



- AMPLE TRUCKING AND PARKING AREA
- VARIETY OF UNIT SIZES AVAILABLE
- EXCESS PARKING

- DOCK & DRIVE-IN DOORS AVAILABLE
- OUTSTANDING EXPOSURE AND SIGNAGE
- CEILING HEIGHTS OF 16.5' & 21'





INDUSTRIAL/WAREHOUSE SPACE

LOCATION

MAPLEVIEW DR. W., LEFT ON VETERANS DR. RIGHT ON KING ST., LEFT ON REID DR. ON S/W CORNER.

LEASE RATES: \$7.75-\$8.50/SQ.FT.

EST. MIT: \$4.67/SQ.FT.

EXTRA: BUSY SOUTH END BARRIE

LOCATION.

UNIT SIZES: APPROX. 1,820-26,946 SQ.FT.

DETAILS

NEW INDUSTRIAL DEVELOPMENT WITH AMPLE TRUCKING & PARKING AREAS AND A MIXTURE OF DOCK & DRIVE-IN SHIPPING DOORS.

DEPOSIT: FIRST AND SECURITY (EQUAL

TO TWO MONTHS RENT)

LANDLORD: FERNBROOK DEVELOPMENTS INC.

OCCUPANCY: SPRING/SUMMER 2019





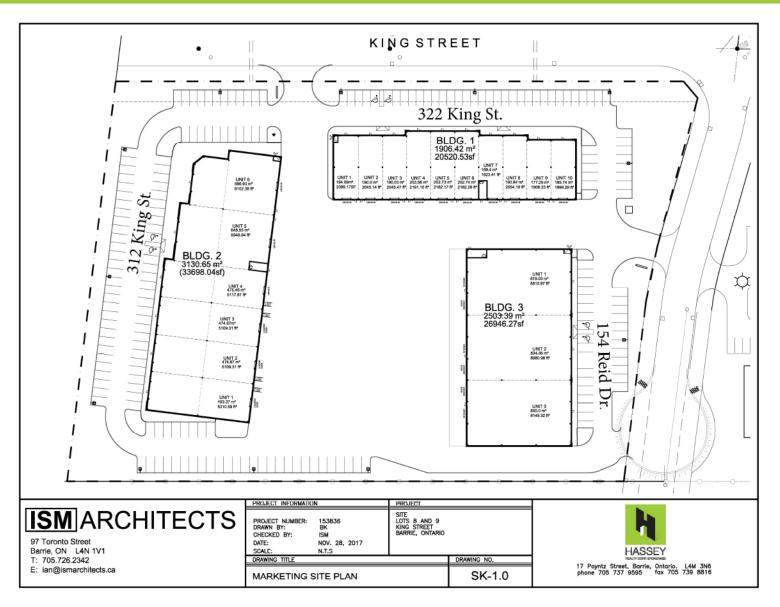


FOR MORE INFORMATION CONTACT:

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Unit #	Main Floor Sq.Ft.	Shipping Doors	Cost Per Sq Ft	Monthly Rent	Monthly Additional Rent Based on \$4.67 per sq ft	HST (13%)	Total Monthly Rent					
322 King St 16.5' ceiling clearance												
1	2089	Drive-in	\$8.50	\$1,479.71	\$812.97	\$298.05	\$2,590.73					
2	2,045	Drive-in	\$8.50	\$1,448.54	\$795.85	\$291.77	\$2,536.16					
3	2,045	Drive-in	\$8.50	\$1,448.54	\$795.85	\$291.77	\$2,536.16					
4	2,191	Drive-in	\$8.50	\$1,551.96	\$852.66	\$312.60	\$2,717.22					
5	2,182	Drive-in	\$8.50	\$1,545.58	\$849.16	\$311.32	\$2,706.06					
6	2,182	Drive-in	\$8.50	\$1,545.58	\$849.16	\$311.32	\$2,706.06					
7	1,823	Drive-in	\$8.50	\$1,291.29	\$709.45	\$260.10	\$2,260.84					
8	2,054	Drive-in	\$8.50	\$1,454.92	\$799.35	\$293.05	\$2,547.32					
9	1,908	Drive-in	\$8.50	\$1,351.50	\$742.53	\$272.22	\$2,366.25					
10	1,999	Drive-in	\$8.50	\$1,415.96	\$777.94	\$285.21	\$2,479.11					



Main Floor Sq.Ft.	Shipping Doors	Cost Per Sq Ft	Monthly Rent	Monthly Additional Rent Based on \$4.67 per sq ft	HST (13%)	Total Monthly Rent						
312 King St 21' ceiling clearance												
5,311	Dock Level	\$7.75	\$3,430.02	\$2,066.86	\$714.60	\$6,211.48						
5,109	Dock Level	\$7.75	\$3,299.56	\$1,988.25	\$687.42	\$5,975.23						
5,109	Dock Level	\$7.75	\$3,299.56	\$1,988.25	\$687.42	\$5,975.23						
5,118	Drive-in	\$7.75	\$3,305.38	\$1,991.76	\$688.63	\$5,985.76						
6,948	Drive-in	\$7.75	\$4,487.25	\$2,703.93	\$934.85	\$8,126.03						
6,102	Drive-in	\$8.25	\$4,195.13	\$2,374.70	\$854.08	\$7,423.90						
154 Reid Dr 21' ceiling clearance												
8,816	Dock/drive-in	\$7.75	\$5,693.67	\$3,430.89	\$1,186.19	\$10,310.75						
8,981	Dock/drive-in	\$7.75	\$5,800.23	\$3,495.11	\$1,208.39	\$10,503.73						
9,149	Dock/drive-in	\$7.75	\$5,908.73	\$3,560.49	\$1,231.00	\$10,700.21						
17,797	Dock/drive-in	\$7.75	\$11,493.90	\$6,926.00	\$2,394.59	\$20,814.48						
26,946	Dock/drive-in	\$7.75	\$17,402.63	\$10,486.49	\$3,625.58	\$31,514.69						
	Floor Sq.Ft. ing St. 5,311 5,109 5,109 5,118 6,948 6,102 eid Dr. 8,816 8,981 9,149 17,797	Floor Sq.Ft. Doors	Floor Sq.Ft. Fl	Floor Sq.Ft. Doors Sq Ft Rent sing St 21' ceiling clearance 5,311 Dock Level \$7.75 \$3,430.02 5,109 Dock Level \$7.75 \$3,299.56 5,109 Dock Level \$7.75 \$3,299.56 5,118 Drive-in \$7.75 \$3,305.38 6,948 Drive-in \$7.75 \$4,487.25 6,102 Drive-in \$8.25 \$4,195.13 eid Dr 21' ceiling clearance 8,816 Dock/drive-in \$7.75 \$5,693.67 8,981 Dock/drive-in \$7.75 \$5,800.23 9,149 Dock/drive-in \$7.75 \$5,908.73 17,797 Dock/drive-in \$7.75 \$11,493.90	Floor Sq.Ft. Doors Sq.Ft Rent Rent Based on \$4.67 per sq.ft	Floor Sq.Ft. Doors Sq.Ft Rent Rent Rent Based on \$4.67 per sq.ft						