

FOR LEASE

100,096 SF + EXCESS LAND



111 ELLIS DRIVE, BARRIE, ON

100,096 SF with 1.5 to 3.0 Acres Excess Land
Outside Storage, Crane Rails, Heavy Power

PROPERTY HIGHLIGHTS

Total Size:	93,051 SF - Industrial
	7,045 SF - Office
	100,096 SF - Total
Land Size:	7.42 Acres (1.5 to 3.0 acres excess land)
Clear Height:	24' - 38' (Peaked Roof)
Shipping:	3 TL & 8 DI (More Doors Can Be Added)
Power:	1200A / 600V
Zoning:	GI - General Industrial (Outside Storage)
Sprinklers:	Yes
Lease Rate:	\$14.50 PSF Net
TMI:	\$3.50 PSF (2026)
Availability:	Q3 2026

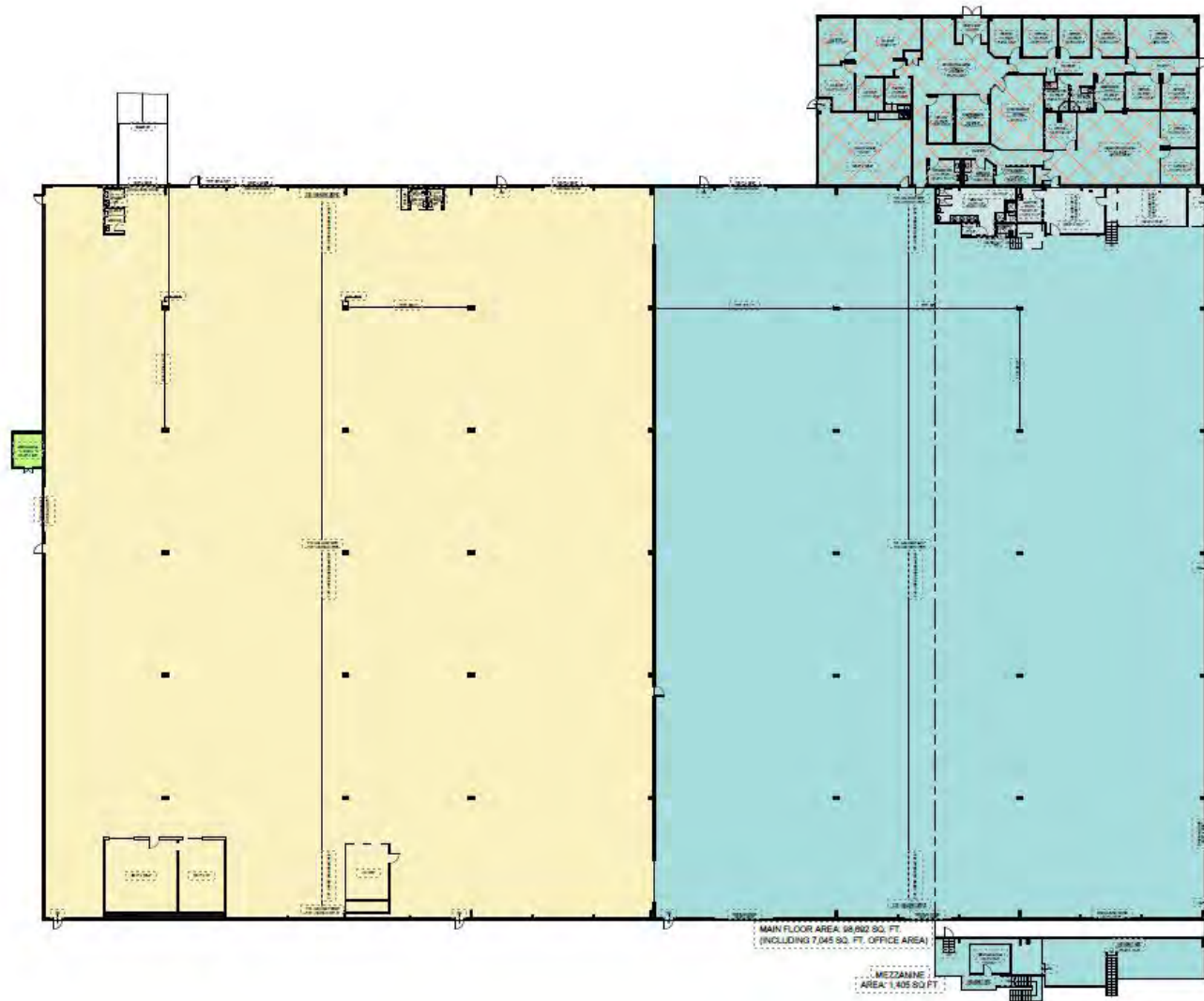
Comments:

- Rare opportunity to secured building with Outside Storage Yard space
- Oversized 7.4 acre lot with existing 1.5 acre yard
- Yard can be expanded up to 3 acres (at additional cost)
- Potential to park up to 85 trailers
- Heavy duty steel support beams and 60 wide bays accommodates both overhead & jib cranes
- Heavy 1200 amps of power
- Quick access to Hwy. 400
- Large employment base & ample amenities



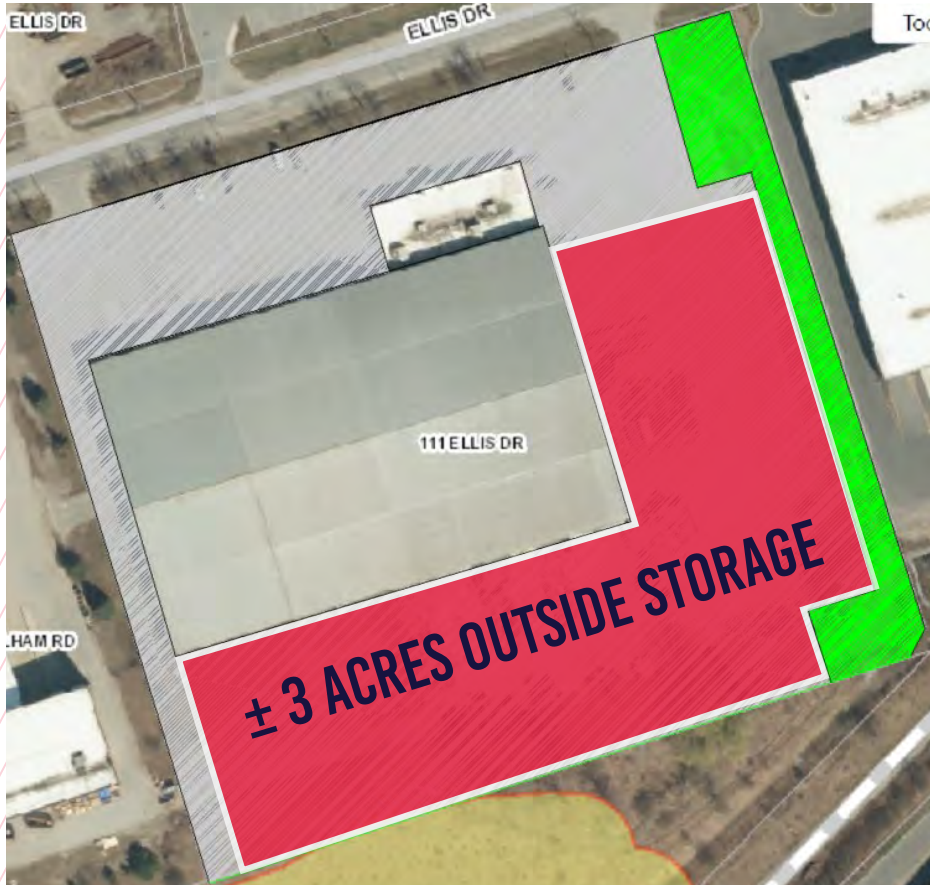


AERIAL PHOTO
OUTSIDE STORAGE



FLOOR PLAN
100,096 SF

CONCEPT PLANS

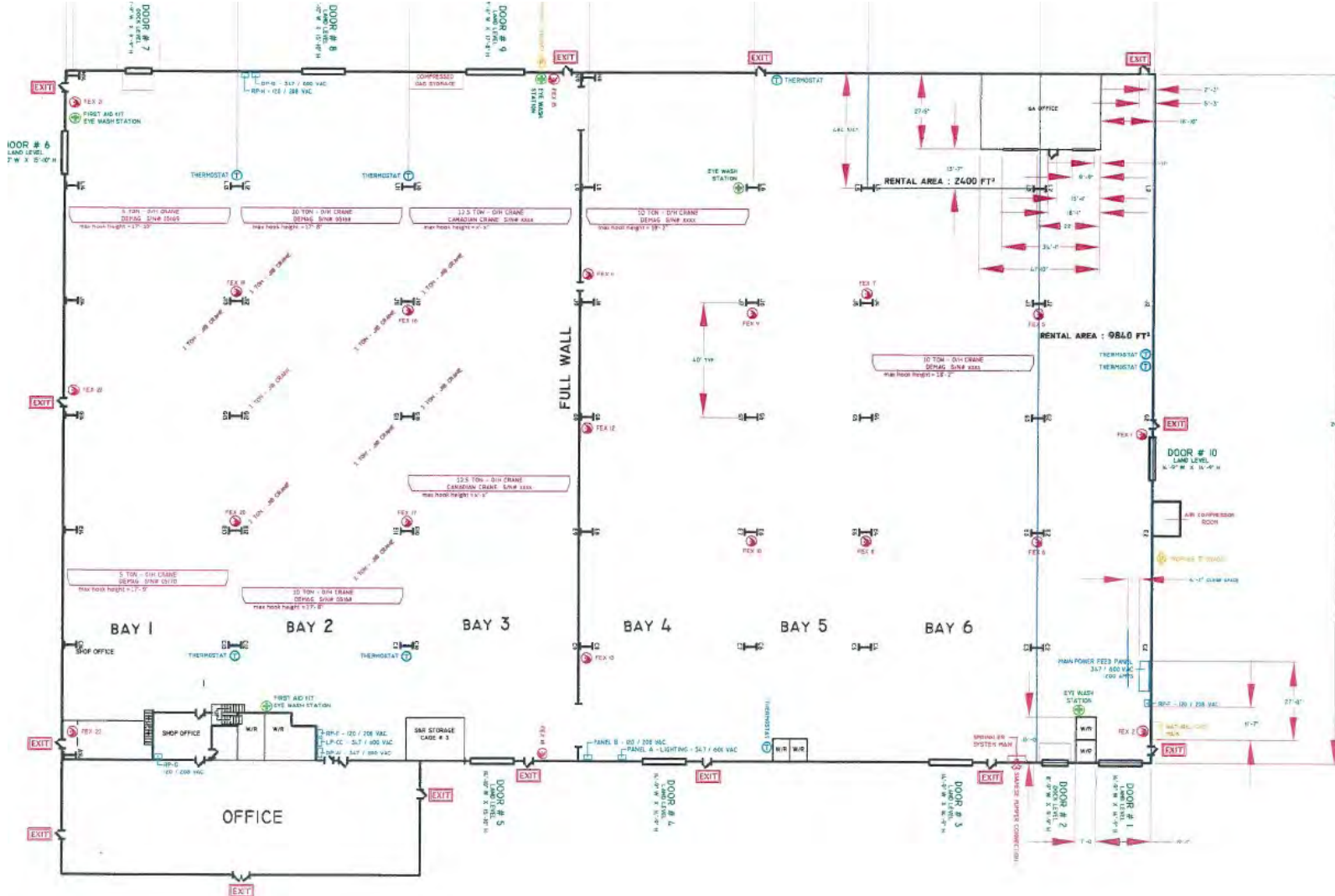


OUTSIDE STORAGE

LANDLORD TO PAVE/GRAVEL EXCESS LAND



TRAILER PARKING



CRANE INFRASTRUCTURE

CRANE RAILS LAYOUT



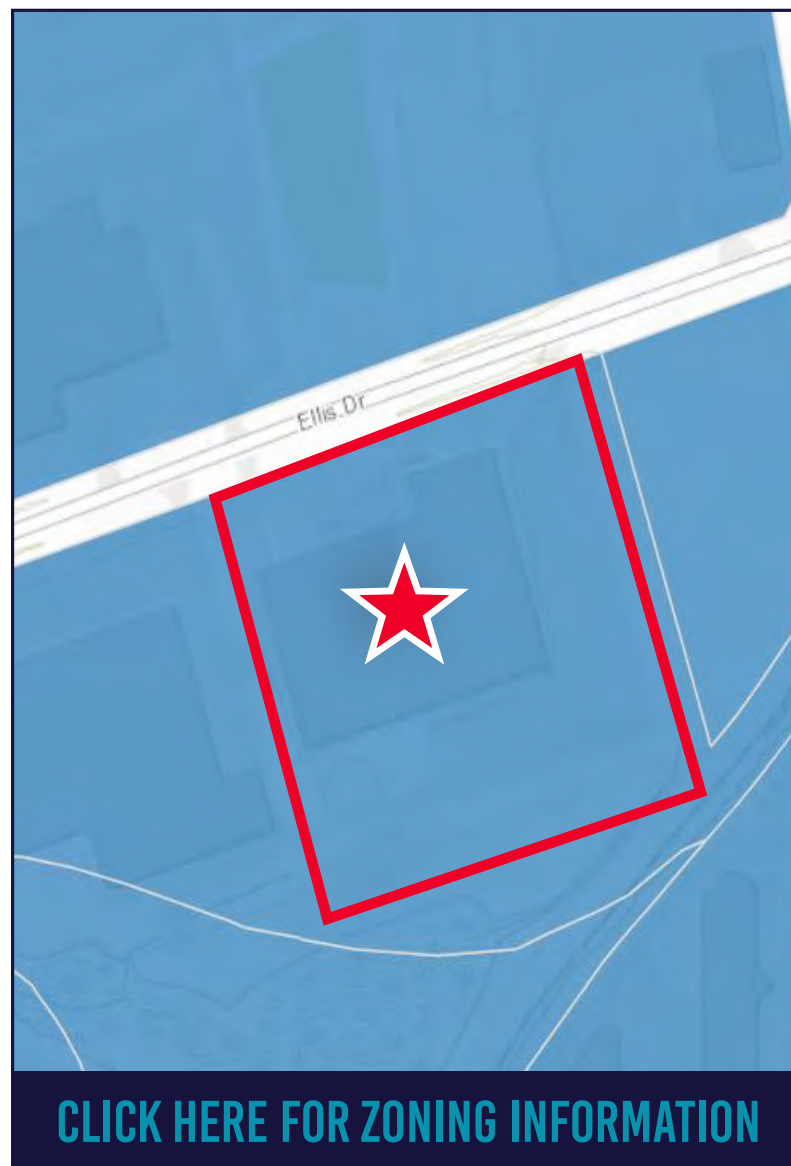




ZONING INFORMATION

The General Industrial (GI) zoning designation in Barrie permits a variety of industrial and related uses. While the specific permitted uses are detailed in the City's Zoning By-law 2009-141, the permitted uses include:

- Animal Shelter
- Bakery
- Concrete Product Manufacturing
- Foundry
- Manufacturing and Processing in Wholly Enclosed Buildings
- Material Recover Facility
- Cannabis Production Facility
- Outdoor Storage
- Printing and Publishing
- Rail Transfer Facility
- Recyclable Materials Transfer Station
- Rental Store
- Research/Development Facility
- Self Storage
- Truck Terminal
- Wholesale Establishment
- Accessory Employee Use
- Accessory Retail
- Adult Entertainment Parlour
- Automotive Repair Establishment
- Building Supply Centre
- Car Wash
- Conference Centre
- Data Processing Centre
- Drive Through Facility
- Dry Cleaning Establishment
- Golf Driving Range
- Nursery
- Office
- Outdoor Display
- Service Store
- Veterinary Clinic





AMENITIES & TRANSIT MAP

CONTACT INFORMATION

RAYMOND RAMNAUTH CCIM, SIOR

Senior Vice President

+1 905 501 6494

raymond.ramnauth@cushwake.com

PRABH RATRA

Senior Associate

+1 905 501 6413

prabh.ratra@cushwake.com

