




**BAYVIEW POINT**  
INDUSTRIAL PARK

**FOR SALE**

FREESTANDING INDUSTRIAL BUILDINGS AND SERVICED INDUSTRIAL LOTS





# 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.

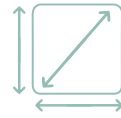
Located just off Highway 400, the site boasts exceptional visibility, easy access, and nearby amenities, all within a rapidly growing city. With up to 25 lots starting at 0.55 Acres, freestanding buildings starting at 9,000 SF, and General Industrial (GI) zoning laws, Bayview Point Industrial Park provides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



CLICK ON LAND PARCEL FOR MORE INFO

# 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

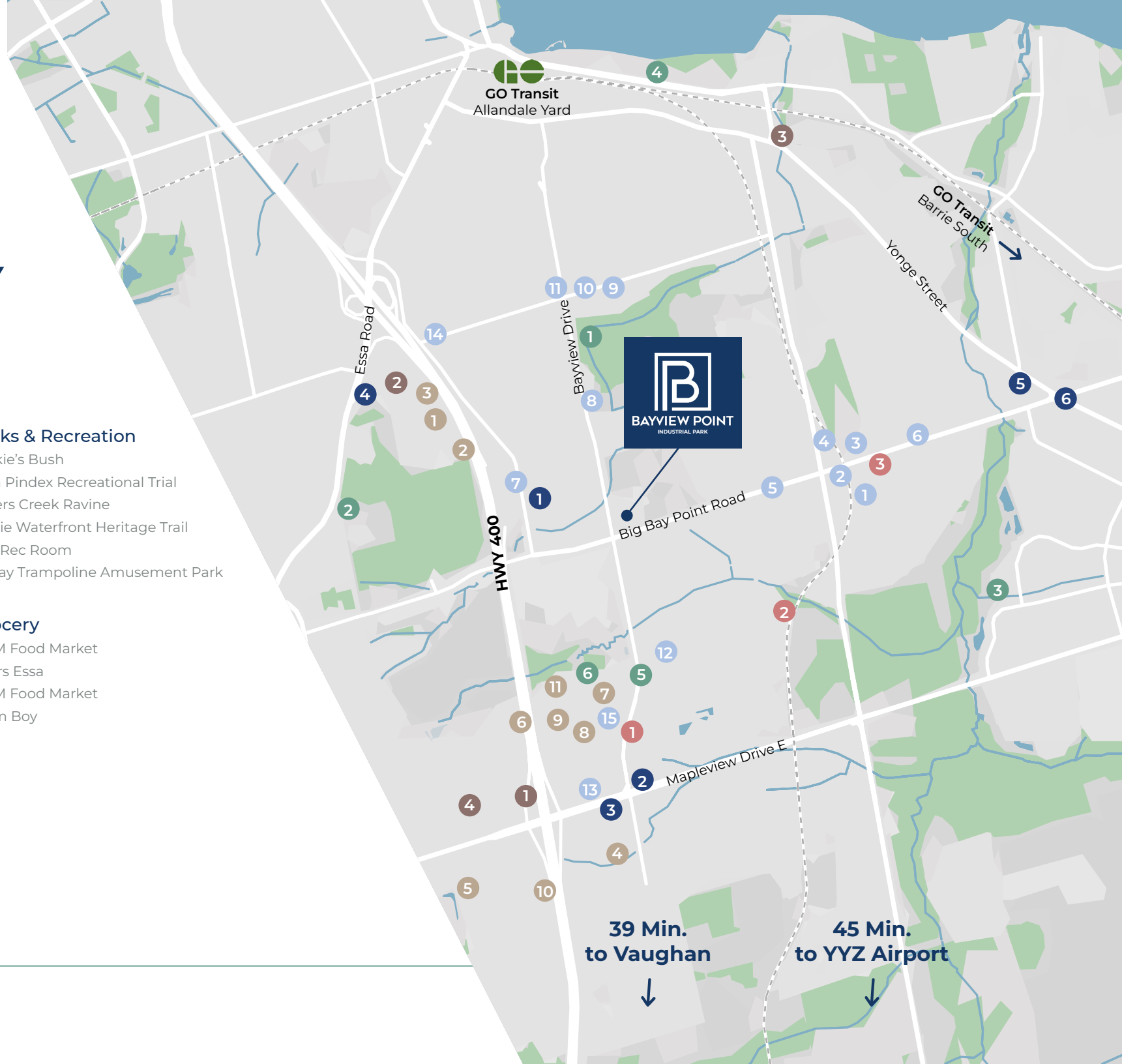
- 1 Canadian Tire Gas +
- 2 Ultramar
- 3 Costco Gas Station
- 4 Esso
- 5 Pioneer
- 6 Shell

## 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

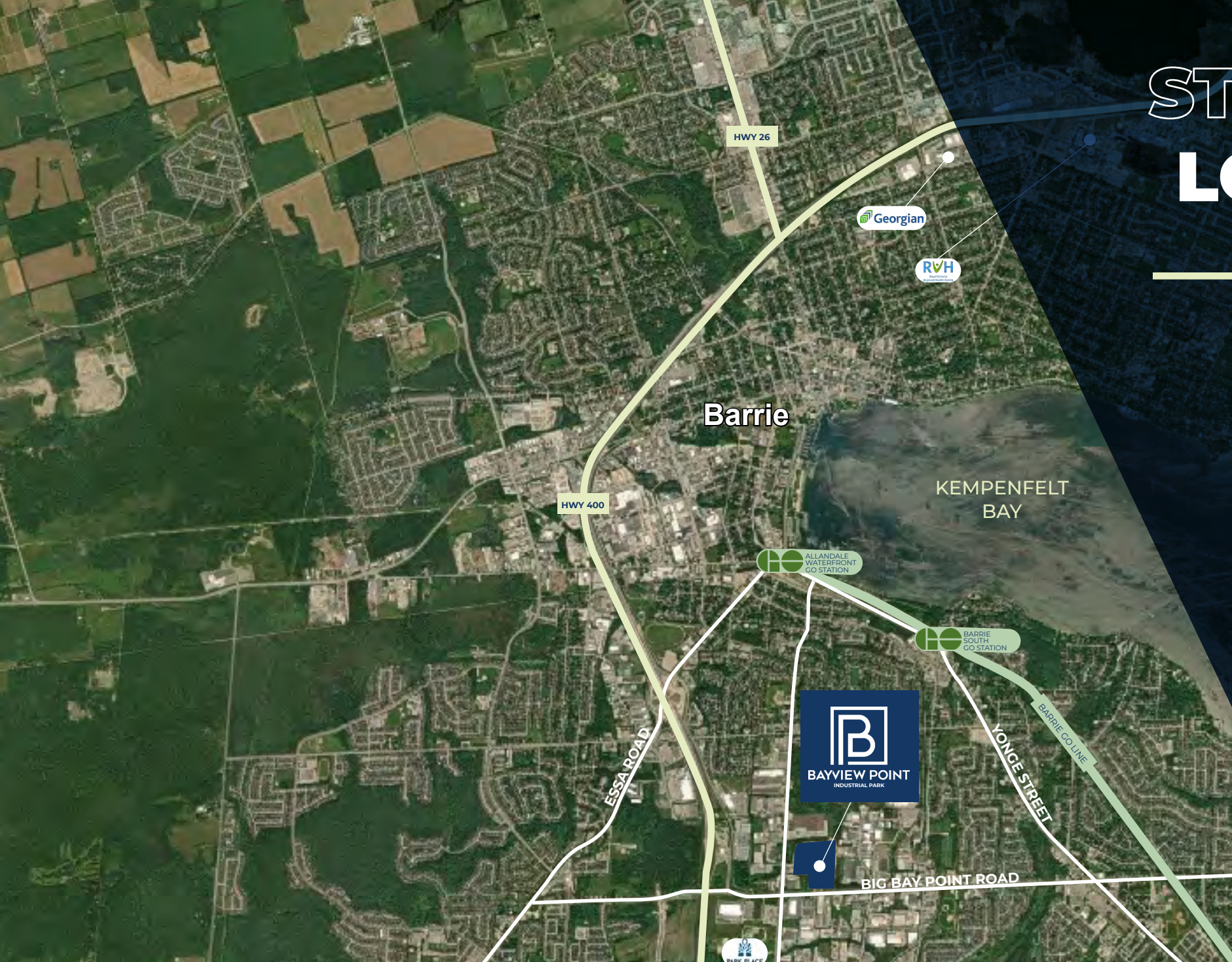


**6 Minutes**  
from HWY 400



**45 Minutes**  
from Pearson  
International  
Airport

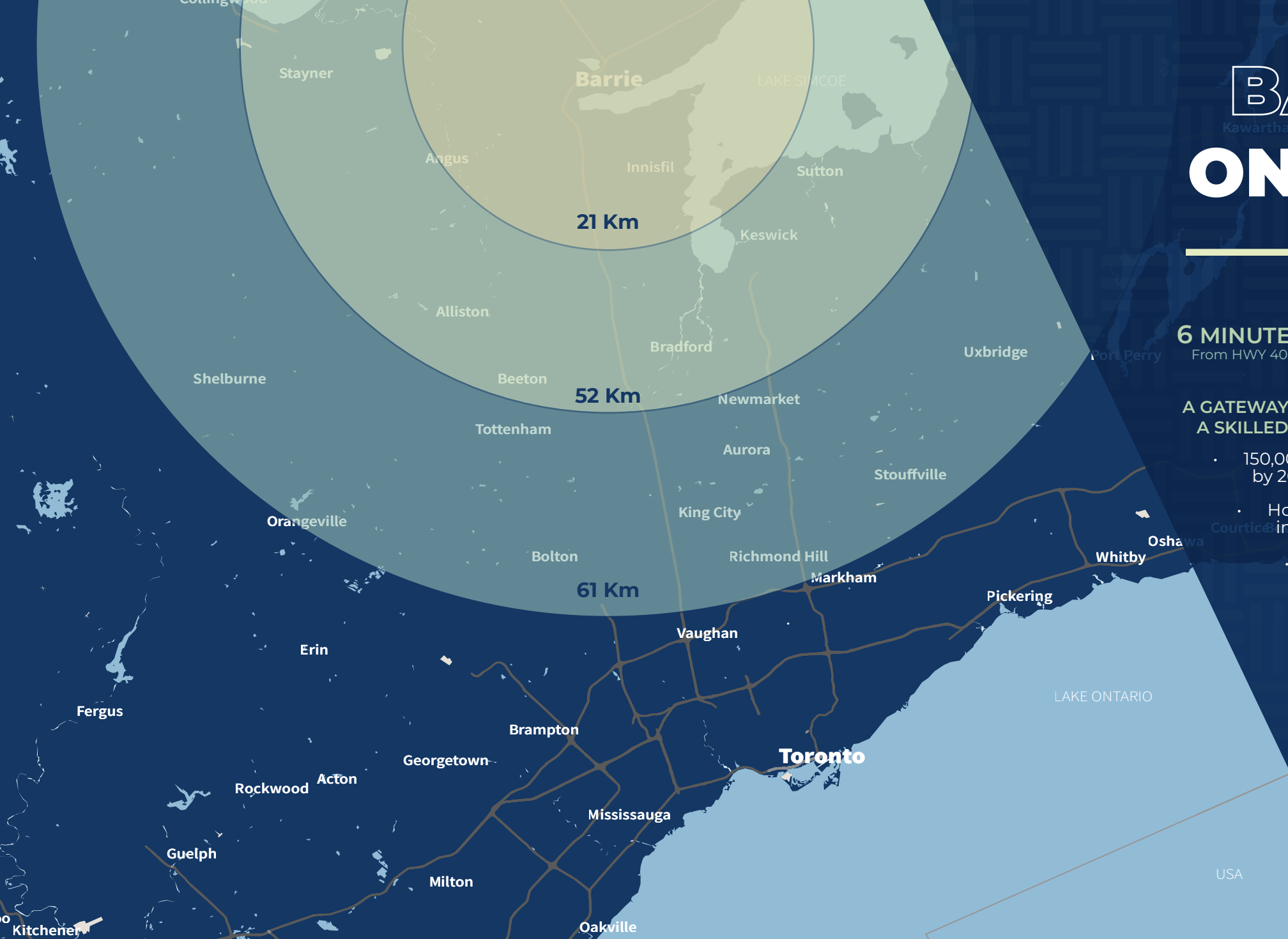
# STRATEGIC LOCATION



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



# 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.





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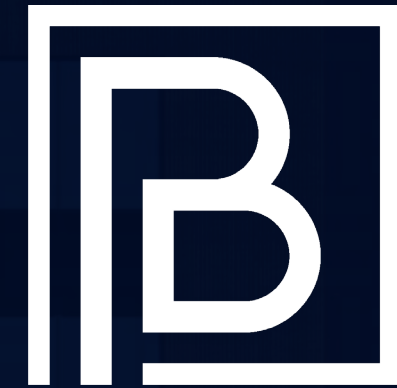
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