



# FOR LEASE

\$12.00 / SF

## Industrial Space

**18 Alliance Blvd, Unit #15**

Barrie, ON



# Property Overview

- Multi tenanted Industrial unit in Barrie's north end
- 1,632 SF with 1 dock level door
- 3 phase power
- Ample truck turning room behind the building
- Storage space on mezzanine (storage only)
- 2 washrooms
- Private offices
- Large open area currently used as a photography studio
- List price of \$12.00 / SF with increases annually - subject to term length
- MIT includes water and sewer
- Tenant to pay all other utilities
- Available September 1st, 2022

# Property Highlights

- **Zoning:** HI -Highway Industrial
- **New OP:** Highway 400 Industrial
- **TMI:** \$4.70 / SF



# Permitted Uses

## Industrial Uses:

- Bakery
- Manufacturing and Processing in Wholly Enclosed Buildings
- Printing & Publishing
- 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
- Data Processing Centre
- Hotel/Motel
- Office
- Office, Medical
- Restaurant as part of multi-tenant building
- Trade Centre
- Veterinary Clinic

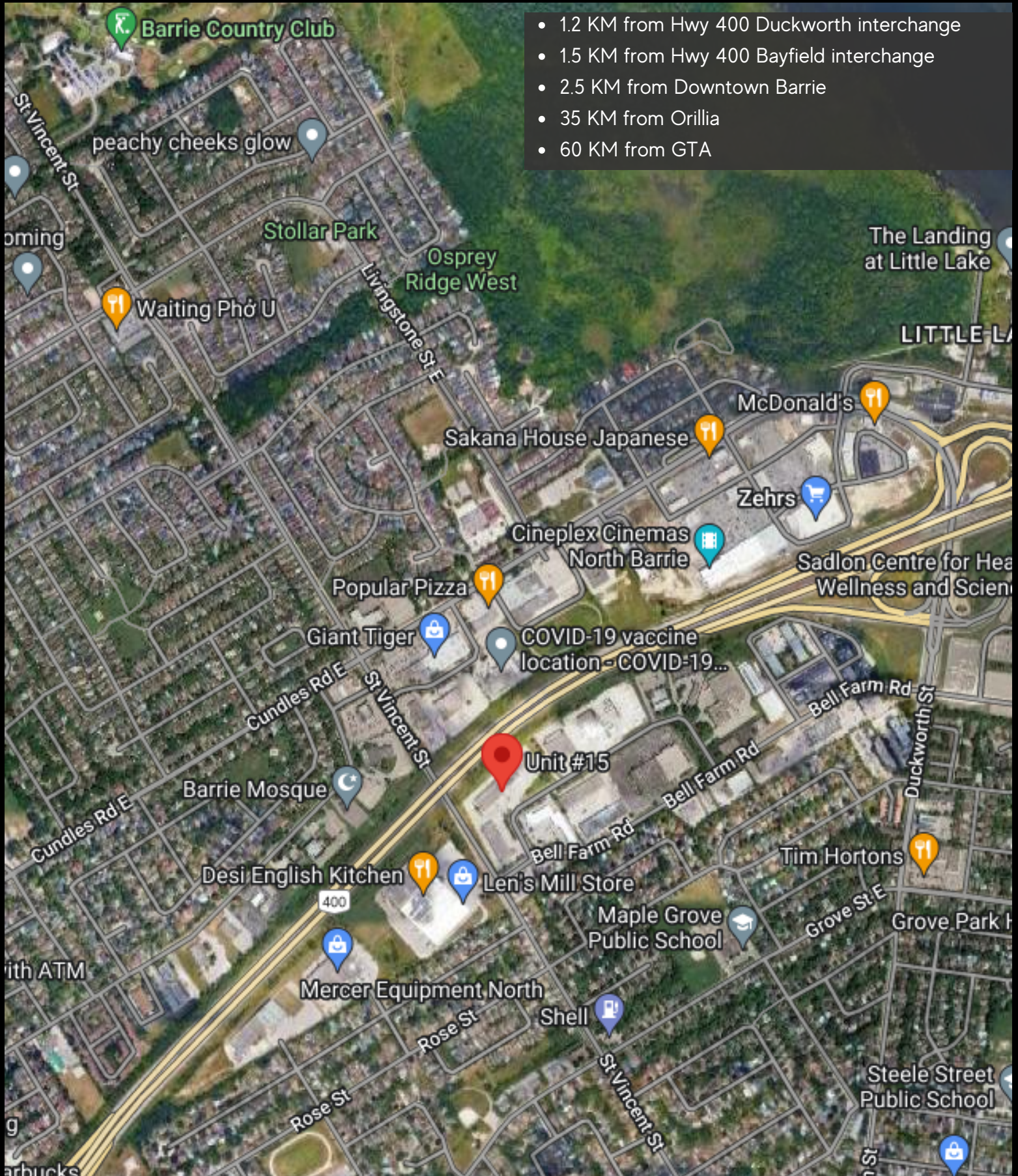
## Institutional Uses:

- Commercial School
- Industrial School





# Location





# The Team

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