

For Lease

90 Welham Road
Barrie, ON



Property Details

Excellent industrial crane facility available for Lease in South Barrie. This property is ideal for manufacturing uses and offers column-free spans and 3 - 5 tonne cranes. There is a functional yard that allows for outside storage and access to the shipping areas. Located close to Park Place shopping centre, there is no shortage of amenities located nearby.

It is situated within a prominent business district, offering excellent visibility and exposure to both vehicular and pedestrian traffic.

The property consists of a single-story structure with ample parking space surrounding it. It features a spacious and open layout, allowing for flexible configuration to accommodate various business needs.

With a total area of 35,000 square feet, the property provides ample space for a range of commercial activities. The layout includes a reception area, multiple private offices, conference rooms, and open workspaces. Additionally, there are well-appointed restroom facilities and convenient storage areas.

The property’s location offers excellent connectivity, being easily accessible from major transportation routes, including highways and main roads. It is surrounded by a diverse range of businesses, including retail stores, restaurants, and professional services, making it an ideal location for a wide variety of businesses.

Location	Welham Rd & Big Bay Point Rd
Available Area:	35,000 SF
Office Area:	13%
Warehouse Area:	77%
Asking Net Rent:	\$11.95 PSF
T.M.I. (2024):	\$4.00 PSF
Possession Date:	Immediate
Zoning:	GI - General Inustrial
Clear Height:	23 FT
Power:	800 amps
Shipping:	3 Drive In and 3 Dock Level

234,013
Current Population

39.2
Median Age

92.4%
Employment Rate

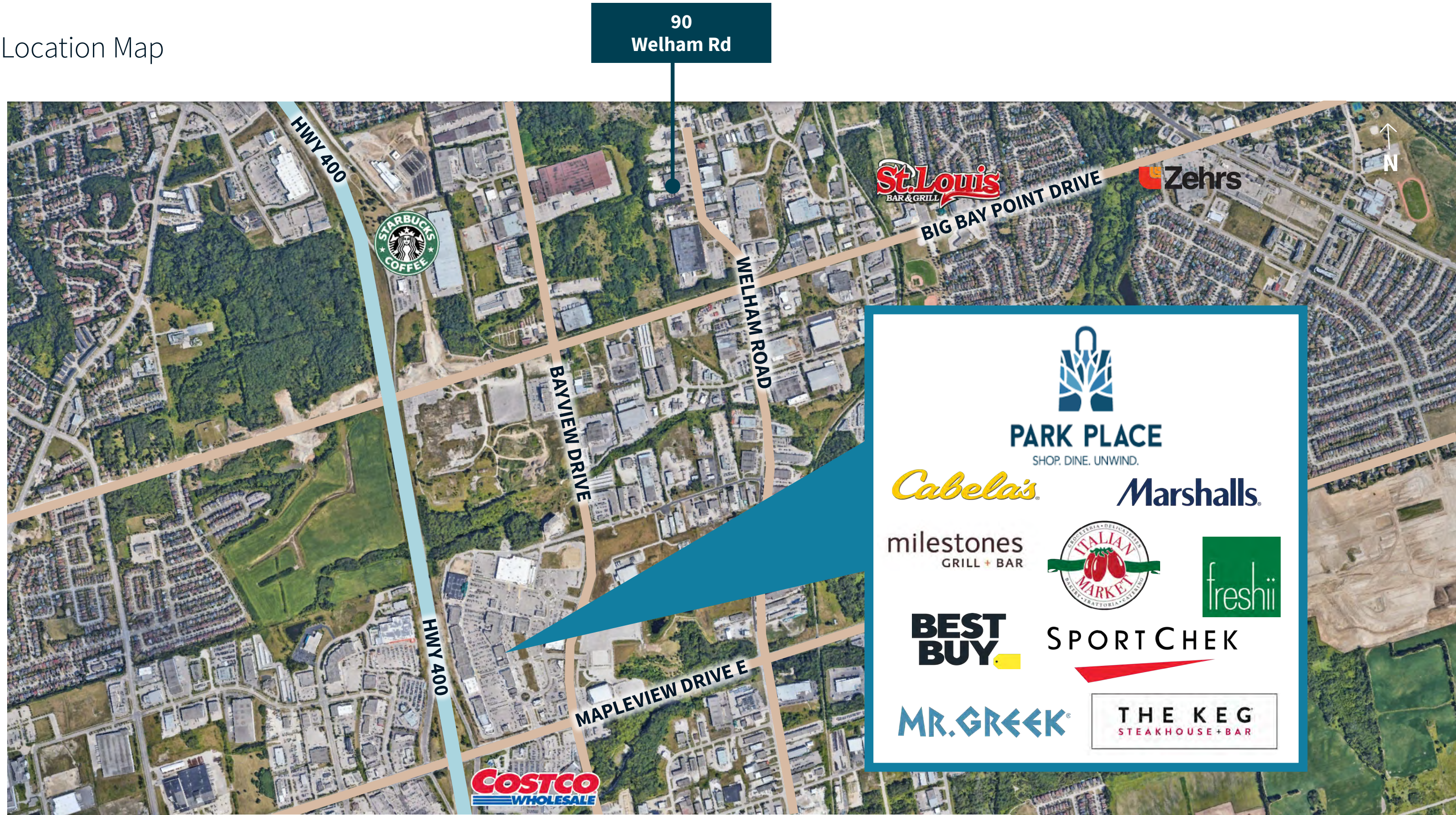
\$116,437
Average Household Income







Location Map





MAX SMIRNIS*

Executive Vice President

+1 647 728 0458

max.smirnis@jll.com



ANDY SUHR*

Vice President

+1 647 728 0482

andy.suhr@jll.com



STEPHEN ANDRIANOPOULOS*

Associate

+1 905 755 4653

stephen.andrianopoulos@jll.com