

YOUR SIGN HERE

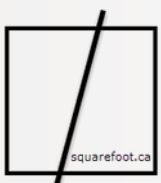
*For Lease*  
\$12.00 / SF



18

Alliance Blvd, Unit #19  
Barrie, ON

Sutton Group Incentive Realty Inc. Brokerage\*





# Property Details

- **For Lease:** \$12.00 / SF with increases annually subject to term length
- **Zoned:** HI (Highway Industrial)
- **Size:** 1,208SF
- **TMI:** \$4.86 / SF
- 3 phase power
- Ample truck turning room behind the building
- 1 washroom
- 4 private offices with LED lighting
- MIT includes water and sewer
- Tenant to pay all other utilities



## 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



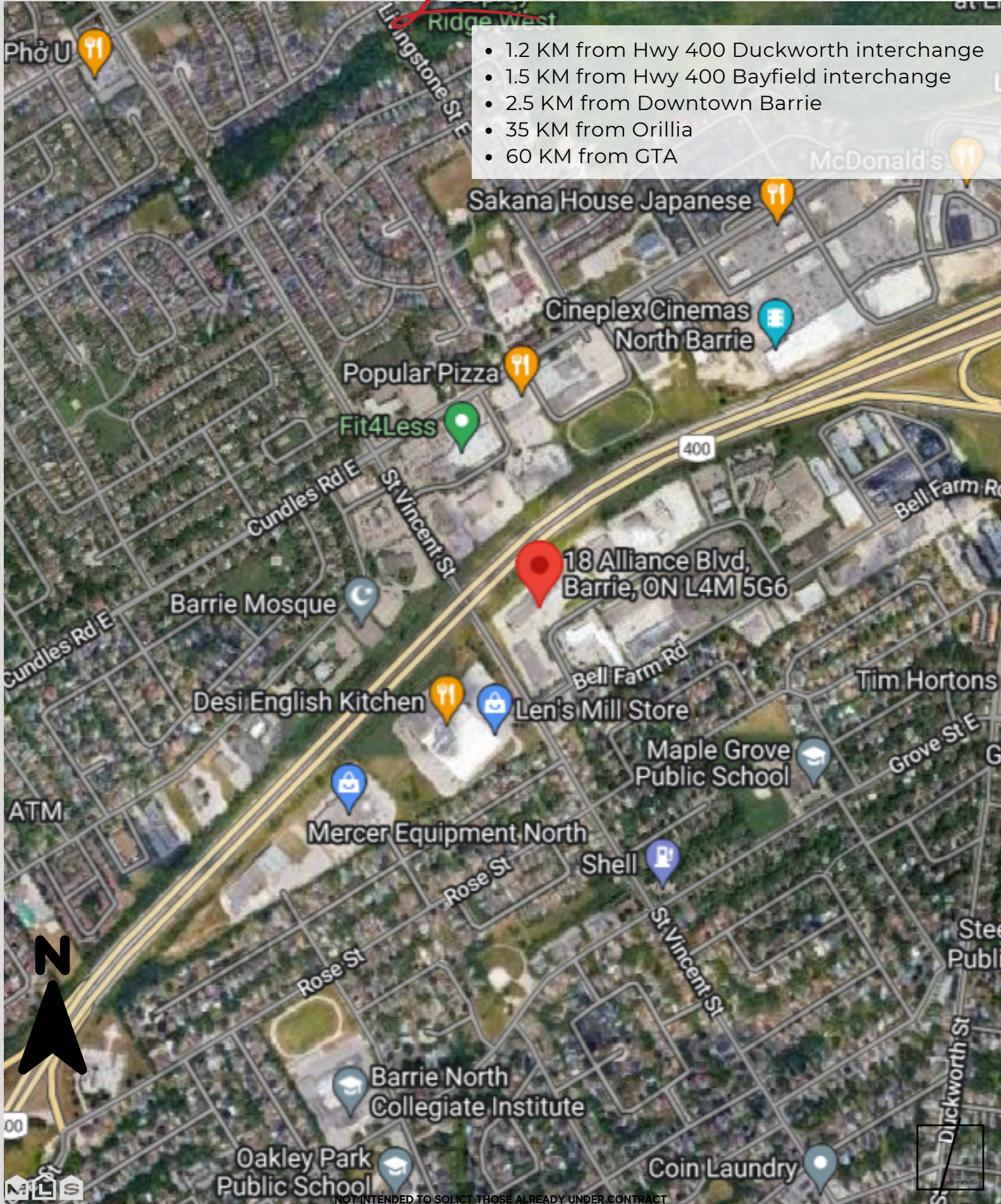
# Additional Photos





# Location

- 1.2 KM from Hwy 400 Duckworth interchange
- 1.5 KM from Hwy 400 Bayfield interchange
- 2.5 KM from Downtown Barrie
- 35 KM from Orillia
- 60 KM from GTA







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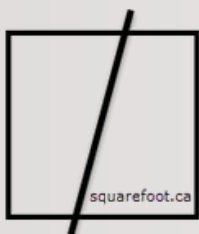
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## Sutton Group Incentive Realty Inc. Brokerage\*



### Social Media Links



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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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