



For sale

445 Lacie Street | Orillia, ON

Freestanding Repair Bay Facility with
Large Gravelled Yard
14,665 SF on a 3.26 Acre Lot



JLL

CBRE

Property overview

3.26 acre industrial property featuring a 14,665 SF truck shop and large gravelled yard. The facility includes a 2-level front office area, multiple repair bays, 8 drive-in doors, a dedicated wash bay, and a mechanic’s pit. The expansive yard provides substantial outdoor storage and truck/equipment parking. Directly adjacent to Foodland grocery store and a hotel, with convenient access to Hwy 11 via West Street North.

Property details

Total Building Size	14,665 SF
Lot size	3.26 Acres
Zoning	C3
Clear height	13’ 0”
Shipping	8 D/I
Occupancy	Q1 2027
Asking price	\$3,050,000
Taxes	\$27,831.16 (2026)



Accessibility

This property is strategically positioned in Orillia’s intensifying core, steps from Lake Couchiching, retail amenities, and established residential neighbourhoods. Directly adjacent to Foodland grocery store and a hotel, with convenient access to Hwy 11 via West Street North.

Restaurants ●

- 1. Lake Country Grill
- 2. Toronto PHO Orillia
- 3. State & Main
- 4. The Burger Nest
- 5. Family Taste Restaurant
- 6. Kensington Burger Bar
- 7. CASA COLIBRI - mexican bistro
- 8. Mariposa Market

Retail Shopping ●

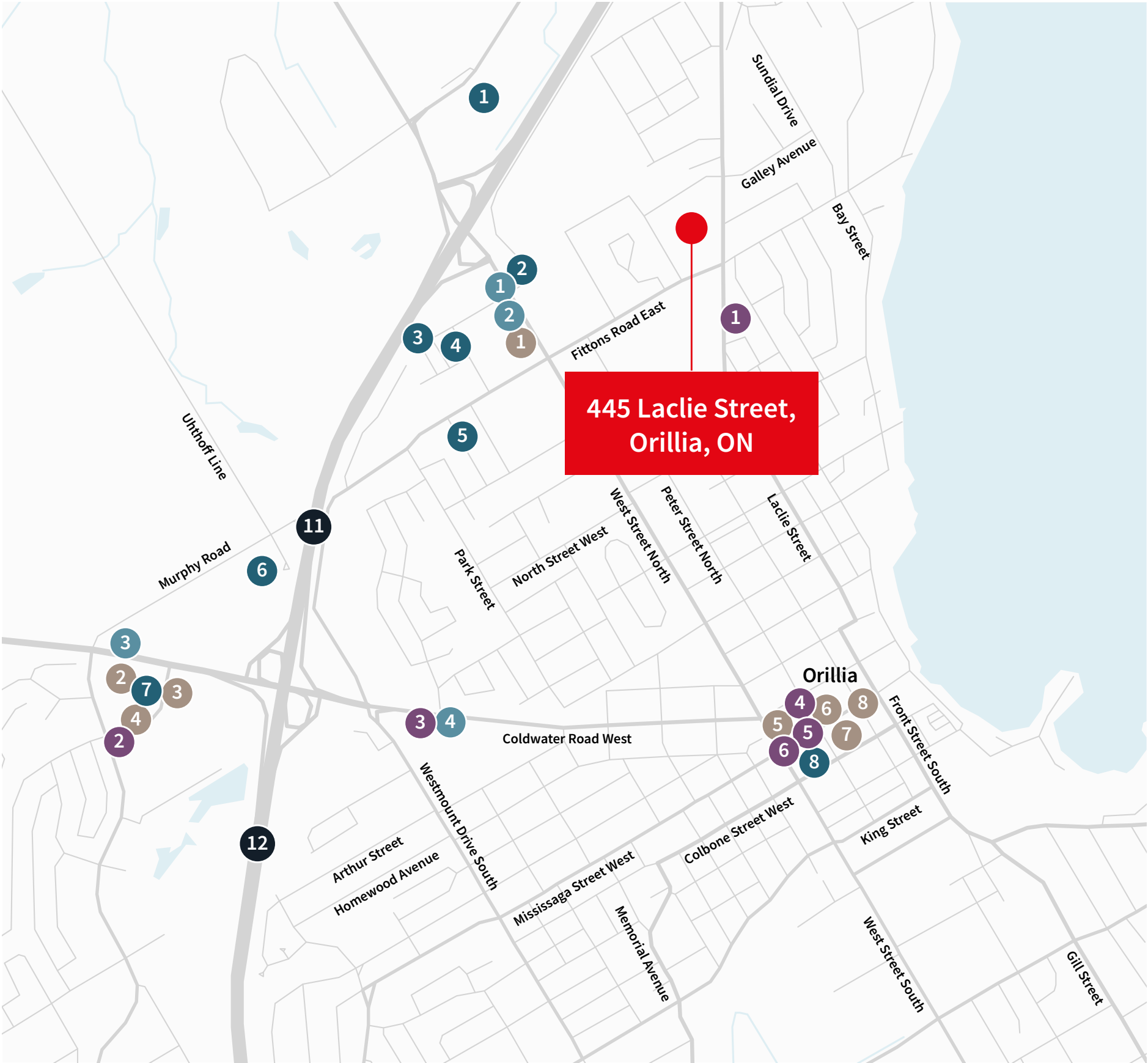
- 1. Orillia Square Mall
- 2. Orillia Tailoring and Alterations
- 3. Taylored Home Improvement Ltd
- 4. Petite Margot’
- 5. Joe Watt’s Trophies
- 6. Walmart Supercentre
- 7. West Ridge Place
- 8. Dapper Depot Men’s Wear

Gas Stations ●

- 1. Esso
- 2. Canco
- 3. Circle K
- 4. Petro-Canada & Car Wash

Banks ●

- 1. CIBC Branch with ATM
- 2. RBC Royal Bank
- 3. BMO Bank of Montreal
- 4. TD Branch and ATM
- 5. Meridian Credit Union
- 6. Scotiabank





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