



BAYVIEW POINT
INDUSTRIAL PARK

FOR SALE

FREESTANDING INDUSTRIAL BUILDINGS AND SERVICED INDUSTRIAL LOTS





LOT 18
51 Landsdown Road

LOT 14
31 Ironstone Crescent
New home of KINARK

INTRODUCING THE NEWEST INDUSTRIAL CENTRE IN BARRIE

- +/- 39 ACRES
- 25 INDUSTRIAL DEVELOPMENT LOTS
- OUTSIDE STORAGE
- FULL MUNICIPAL SERVICES
- EASY HIGHWAY 400 ACCESS

BAYVIEW POINT INDUSTRIAL PARK

Capitalize on this unprecedented opportunity to own an industrial outdoor storage lot with the opportunity to develop a new building on site.

Located just off Highway 400, the site boasts exceptional visibility, easy access, and nearby amenities, all within a rapidly growing city. With up to 25 lots starting at 0.55 Acres, freestanding buildings starting at 9,000 SF, and General Industrial (GI) zoning laws, Bayview Point Industrial Park provides versatile spaces for businesses looking to expand or establish their operations within a strategic location.

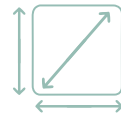
39 minutes to Vaughan | 45 minutes to Pearson International Airport



Flexible Offerings
Purchase Land
or Building with
Land



General Industrial
(GI) Zoning for
Versatility



Industrial Outdoor
Storage Lots Starting
at 0.55 Acres



Freestanding
Building Occupancy
Q2 2026 9,960 SF



Fully serviced lots
with sanitary, storm,
and municipal water



Separate municipal
address for each lot



Development Charge
Deferrals Available



PROPERTY OVERVIEW

LAND AVAILABLE

| LOT | ADDRESS | LOT SIZE (AC) |
|-----|------------------------|---------------|
| 1 | 5 Middleton Court | 0.93 |
| 2 | 72 Landsdown Road | 1.18 |
| 5 | 66 Middleton Court | 0.73 |
| 6 | 131 Middleton Court | 0.73 |
| 7 | 121 Ironstone Crescent | 0.73 |
| 8 | 111 Ironstone Crescent | 0.73 |
| 9 | 101 Ironstone Crescent | 0.62 |
| 10 | 71 Ironstone Crescent | 0.79 |
| 11 | 61 Ironstone Crescent | 0.79 |
| 12 | 51 Ironstone Crescent | 0.78 |
| 13 | 41 Ironstone Crescent | 0.65 |
| 15 | 21 Ironstone Crescent | 0.66 |
| 16 | 11 Ironstone Crescent | 0.76 |
| 17 | 1 Ironstone Crescent | 0.70 |
| 19 | 71 Landsdown Road | 1.03 |
| 20 | 91 Landsdown Road | 1.13 |
| 25 | 40 Ironstone Crescent | 0.61 |



PROPERTY OVERVIEW

INDUSTRIAL LAND/BUILDING

| LOT | 18 | 21 | 23 | 24 |
|---------------|-----------------------------|---------------------------------|---------------------------------|---------------------------------|
| ADDRESS | 51 Landsdown Road | 80 Ironstone Crescent | 60 Ironstone Crescent | 50 Ironstone Crescent |
| LOT SIZE | 0.78 Ac | 0.62 Ac | 0.57 Ac | 0.55 Ac |
| BUILDING SIZE | 15,330 sf | 12,116 sf | Land | 11,799 sf |
| GROUND FLOOR | 12,749 sf | 10,129 sf | N/A | 9960 sf |
| MEZZANINE | 2,581 sf | 1,986 sf | N/A | 1,839 sf |
| SHIPPING | 1 TL, 1 DI | 1 TL, 1 DI | N/A | 1 TL, 1DI |
| CLEAR HEIGHT | 24' | 24 | N/A | 24 |
| PRICE | \$5,518,800 | \$4,361,760 | \$1,140,000 | \$4,247,640 |
| PARKING | 14 Stalls (1 accessible) | 14 Stalls (1 accessible) | N/A | 14 Stalls (1 accessible) |
| DELIVERY | Q2 2026 | Q2 2026 | N/A | Q2 2026 |



CONSTRUCTION UPDATE

MAY 2026



ZONING BYLAW

General Industrial (GI) Permitted Uses

Industrial Uses:

- Animal Shelter
- Bakery
- Concrete Product Manufacturing
- Foundry
- Manufacturing and Processing
- Material Recovery Facility
- Cannabis Production Facility
- Outdoor Storage
- Printing and Publishing
- Rail Transfer Facility
- Recyclable Materials Transfer Station
- Rental Store Excluding Video and Electronic Rentals
- Research/Development Facility
- Self-Storage
- Truck Terminal
- Warehousing
- Wholesale Establishment

Institutional Uses:

- Industrial School
- Indoor recreational facility
- Fitness gym
- Community center
- Community hospital
- Government offices

Agricultural Uses:

- Heavy Equipment Dealer
- Kennel

Commercial Uses:

- Accessory Employee Use
- Accessory Rental
- Adult Entertainment Parlour
- Automotive Repair Establishment
- Building Supply Centre
- Car Wash
- Custom Workshop
- Data Processing Centre
- Drive Through Facility
- Dry Cleaning Establishment
- Golf Driving Range
- Nursery or Garden Supply Centre
- Office
- Outdoor Display and Sales Area
- Restaurant
- Service Store
- Transmission Establishment
- Cellular and Electronic
- Veterinary Clinic



PRIME LOCATION, MAXIMUM ACCESSIBILITY

Dining

- 1 Danny's Fish & Chips
- 2 Tim Horton's
- 3 Sinbad Bakery & Grill
- 4 Debb's Place
- 5 Jays Sticky Buns
- 6 St. Louis Bar & Grill
- 7 Starbucks
- 8 Mmm Donuts Cafe Bakery
- 9 CCOKIO
- 10 Dixie Lee Fried Chicken
- 11 Sizzling Wok
- 12 Tim Horton's
- 13 The Keg Steakhouse
- 14 Mandarin Restaurant
- 15 Evviva Breakfast & Lunch

Fitness

- 1 LA Fitness
- 2 Crossfit Barrie
- 3 Impact Strength & Conditioning

Retail

- 1 RONA + Barrie
- 2 Leon's Furniture
- 3 MEC Barrie
- 4 Costco Wholesale
- 5 Canadian Tire
- 6 The Home Depot
- 7 Winners
- 8 HomeSense
- 9 Marshalls
- 10 Walmart Super Centre
- 11 Cabela's

Gas Stations

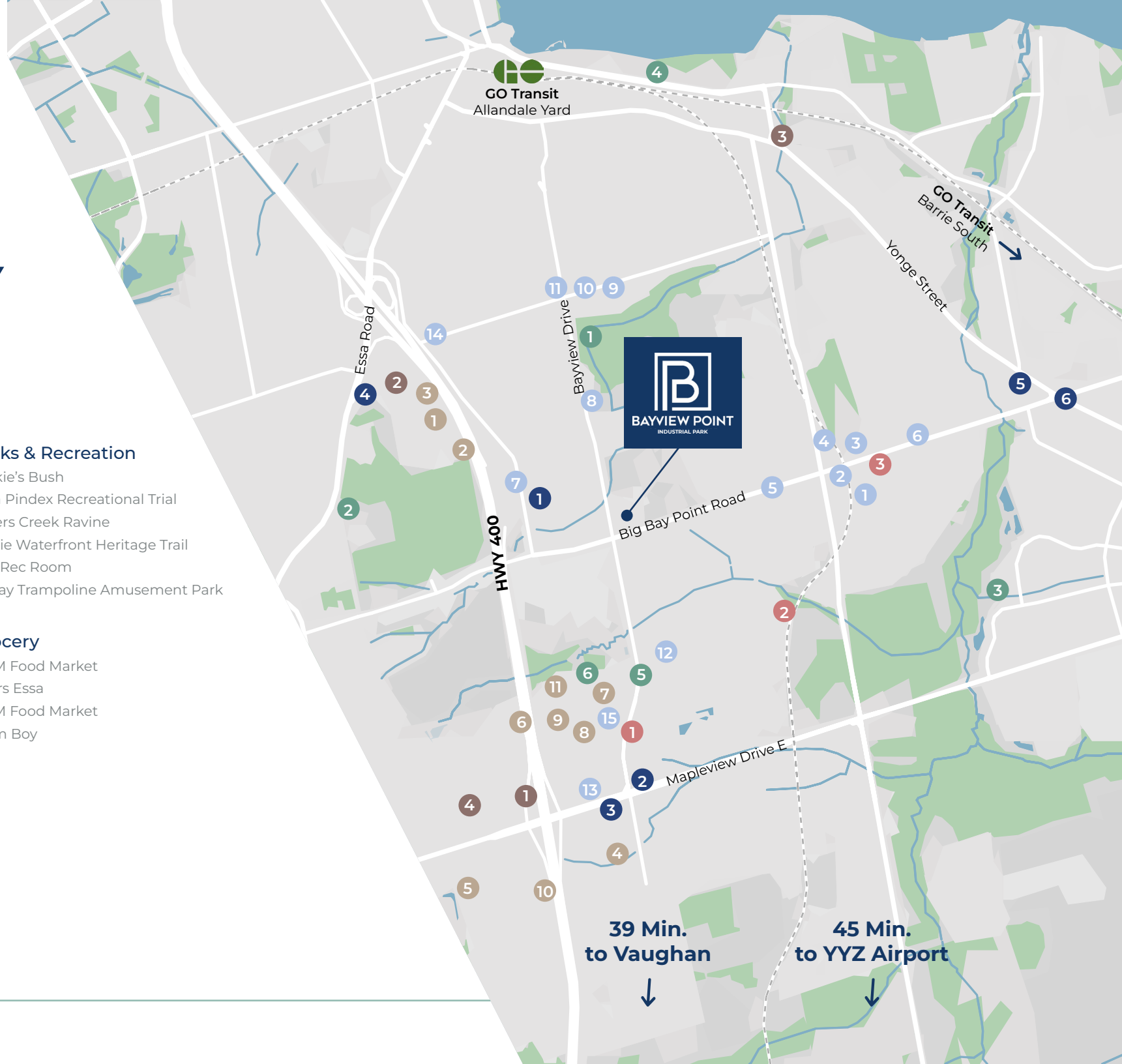
- 1 Canadian Tire Gas +
- 2 Ultramar
- 3 Costco Gas Station
- 4 Esso
- 5 Pioneer
- 6 Shell

Parks & Recreation

- 1 Lackie's Bush
- 2 Essa Pindex Recreational Trail
- 3 Lovers Creek Ravine
- 4 Barrie Waterfront Heritage Trail
- 5 The Rec Room
- 6 X-Play Trampoline Amusement Park

Grocery

- 1 M&M Food Market
- 2 Zehrs Essa
- 3 M&M Food Market
- 4 Farm Boy



39 Min.
to Vaughan

45 Min.
to YYZ Airport

STRATEGIC SITE FOR SEAMLESS CONNECTIVITY

Bayview Point Industrial Park offers unparalleled transit connectivity, providing exceptional access to the Greater Toronto Area and key regional markets. The property benefits from direct access to major highways, including Highway 400, ensuring efficient transport for distribution and logistical operations. Its proximity to Toronto Pearson International Airport supports air cargo and fast-tracked shipments, while the nearby Barrie GO Line offers easy commuter access for employees. Its strategic location makes the site an ideal choice for businesses seeking to streamline operations in the region.

Drive Times:



39 Minutes
from Vaughan



6 Minutes
from HWY 400



45 Minutes
from Pearson
International
Airport

STRATEGIC LOCATION



| | |
|---|---------|
| Allandale Waterfront GO | 4.1 KM |
| Barrie South GO | 4.1 KM |
| Toronto Pearson International Airport | 82.7 KM |
| CPKC Railway: Vaughan Intermodal Terminal | 71.5 KM |
| CN Rail Brampton Intermodal Terminal | 78 KM |
| Port of Toronto | 104 KM |
| Canada Border Services Agency (USA) | 201 KM |

Georgian

RVH

Barrie

KEMPENFELT BAY

ALLANDALE WATERFRONT GO STATION

BARRIE SOUTH GO STATION

B
BAYVIEW POINT
INDUSTRIAL PARK

PARK PLACE

HWY 400

HWY 26

ESSA ROAD

YONGE STREET

BIG BAY POINT ROAD

BARRIE GO LINE

BARRIE, ONTARIO

6 MINUTES
From HWY 400

157,194
Population in Barrie

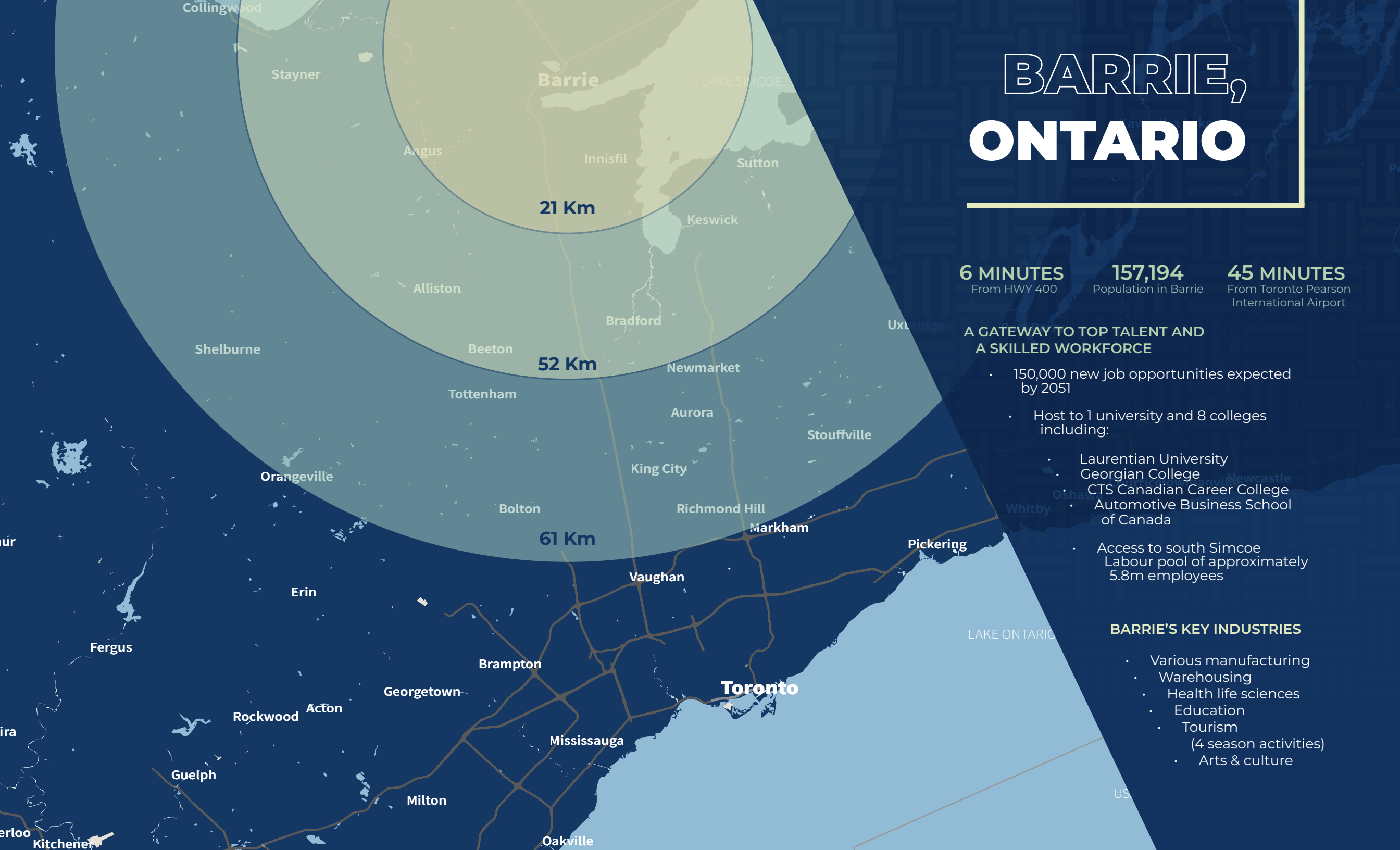
45 MINUTES
From Toronto Pearson
International Airport

A GATEWAY TO TOP TALENT AND A SKILLED WORKFORCE

- 150,000 new job opportunities expected by 2051
- Host to 1 university and 8 colleges including:
 - Laurentian University
 - Georgian College
 - CTS Canadian Career College
 - Automotive Business School of Canada
- Access to south Simcoe Labour pool of approximately 5.8m employees

BARRIE'S KEY INDUSTRIES

- Various manufacturing
- Warehousing
- Health life sciences
- Education
- Tourism (4 season activities)
- Arts & culture



WORLD CLASS NEIGHBOURS

Barrie's advanced manufacturing sector continues to grow with key strengths in automotive, robotics, and metal manufacturing. Home to over 390 manufacturers and a cluster of automation and precision manufacturers, Barrie can attract skilled talent and compete internationally.



MAPLEVIEW DRIVE



HIGHWAY 400



PRODOMAX



BIG BAY POINT ROAD



BAYVIEW DRIVE





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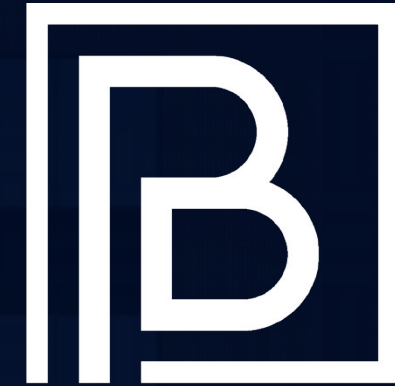
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