



# For Lease

282 King Street, Unit 3  
Barrie, ON





Property Details



Location

King Street and Veterans Drive



Total Area

33,775 SF



Office Area

3,785 SF



Warehouse Area

29,990 SF



Shipping Doors

4 Truck level & 1 Drive-in



Lease Rate

\$15.00 PSF



T.M.I.

\$3.40 PSF (2025)



Available

March 1, 2025



Power

600 amps | 600 volts



Clear Height

24'

- Well maintained facility
- Precast construction
- High efficiency fluorescent warehouse lighting
- Excellent shipping area with concrete pad
- Easy Highway 400 access
- Experienced and professional Landlord
- Many area amenities

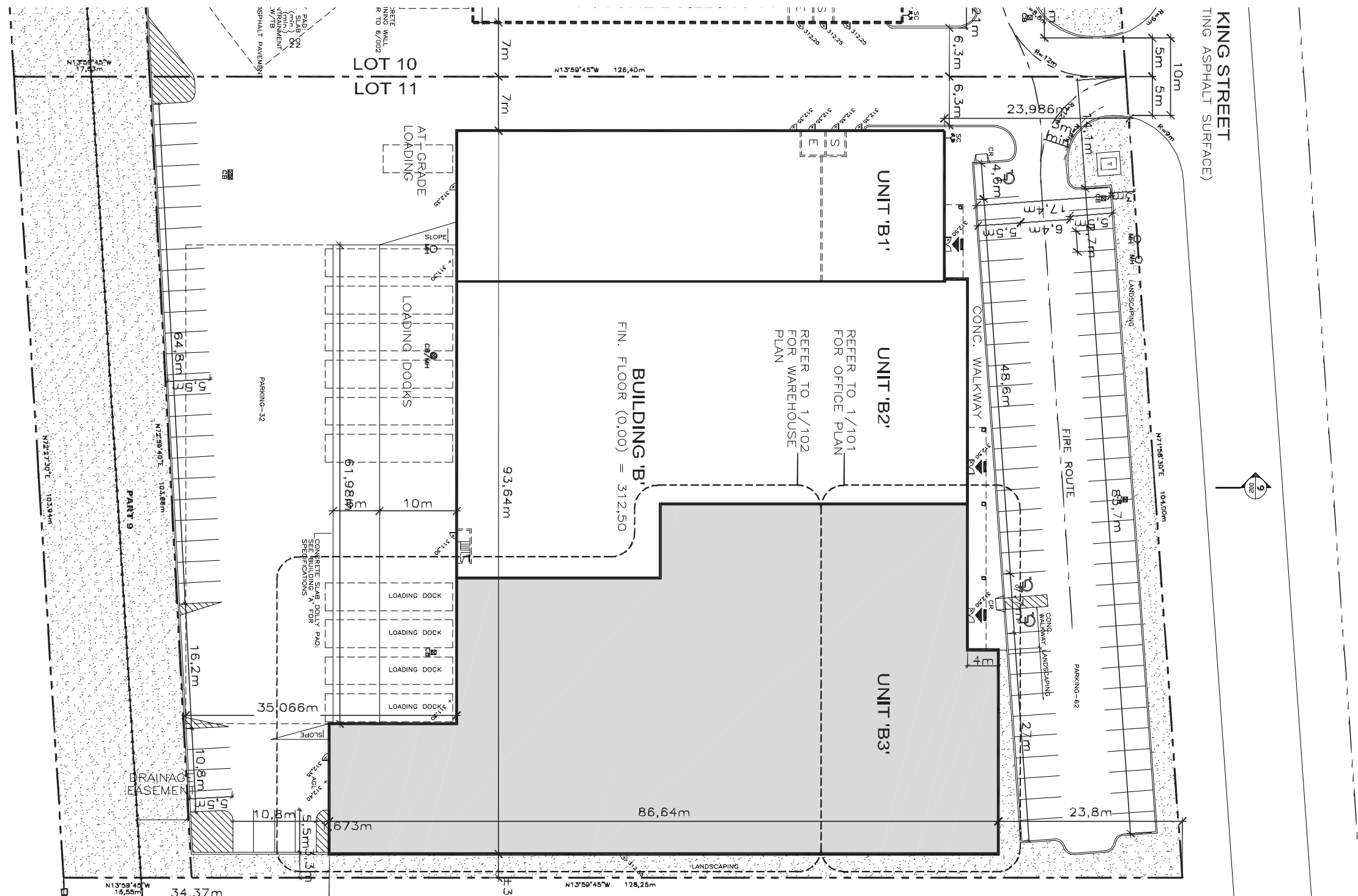


Architectural floor plan of a warehouse facility. The plan includes the following areas and features:

- Rooms and Areas:**
  - OPEN MANAGER AREA
  - FIRST AID ROOM
  - OFFICE AREA
  - MANUFACT./ WAREHOUSE (207)
  - PLANT KITCHEN
  - MAINTENANCE
  - SHIPPING OFFICE (210)
  - LOADING DOCK (four individual docks)
  - AT-GRADE LOADING
- Structural and Safety Features:**
  - 1-HOUR FIRE RATED ASSEMBLY (multiple locations)
  - X-BRACING
  - EXIT
  - 1500 CONCRETE- FILLED STEEL BOLLARDS
  - 22"x11" CONCRETE PAD & (2) 9"x40" HIGH SILOS
  - DELETE ONE PARKING SPACE & RE-STRIPE CONC. PAD
- Dimensions and Grids:**
  - Grid lines: 6, 7, 8, 9, 10, 11 (horizontal); F, G, H, J, K (vertical)
  - Dimensions: 9600, 6000, 3600, 2400, 1200, 880, 2440, 3050, 1110, 3650, 7240, 150, 320, 8250, 13000, 10500, 3000, 6600.



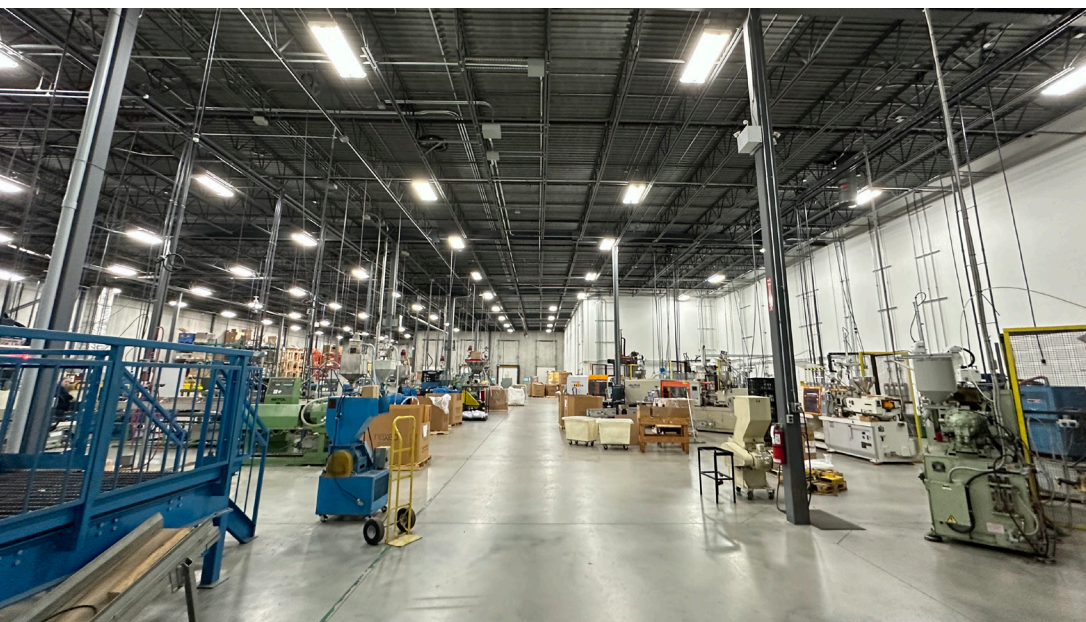
## Building Layout













Location Map







**MAX SMIRNIS\***

Executive Vice President

+1 647 728 0458

max.smirnis@jll.com



**JOHN LAFONTAINE\***

Vice Chairman

+1 416 798 6229

john.lafontaine@cbre.com



**ANDY SUHR\***

Vice President

+1 647 728 0482

andy.suhr@jll.com



**DRAKE LAFONTAINE\***

Sales Representative

+1 416 798 6224

drake.lafontaine@cbre.com

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