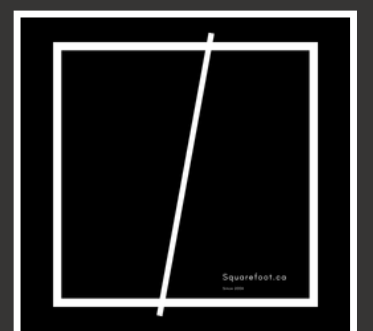


25 - 33 Lorena Street, Barrie, L4N3H5

Unit D - 30,624 SF

Linda Loftus
CCIM SIOR CIPS MRICS FEA - BROKER
linda@squarefoot.ca | C: 705-791-5405



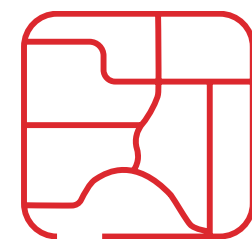
Property Details

Strategic Market Access – Barrie, Ontario

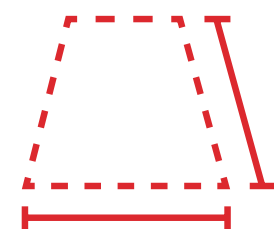
This property is located within Barrie's established industrial corridor, positioned immediately east of Highway 400 — one of Ontario's primary north-south transportation arteries.



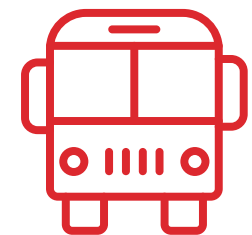
Property Address
25-33 LORENA ST, BARRIE, ON



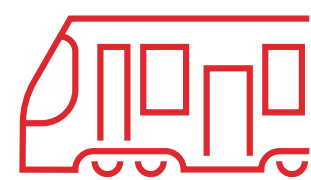
Zoning
G1



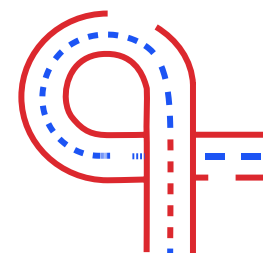
Site Area
5.09 Acres



Public Transit
Transit stop 3 min walk



GO Station
Allandale Station 2 KM



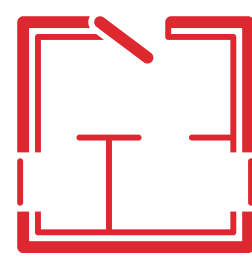
Highway 400
Close Proximity



Asking Price
\$8.25-\$8.95 SF



TMI
\$4.00 SF



Unit Sizes
A - 8,181.74 SF
B - 8,322.4 SF
A&B - 16,503.4 SF
C - 7,448.16 SF
D - 30,624 SF

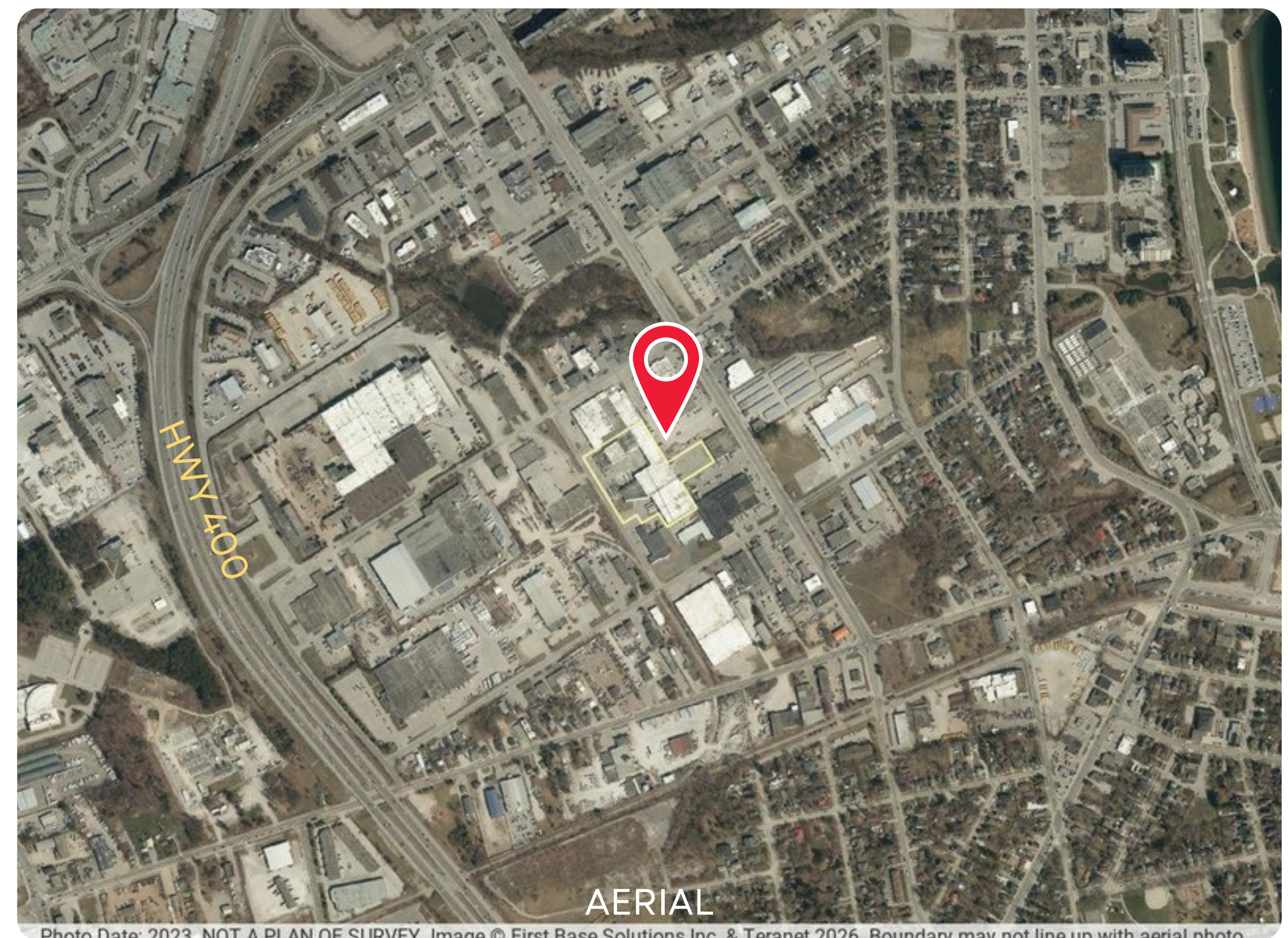


Photo Date: 2023. NOT A PLAN OF SURVEY. Image © First Base Solutions Inc. & Teranet 2026. Boundary may not line up with aerial photo.

Location & Impacts

Highway Connectivity

- Direct access to Highway 400 within minutes
- Approximately 10 minutes south to HWY 11 interchange
- ~60 minutes to Toronto (GTA core)
- ~45 minutes to Highway 401 via 400 corridor
- Efficient northbound access to cottage country and Northern Ontario markets

This location allows same-day trucking reach to:

- Greater Toronto Area (7+ million population base)
- Central Ontario manufacturing and distribution nodes
- Southwestern Ontario via 400/401 interchange

Labour & Regional Access

- Positioned within Barrie's primary employment area
- Access to a growing labour force of 200,000+ within the Simcoe region
- Strong commuter access from the GTA via Highway 400 and GO Transit

Logistics Advantage

- Established industrial neighbourhood with wide roads and truck circulation
- Suitable for shipping, warehousing, last-mile distribution, and manufacturing
- Close proximity to major trucking routes

Market Positioning

Barrie functions as a strategic midpoint between the GTA and Northern Ontario. For users seeking lower occupancy costs than the GTA while maintaining fast access to its consumer and industrial markets, this location provides a practical and scalable alternative.

Zoning Details

Permitted Uses

GENERAL INDUSTRIAL (GI) ZONE

City of Barrie – Permitted Uses Summary

Purpose of the GI Zone

The General Industrial (GI) Zone is intended to accommodate a broad range of industrial operations, warehousing, logistics, manufacturing, and supporting commercial uses, including operations that may require outdoor storage or larger site footprints.

PERMITTED INDUSTRIAL USES

- Manufacturing and Processing (wholly enclosed buildings)
- Foundry
- Concrete Product Manufacturing
- Bakery
- Printing and Publishing
- Cannabis Production Facility
- Material Recovery Facility*
- Recyclable Materials Transfer Station*
- Outdoor Storage
- Self Storage
- Warehousing (wholly enclosed buildings)
- Truck Terminal
- Rail Transfer Facility
- Research / Development Facility
- Rental Store (excluding video/electronics)
- Wholesale Establishment
- Animal Shelter

PERMITTED AGRICULTURAL / SPECIALIZED USES

- Heavy Equipment Dealer
- Kennel

PERMITTED INSTITUTIONAL USE

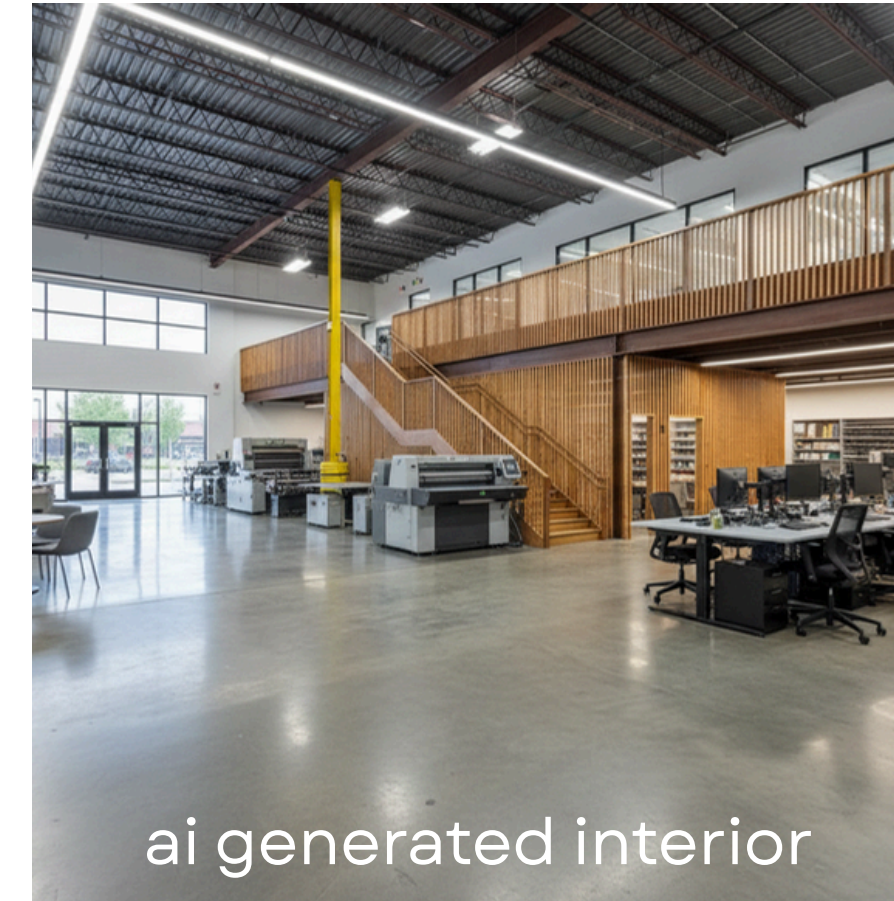
- Industrial School

KEY CONDITIONS (Where Applicable)

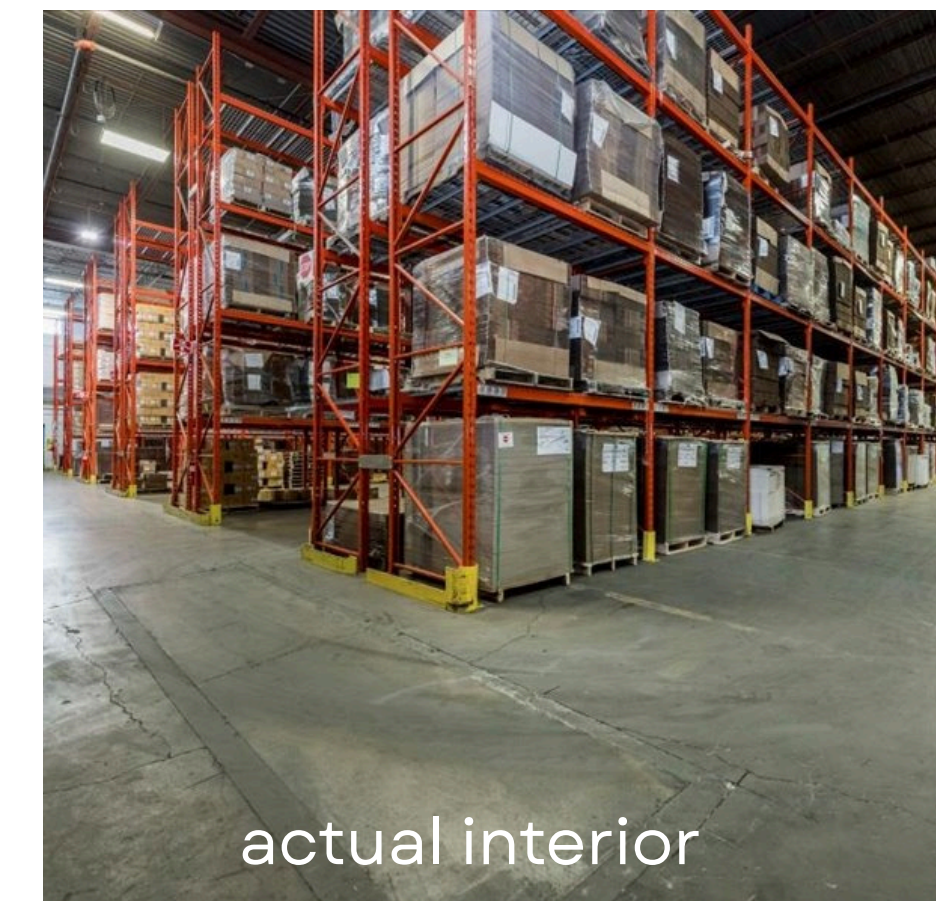
- Must be conducted entirely within a fully enclosed building (no outdoor storage permitted).
- ** Accessory retail permitted in association with a principal permitted use and subject to gross floor area limits (generally max. 25%).
- *** Permitted only within a multi-tenanted building.
- **** Restricted to multi-tenanted buildings and subject to gross floor area limitations.

PERMITTED COMMERCIAL & SERVICE USES

- Office
- Medical Office
- Accessory Retail**
- Accessory Employee Use
- Service Store
- Assembly Hall
- Conference Centre
- Bank***
- Building Supply Centre****
- Automotive Repair Establishment
- Car Wash
- Custom Workshop
- Data Processing Centre
- Drive Through Facility
- Dry Cleaning Establishment
- Fitness or Health Club
- Golf Driving Range (Outdoor)
- Hotel / Motel
- Nursery or Garden Supply Centre
- Outdoor Display and Sales Area
- Restaurant***
- Transmission Establishment (Cellular / Electronic)
- Veterinary Clinic
- Adult Entertainment Parlour



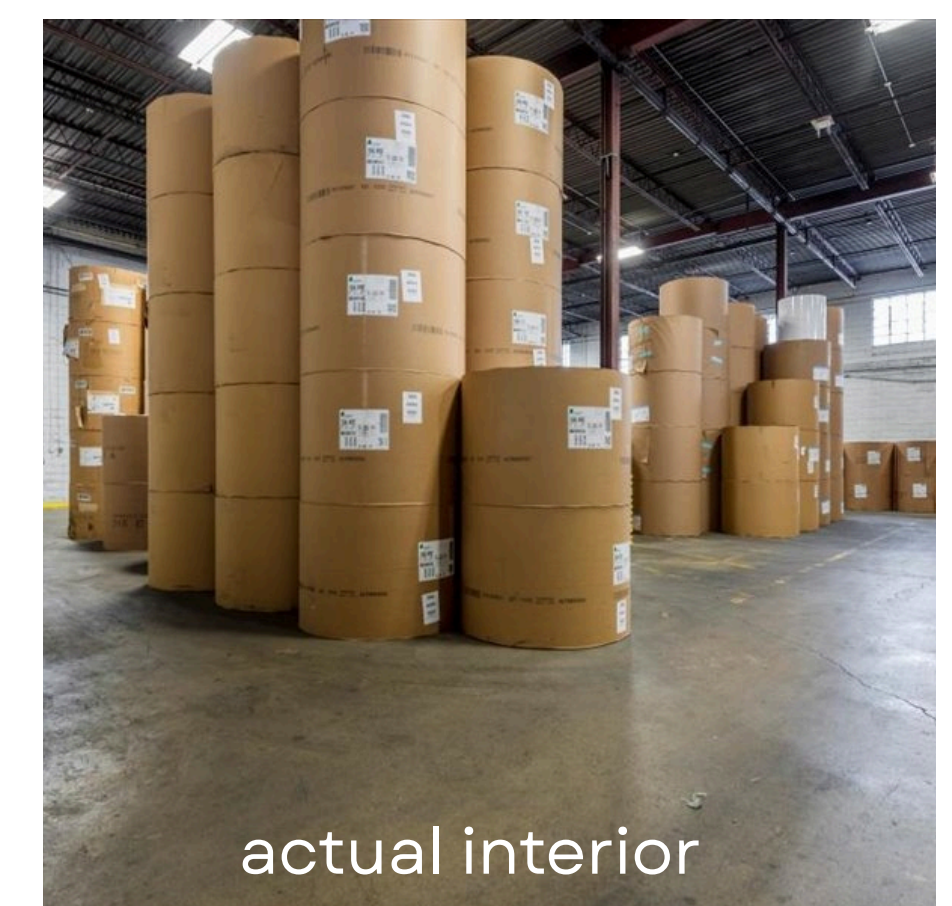
ai generated interior



actual interior



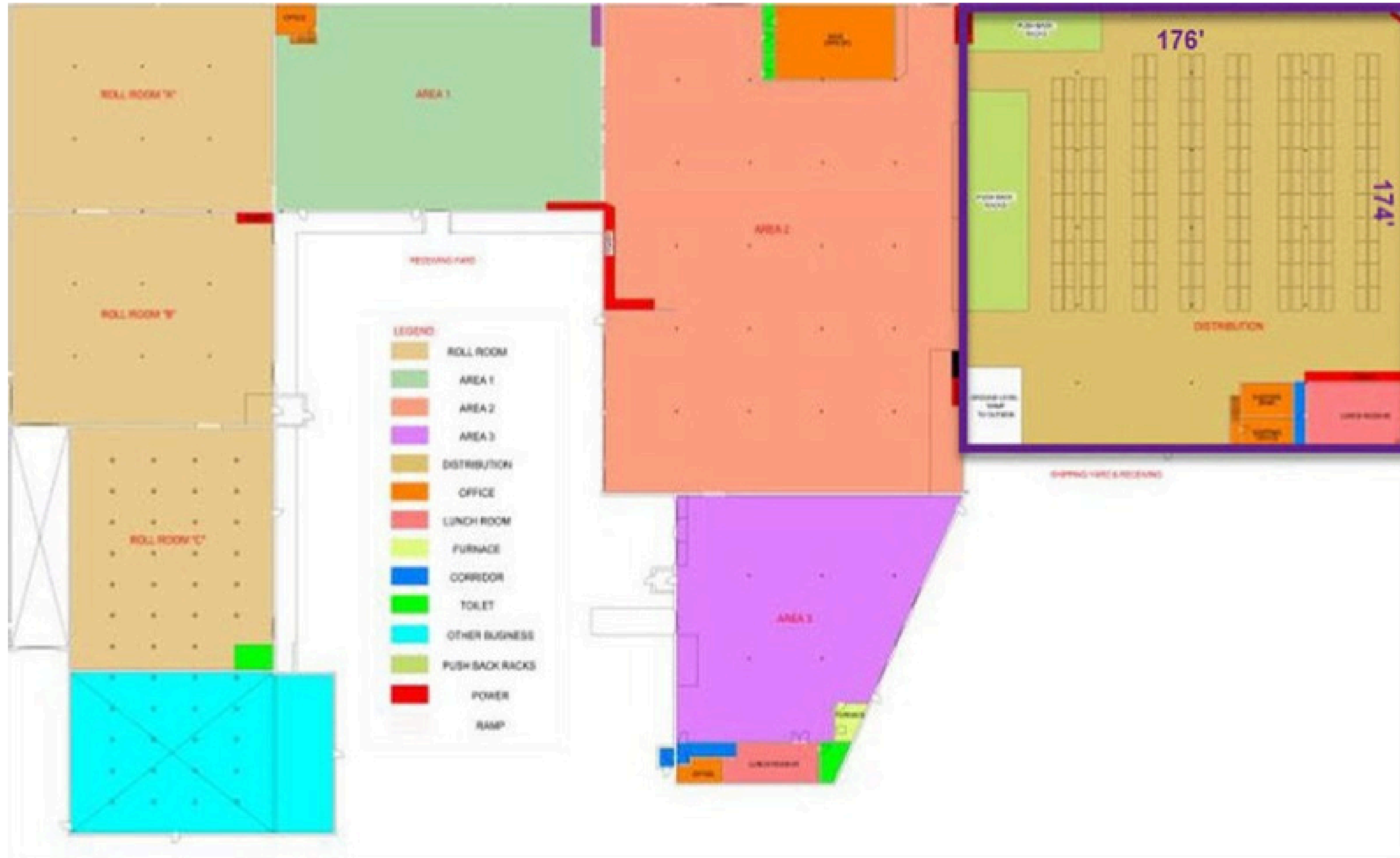
ai generated interior



actual interior

UNIT D - 30,624 SF - 24'

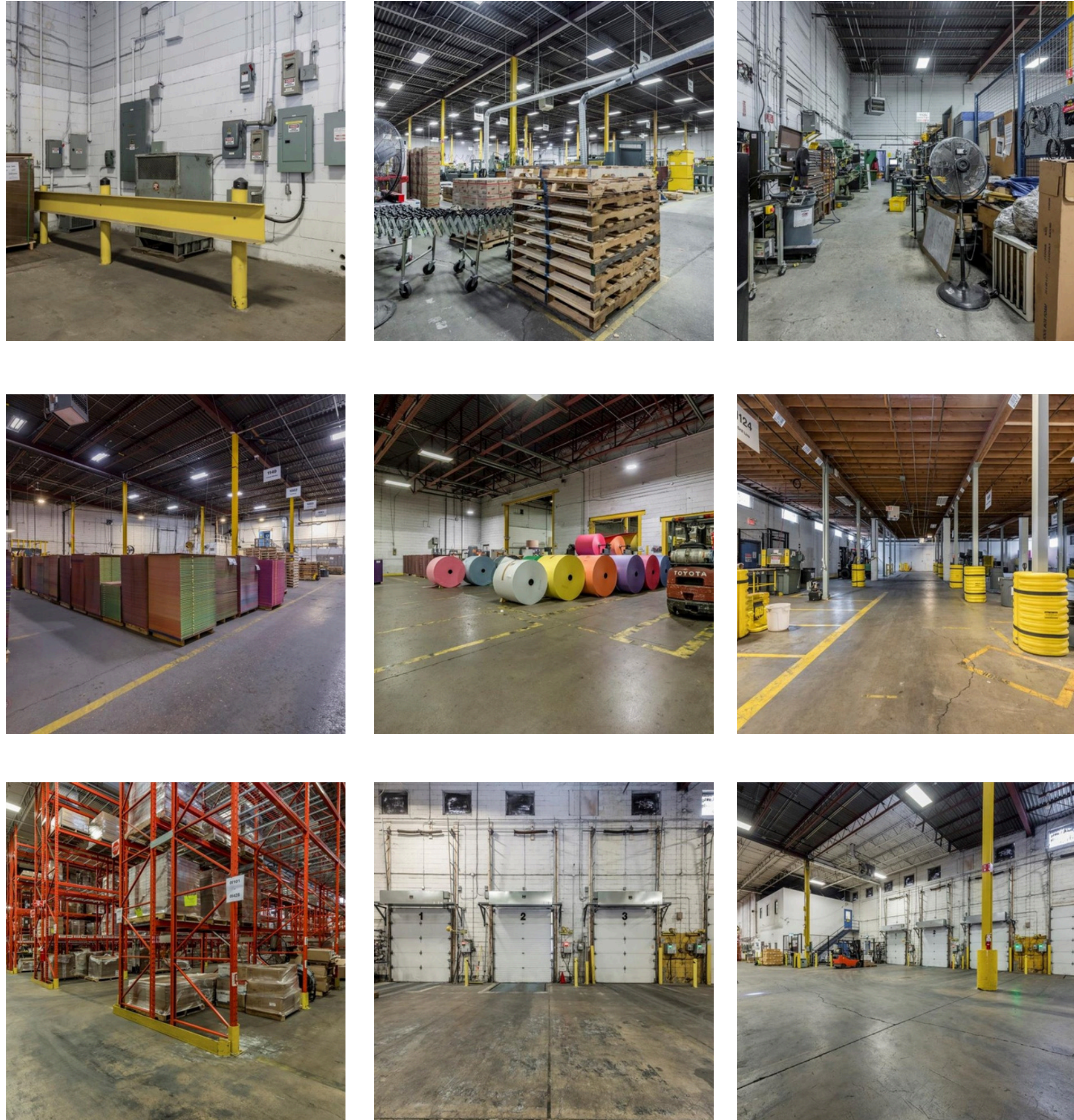
Unit Sizes



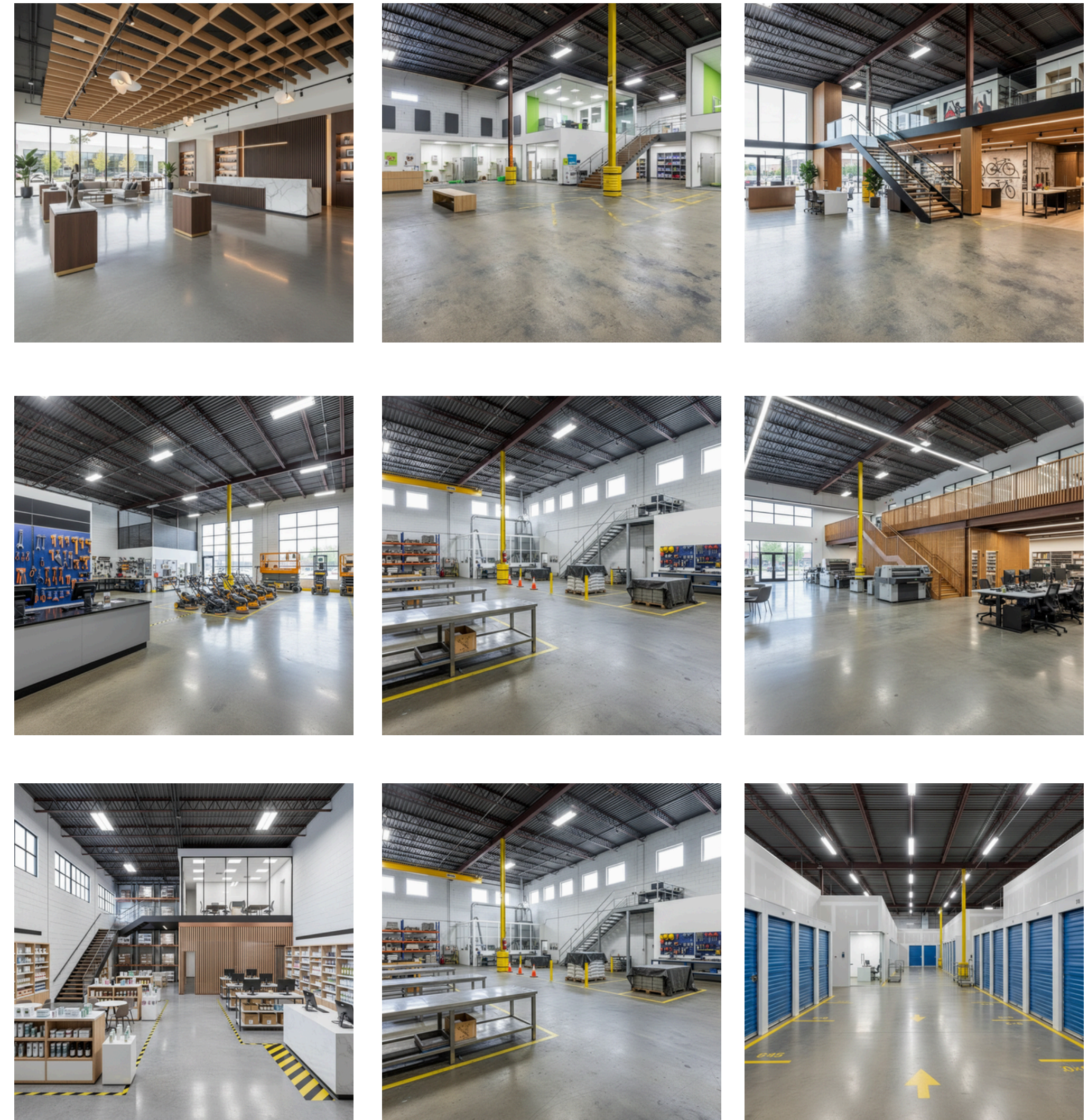
UNIT:	D
SIZE:	30,624 SF
CEILING CLEAR:	24'
LOADING:	4 Dock 1 D/I - 24'
ASKING RATE:	\$8.95
TMI:	\$4.00

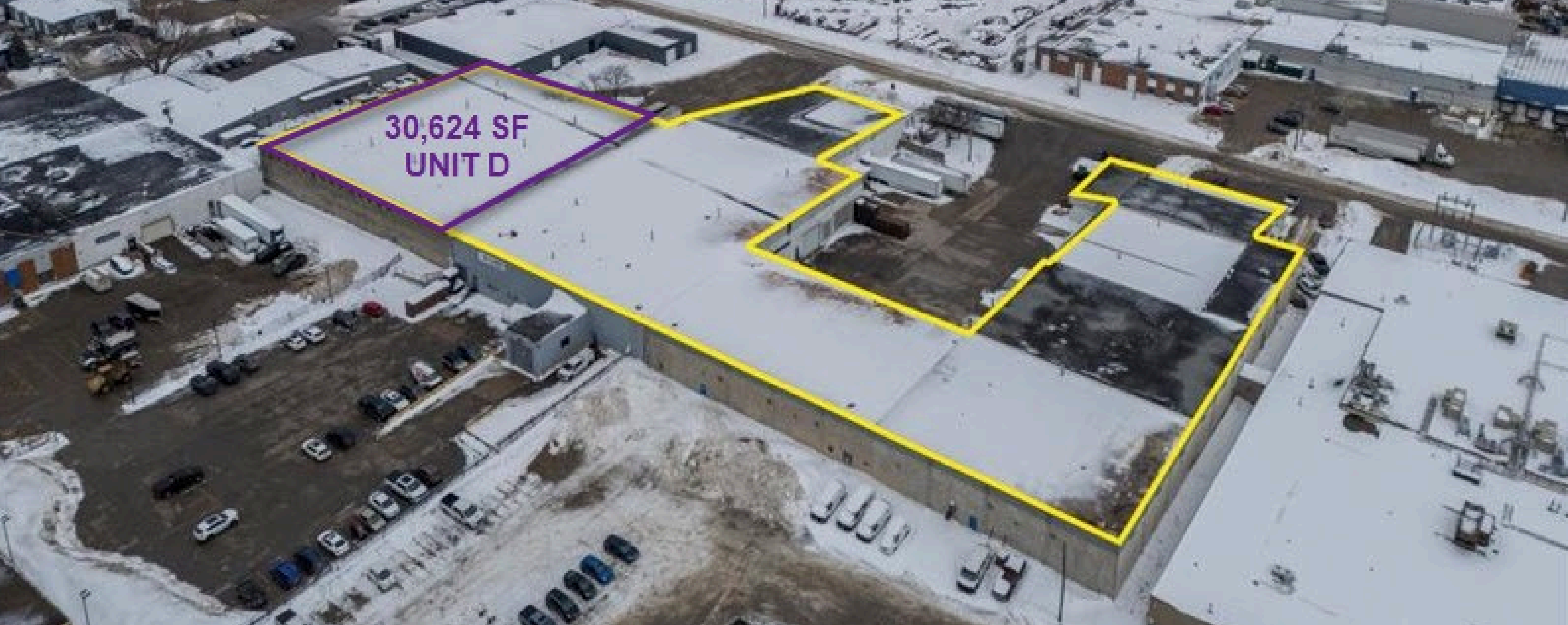
AS IS INTERIOR & VISIONED INTERIOR AI GENERATED

Interior As Is



Interior As AI Imagined Based On Permitted Uses





**30,624 SF
UNIT D**

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