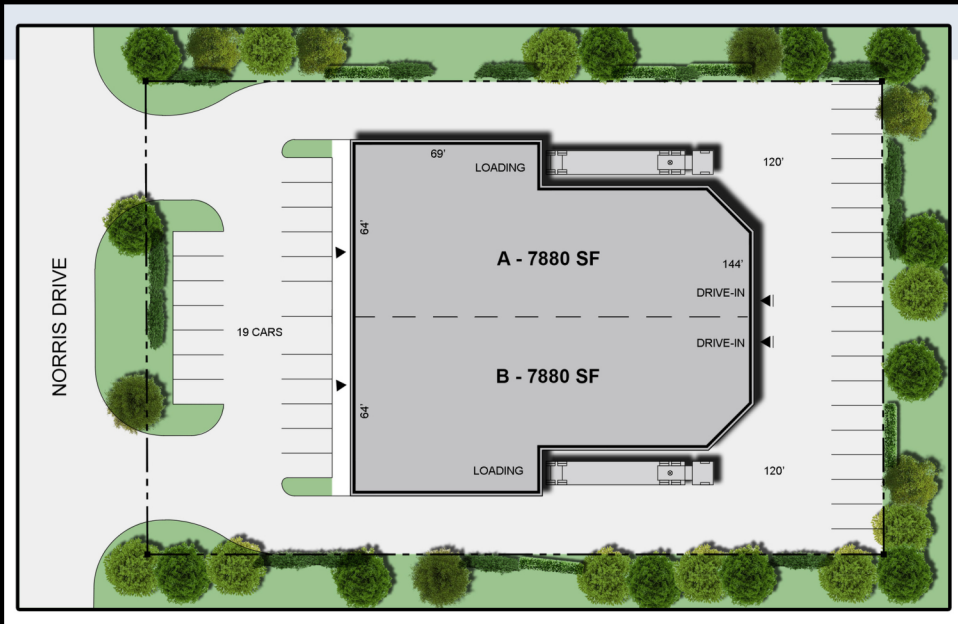
35 Norris Drive & 41 Mills Road
Barrie, ON

- Two lots - approximately 1.03 Acre, available for sale together or separately at \$1.3m each.
- Light Industrial (LI) Zoning allows for many different industrial and commercial uses.
- New OP: Employment Area - Non Industrial
- Taxes: Estimated to be \$7,500 per lot (2022)
- Each parcel has full municipal services and is surrounded by a variety of different businesses.
- New development planned for Salem Secondary Plan, south of subject property - with 1,000's of new residential housing starts planned for the coming years.
- Site is just minutes from Mapleview Drive W, Highway 400 and Park Place.
- New survey, Geotechnical Study & ESA Phase 1 completed in summer 2021 available for review.
- Concept plans completed by Seller - potential for Build to Suit opportunity for right buyer
- One of few remaining serviced industrial lots within the City of Barrie, prime for development in high demand market with very low industrial inventory



Concept Plans

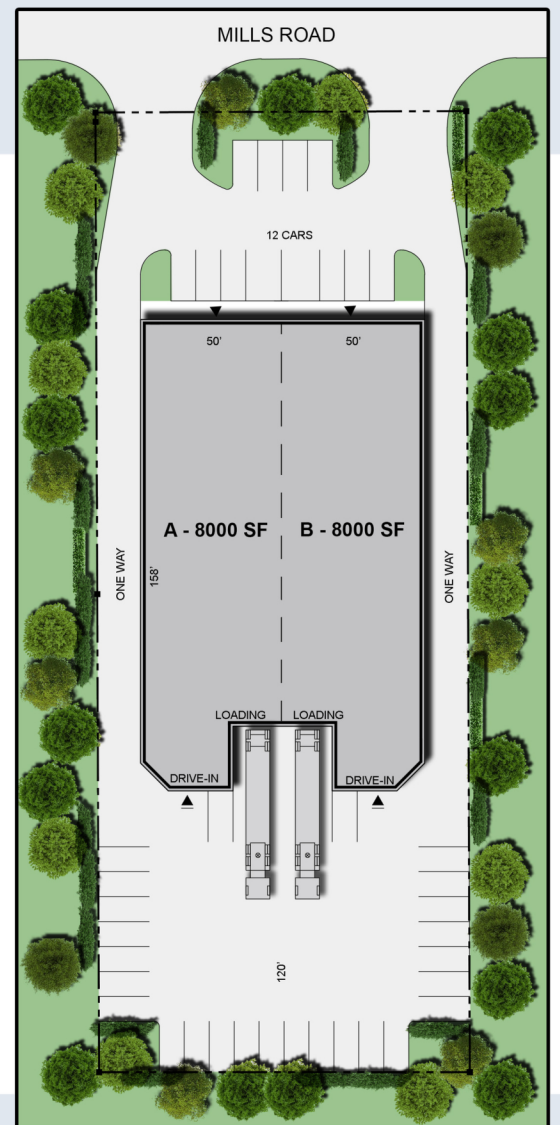
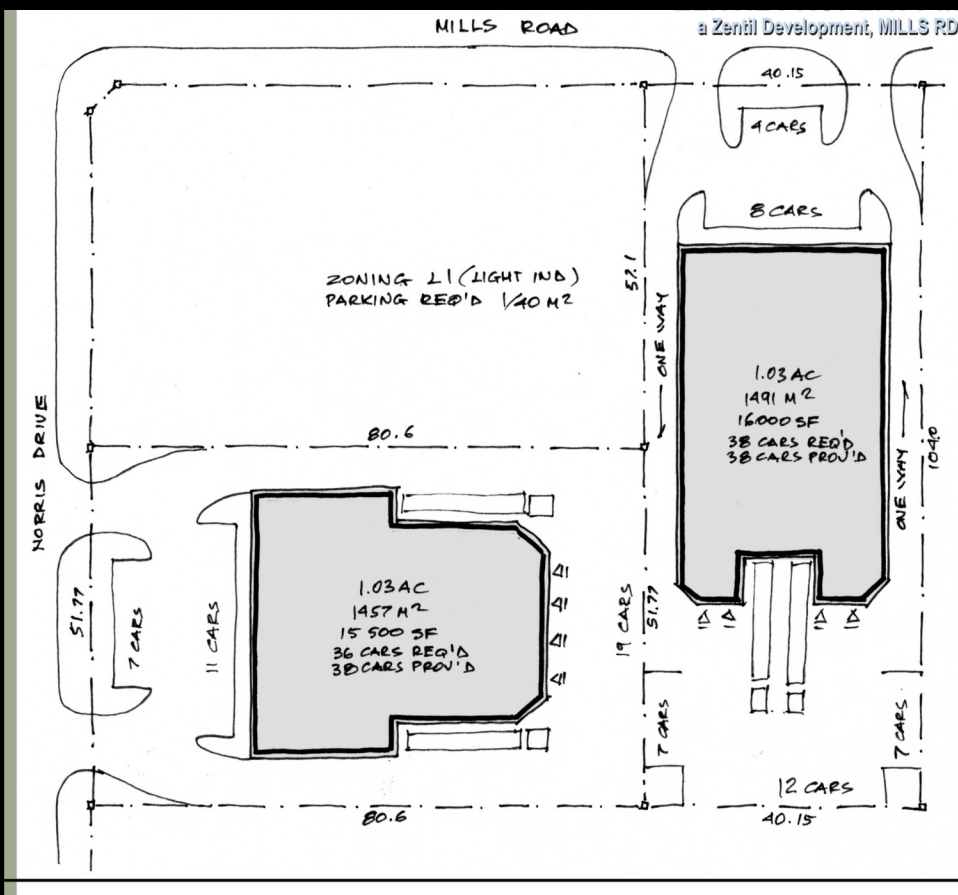
35 Norris Drive



Opportunity for possible design build for qualified buyer.

41 Mills Road

Combined Site Plan



Light Industrial Zoning

PERMITTED USES:

Industrial Uses:

- Animal Shelter
- Bakery
- Manufacturing and Processing in Wholly Enclosed Buildings
- Outdoor Storage
- Printing & Publishing
- Rail Transfer Facility
- Rental Store Excluding Video & Electronic Rentals
- Research/Development Facilities
- Self-Storage
- Warehousing in wholly enclosed buildings excluding self-storage
- Wholesale Establishment

Commercial Uses:

- Accessory Employee Use
- Accessory Retail
- Assembly Hall
- Automotive Repair Establishment
- Bank
- Building Supply Centre
- Carwash
- Conference Centre
- Custom Workshop
- Data Processing Centre
- Drive Through Facility
- Dry Cleaning Establishment
- Fitness or Health Club
- Hotel/Motel
- Miniature Golf
- Nursery or Garden Supply
- Office
- Office, Medical
- Outdoor Display & Sales Area
- Photography Studio
- Private Club
- Recreational Establishment
- Restaurant as part of multi-tenant building
- Service Store
- Trade Centre
- Veterinary Clinic

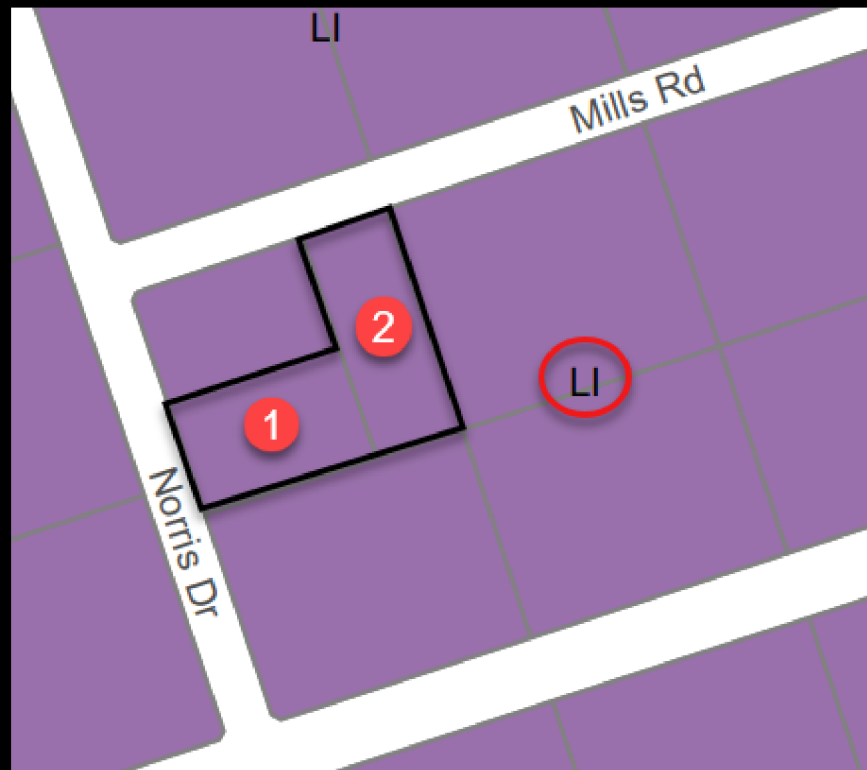
Agricultural Uses:

- Kennel in wholly enclosed buildings

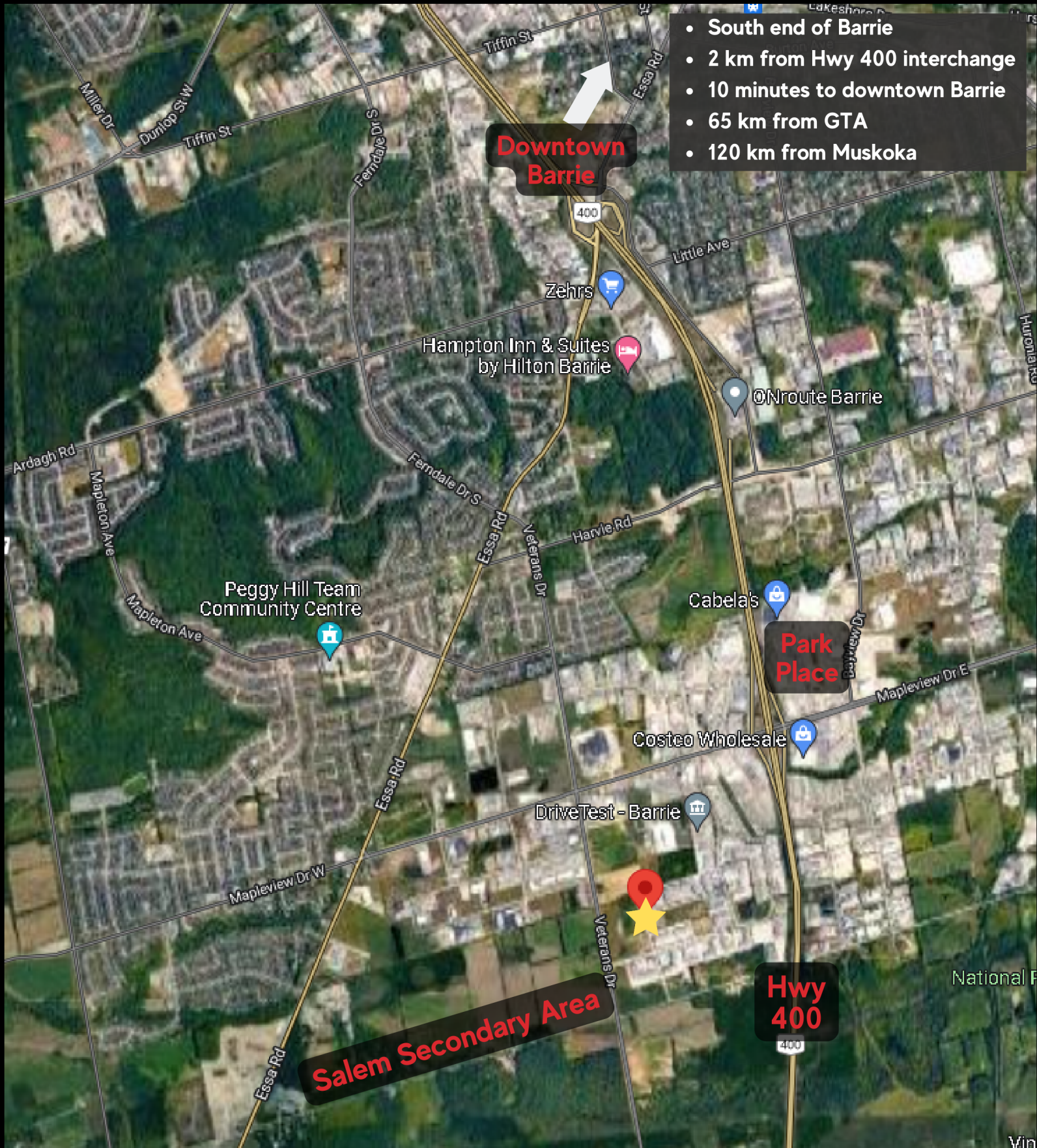
Institutional Uses:

- Commercial School
- Day Nursery
- Industrial School
- Place of Worship
- Funeral Service Provider

Building Requirements		Light Industrial (LI)
Lot Area (min.)		700m ²
Lot Frontage (min.)		15m ⁽¹⁾
Front yard (min.)		7m
Side Yard (min.)		3m
Side Yard Adjoining	Residential Zone (min.)	10m
	Street (min.)	7m
Rear Yard (min.)		7m
Rear Yard Adjoining	Residential Zone (min.)	15m
	Street (min.)	7m
Lot Coverage (max.)		60%
Building Height (max.)		14m ⁽³⁾



Location



The Team

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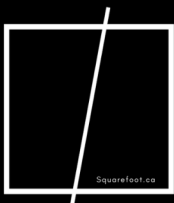
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Buyers, Tenants, Sales Representatives and Brokers are encouraged to verify all details, sizes, measurements, etc. and obtain necessary legal and accounting advice.

Sutton Group Incentive Realty Inc. Brokerage has used information believed to be accurate and true and as supplied from reliable sources.

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