

# GARAGA® BAYVIEW CENTRE



## Garaga Bayview Centre - former "Source" building - 279 Bayview Drive, Barrie

Excellent employee and truck access location between Little Avenue and Big Bay Point Road close to Hwy 400. Situated on a Barrie Transit route, this location offers close proximity to housing, schools, recreation centres, medical services, parks and shopping. Current road upgrades include sidewalks and bike lane. Don't miss this opportunity to locate your business in a neighbourhood quickly becoming central Barrie.

Approximately 225,000 square feet for lease, including:

- 206,000 sf warehouse or manufacturing space.
- 18' clear height, 17 dock level doors and, 1 drive-in door.
- 12,000 sf separate office with 9' ceilings, 29 private offices and, 26 cubicles.
- 7,000 sf freestanding automotive/ truck repair garage with four 10'x14' bay doors, 50' deep bays plus 92' drive-through wash bay, 18' clear, office and washrooms.
- Sprinklers.
- Automatic lights,
- Some racking available.

TMI is estimated at \$4.00 per square foot (current property taxes are \$0.80 per square foot).

**Unit B – Office.**

~12,000 square feet with access to common hallway and common access washrooms and infirmary (approximately 2,000 square feet). This is a common area with two other occupants. Common area maintenance charges will apply.

Two internal card access doors and one external door at back.

9' drop ceilings. Roof top HVAC (gas fired).

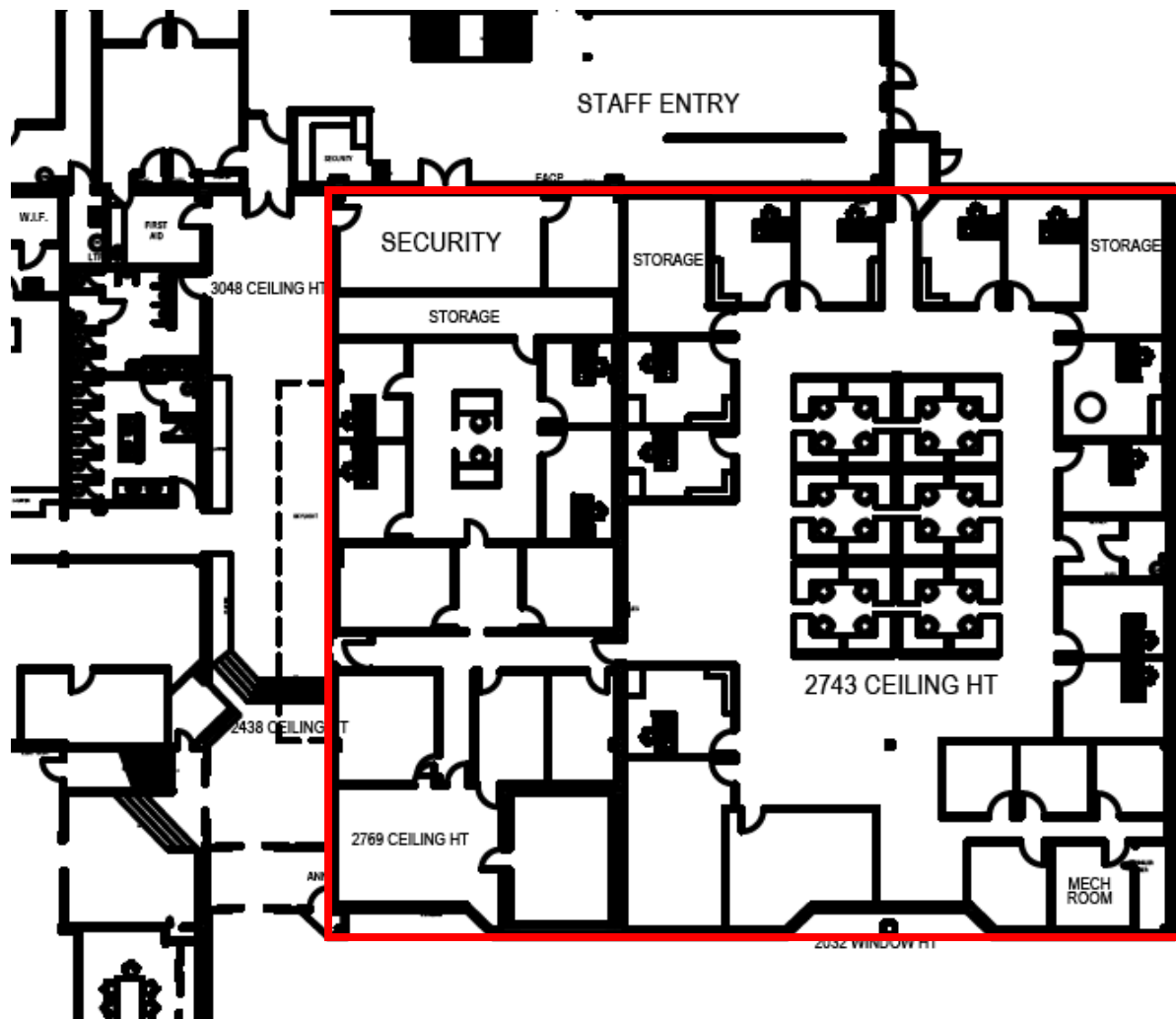
Automatic sensor lighting – fluorescent.

29 private offices – most are large with auxiliary seating area for meetings.

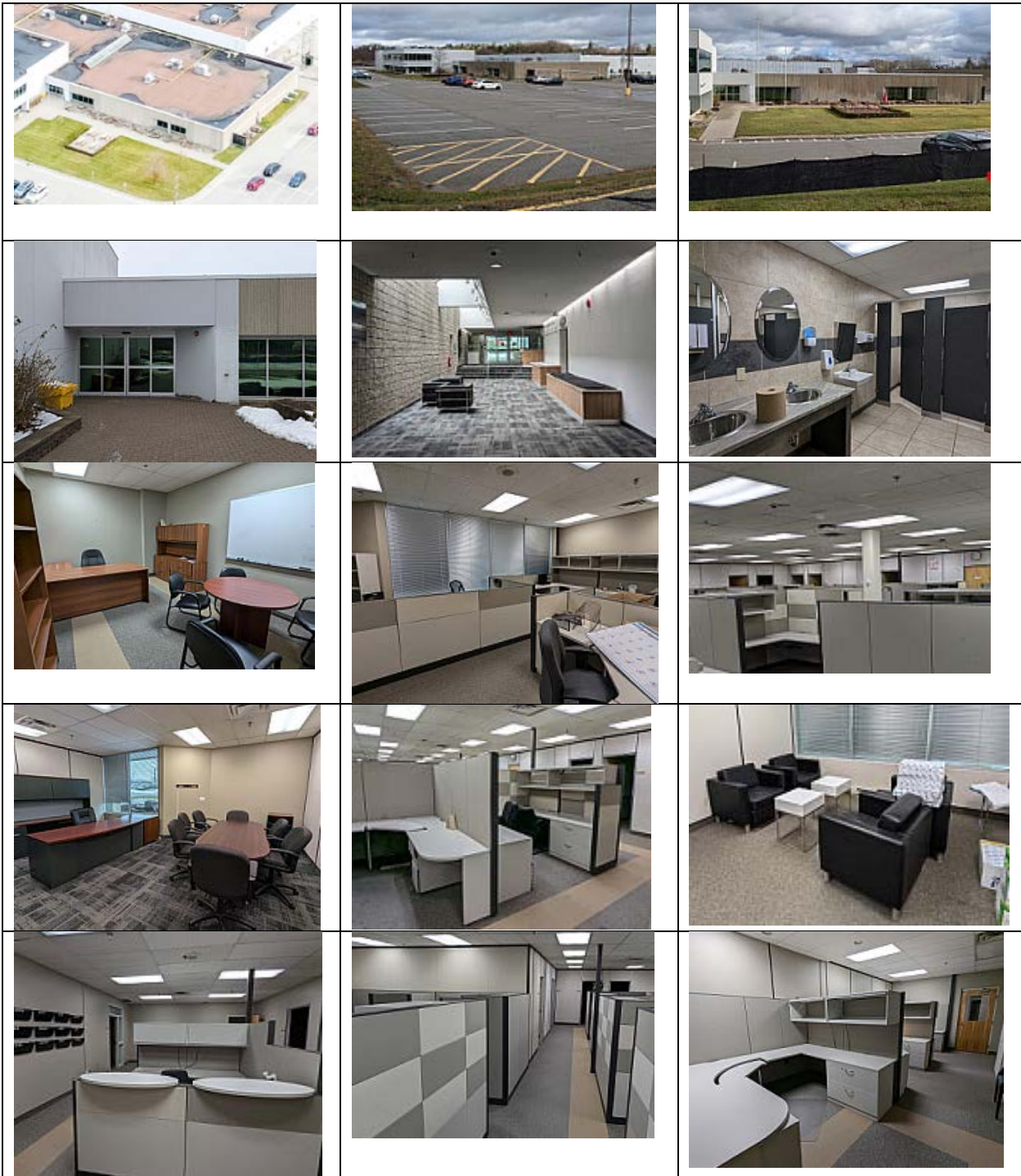
26 cubicles – approximately 8' x 8'.

All offices are furnished, and use of furniture will be included with stipulations.

Existing security office could be converted to boardroom, meeting room, or lunchroom. Approximately 600 square feet.



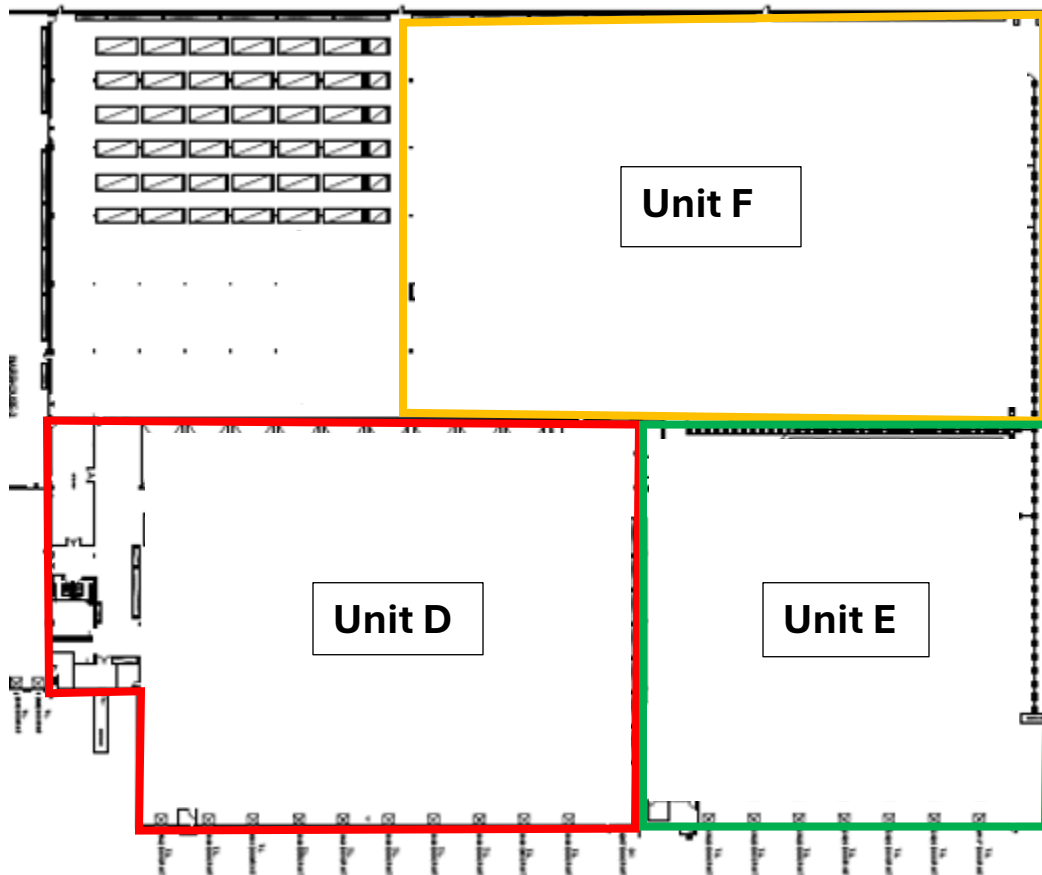
Unit B Photographs



**Units D (red), E (green), and F (orange) – Storage Space**

- ~206,000 square feet within three contiguous sections
- 18' clear height
- Interior posts are on 38' x 25' centers.
- Up to 1,000 amp electrical.
- Automatic fluorescent lighting
- Sprinklers
- Gas fired ceiling – ceiling mounted heating units and some roof mounted units
- Ceiling fans
- Some racking remains / available
- Ample staff and truck parking

North



South



# Units D, E, and F: Photographs



**Unit D (red outline) – Approximately 70,000 square feet**

Exterior doors # 14 - 27

11 automatic roll-up doors.

8 @ 8' x 8.5' with dock levelers

2 @ 8' x 10' with dock levelers

1 @ 10' x 14' drive in door (#27)

Male and female washrooms.

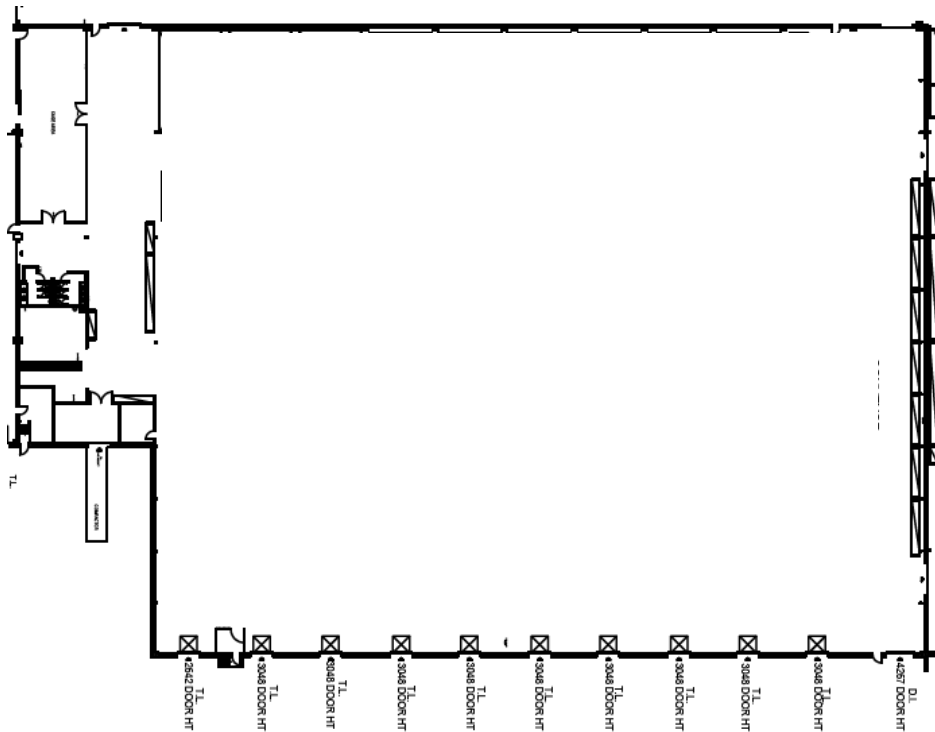
12' x 12' receiving office.

Trash compactor dock.

Automatic fluorescent lighting.

Connects to Unit E through two large openings and connects to Unit F through two large openings.

North



South

**Unit E (green outline) – Approximately 51,000 square feet**

Exterior doors # 28 - 38

7 automatic roll-up doors with dock levelers

5 @ 8' x 8.5' with dock levelers

2 @ 8' x 10' with dock levelers

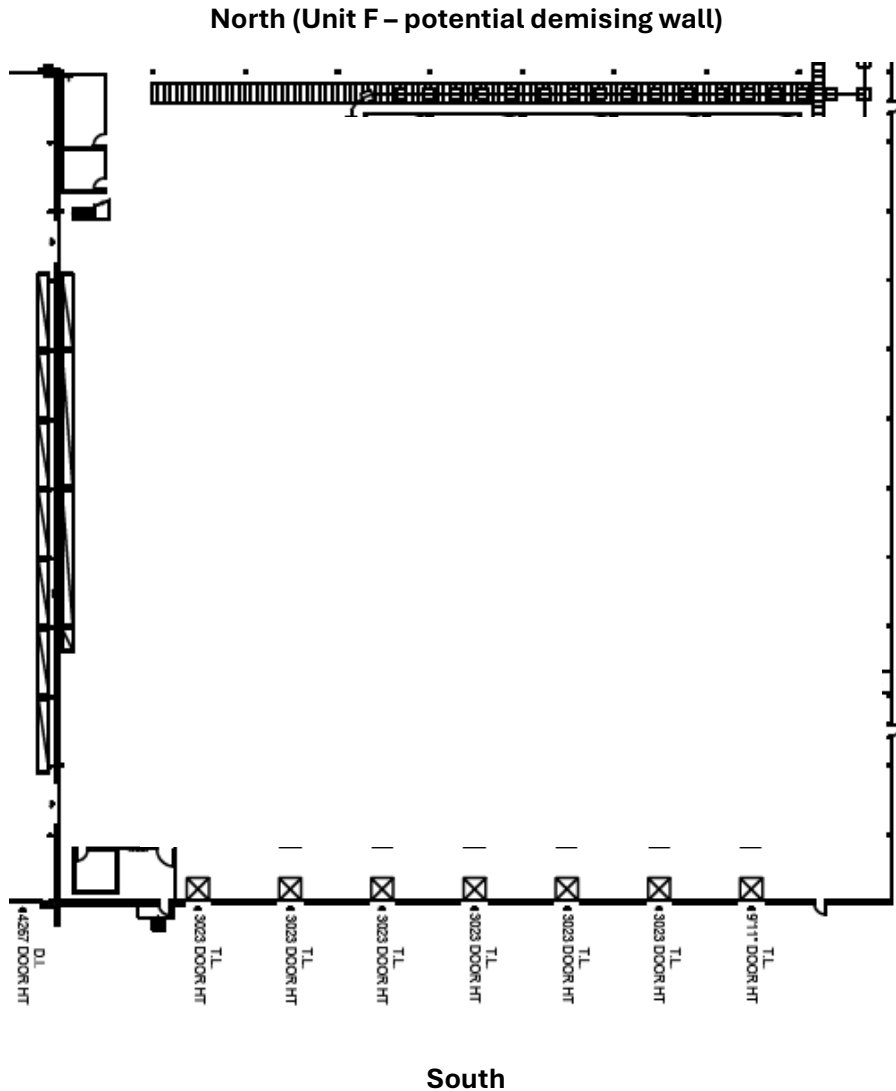
12' x 12' receiving office with a/c unit.

Two storey distribution office (384 sq. ft. per floor).

Trash compactor.

Requires demising wall between Unit F (if required).

Connects to Unit D through two large openings and connects to Unit F through open wall.

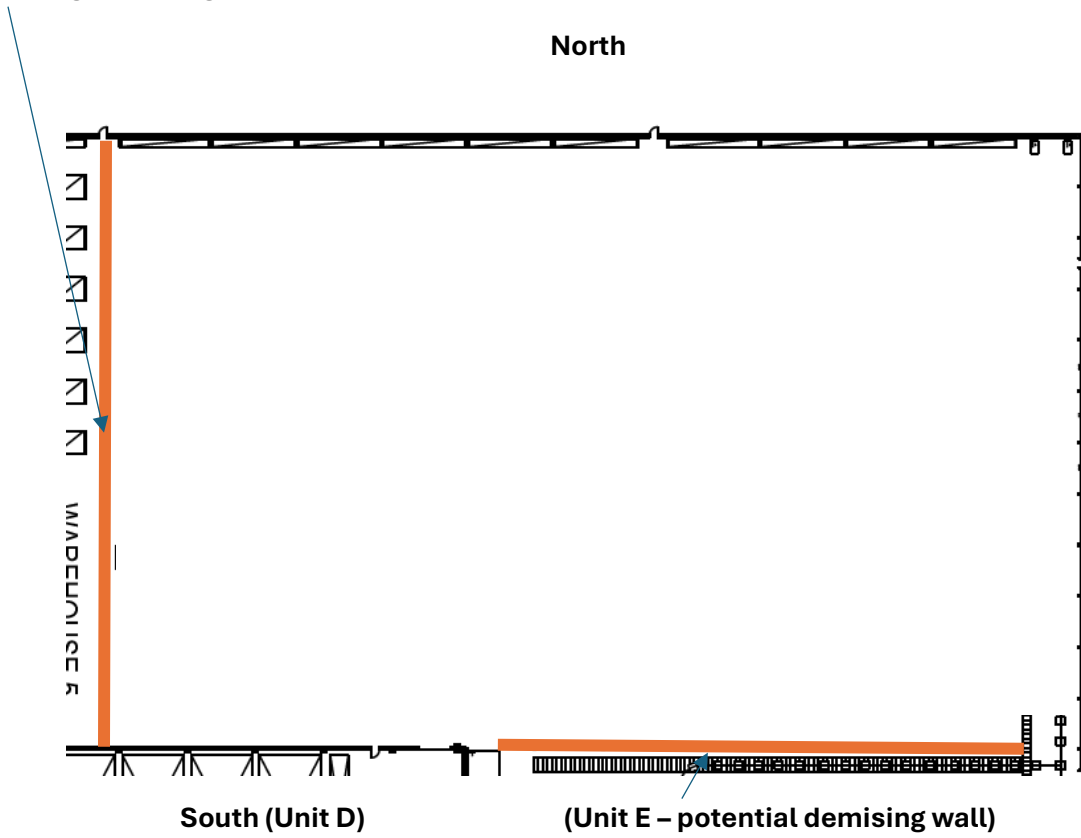


**Unit F (orange outline) – Approximately 85,000 square feet**

Exterior doors are only pedestrian #39 and #40. Potential access through Unit E drive-in door #27 which leads to Unit F internally.

This space will require a demising wall between Garaga use space to the east and Unit E to the south (if required).

Demising wall being constructed.





**Unit C – Garage (Automotive / truck repair and wash bay)**

~7,000 square feet – plus small mezzanine office and washroom with shower. Dimensions: 76' x 92'. Core slab walls. 18' clear. Fire suppression system.

Four 10' w x 14'h doors for 50' deep bays. Doors are manual.

Two 16' w x 10' h doors at sides of 92' deep drive-through wash bay.

Office with washroom on main level is 666 square feet (18' x 37') could be expanded to 864 square feet.

Diesel fuel storage vessel on the south side of the building.

Gas fired heating system. Large domestic hot water tank.

