

*For Lease*  
\$13.20/SF/Yr

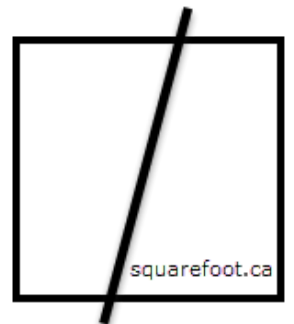


369

Huron Road  
Barrie, ON

MLS# 40404218

Sutton Group Incentive Realty Inc. Brokerage\*





# Property Details

- **Sub Lease:** Starting at \$13.30/SF/Yr
- **Zoned:** LI (Light Industrial)
- **Size:** 6,203 SF
- **TMI:** \$3.39/SF/Yr (2022)
- Sub Lease term ends April 30th, 2025. Further extension can be negotiated with Landlord
- Tenant responsible for heat, hydro, water and property maintenance
- Racking and security system can be negotiated with current Tenant
- 2 offices and 1 washroom
- 14' drive-in door and 10' dock door
- 20' clearance
- Fenced in yard



## Permitted Uses

### Industrial Uses:

- Bakery
- Manufacturing and Processing in Wholly Enclosed Buildings
- Printing and Publishing
- Research/Development Facility
- Rental Store Excluding Video and Electronic Rentals
- Warehousing in wholly enclosed buildings excluding self storage
- Wholesale Establishment

### Commercial Uses:

- Accessory Employee Use
- Accessory Retail
- Assembly Hall
- Automotive Repair Establishment
- Building Supply Centre
- Conference Centre
- Custom Workshop
- Data Processing Centre
- Office
- Office, Medical
- Photography Studio
- Recreational Establishment
- Service Store
- Trade Centre
- Transmission Establishment, Cellular and Electronic

### Institutional Uses:

- Commercial or Industrial School



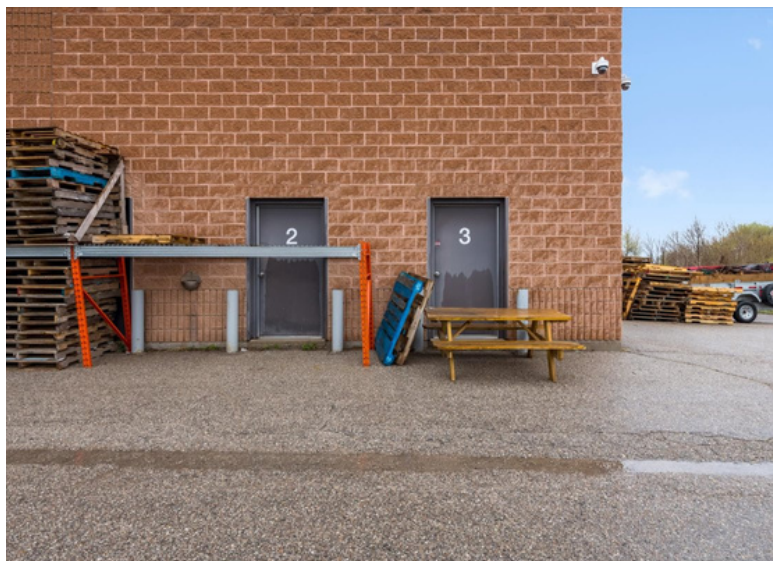


# Interior





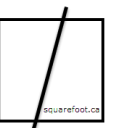
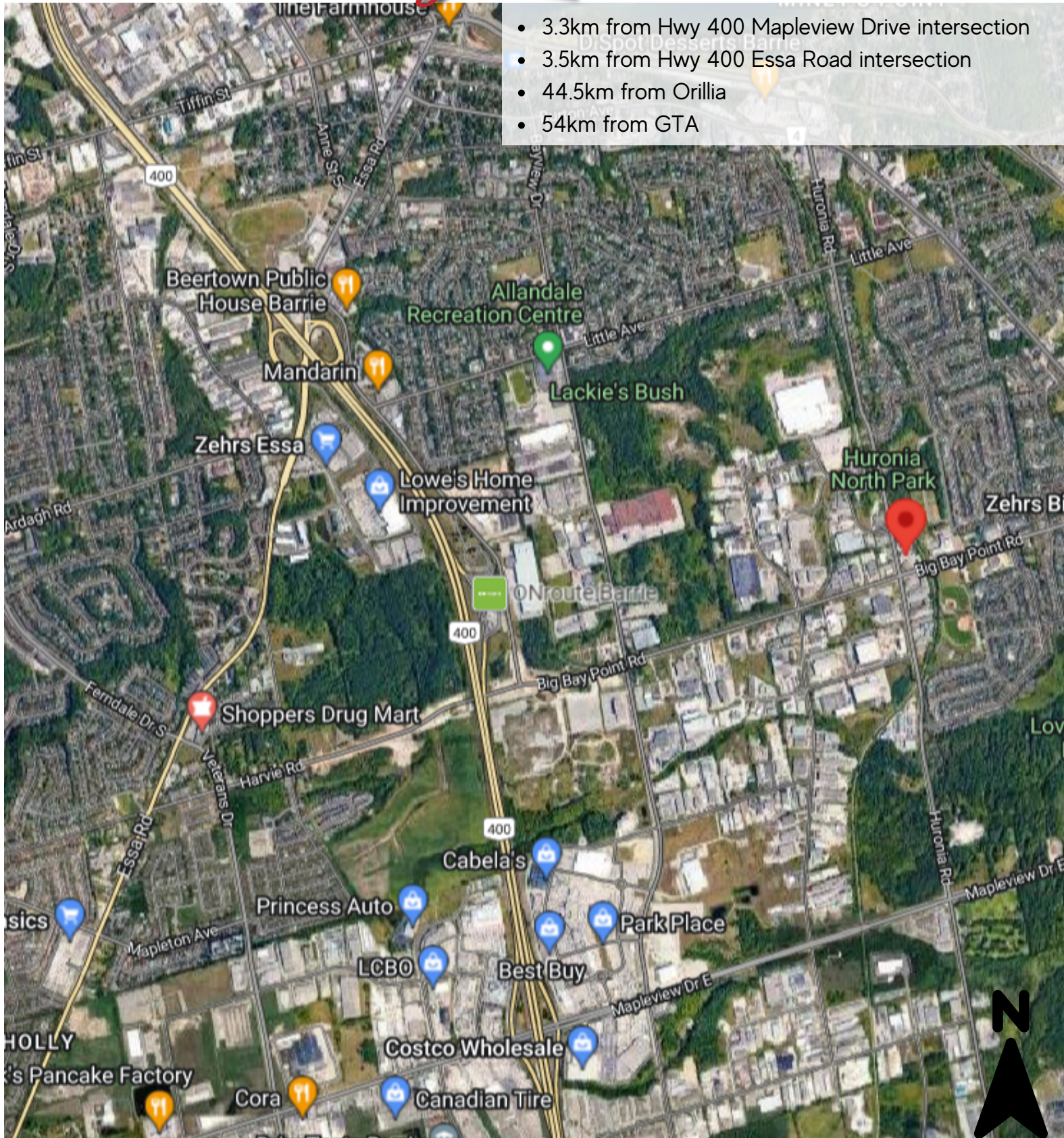
# Exterior





# Location

- 3.3km from Hwy 400 Mapleview Drive intersection
- 3.5km from Hwy 400 Essa Road intersection
- 44.5km from Orillia
- 54km from GTA







## SQUAREFOOT COMMERCIAL GROUP

Squarefoot Commercial Group is a specialized commercial real estate group. Our Associates focus on sales and leasing, repurposing, and repositioning commercial real estate assets. We continue to be actively involved in selecting the best intensification sites for communities slated to be the fastest growing communities in Simcoe County and north of the GTA, as identified in the Ontario Growth Plan.

Squarefoot Commercial Group has an all-encompassing due diligence process – developed over 60+ years – to investigate, evaluate and recommend the highest and best use for our clients projects, assets and specific needs.



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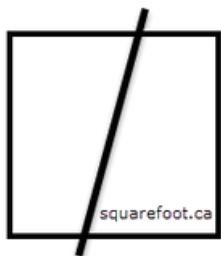
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## **Sutton Group Incentive Realty Inc. Brokerage\***



### 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 independent 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.

\*Independently Owned & Operated.

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