

FOR LEASE

2315

INDUSTRIAL PARK ROAD

INNISFIL, ON

INDUSTRIAL PARK RD

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## PROPERTY DETAIL

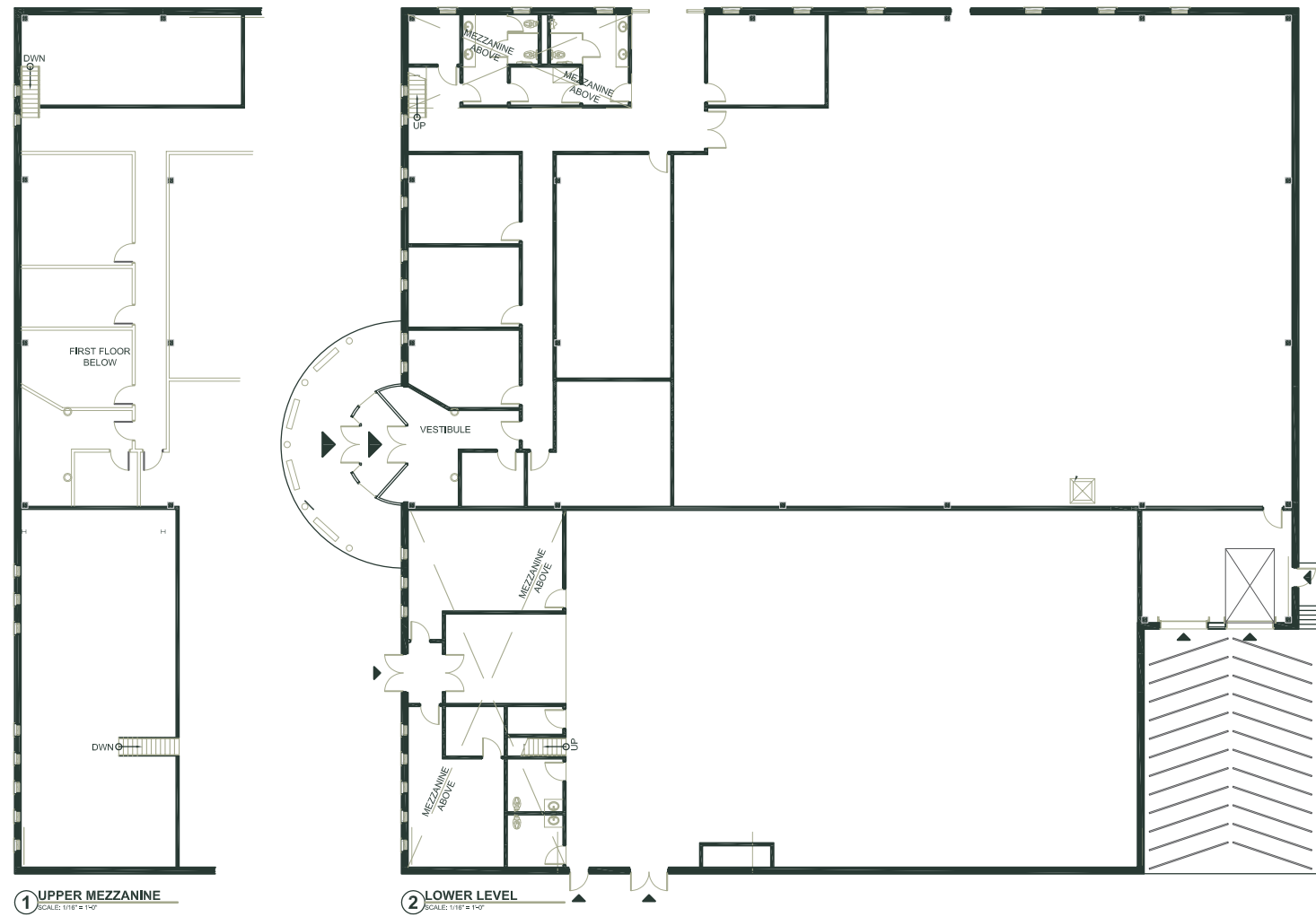
Total Area	20,827 SF
Office Area	20%
Industrial Area	80%
Clear Height	18' 0"
Shipping Doors	2 truck-level doors 2 drive-in doors
Zoning	IBP
Available	November 1, 2026
Asking Rate	\$15.50 PSF Net
Additional Rent (TMI)	\$6.54 PSF (2026)

## COMMENTS

- Freestanding industrial building
- The site offers excellent visibility with approximately 270 feet of direct frontage on Highway 400
- Strategically positioned minutes from the Innisfil Beach Road interchange, ensuring efficient access to Highway 400 and surrounding markets
- Ample on-site parking
- Loading options are flexible, with two dock-level shipping doors and two drive-in doors
- Zoning permits warehousing and distribution, with an allowance for up to 15% accessory retail use



# FLOOR PLAN



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## AMENITIES

### Restaurants & Eateries

- 1 Salty's Diner & Catering Co.
- 2 The 400 Market
- 3 Taste of The Grille
- 4 Roadhouse Korean Fried chicken
- 5 The Cove Cafe
- 6 Tenoch Grill and Bar
- 7 Sunset Grill
- 8 Young Chow Garden Restaurant
- 9 Yummy House
- 10 Tim Hortons

### Banks & Financial Services

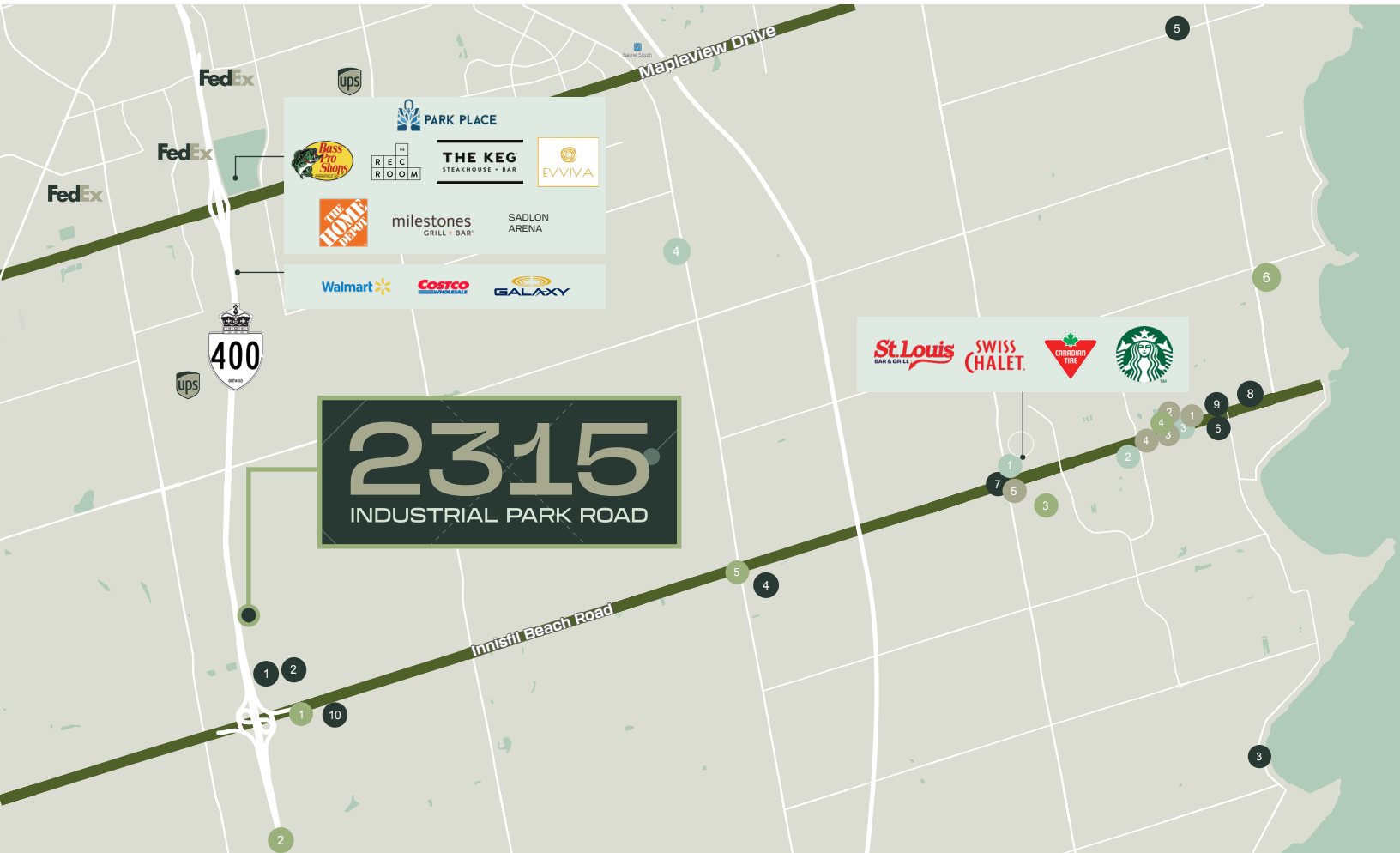
- 1 Alterna Savings - Alcona
- 2 TD Canada Trust Branch
- 3 Scotiabank
- 4 RBC Royal Bank

### Gas Stations & Fuel

- 1 Shell
- 2 ONroute Innisfil Southbound
- 3 Canadian Tire Gas
- 4 Esso
- 5 Canco and One Stop Convenience
- 6 Petro-Canada & Car Wash

### Retail & Grocery

- 1 John's NOFRILLS
- 2 Sobeys Alcona Beach
- 3 M&M Food Market
- 4 Foodland Stroud



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