



N

2267 15/16 Sideroad E

For Sale/Lease: Industrial

# 2267 15/16 Sideroad E

Oro-Medonte, Ontario

Freestanding Industrial Building with  
Outside Storage Permitted

Sideroad 15 & 16 E

Small Crescent

**Lennard:** 200-55 University Avenue, Toronto, ON  
416.649.5920

CO-BROKERED WITH



91 Neywash Street, Orillia, Ontario  
705.325.0035

For Sale/Lease

# 2267 15/16 Sideroad E

Oro-Medonte, Ontario

## Property Overview



Total Lot Size  
**2.98 acres**

Building Size  
**33,300 SF**

Warehouse Area  
**24,000 SF**

Office Area  
**8,000 SF plus 1,300 SF mezzanine**



Zoning  
**ED - Economic Development**

Year Built  
**2017**

Clear Height  
**16' at side walls, 22' clear in the center**

Shipping  
**3 Truck Level Doors, 2 Drive-in Doors**

Power	Parking
<b>400A / 240V</b>	<b>27 Spaces</b>



Asking Price	Taxes
<b>\$7,900,000</b>	<b>\$49,869.50 (2023)</b>

Net Rent  
**\$12.50 PSF**



## Property Highlights

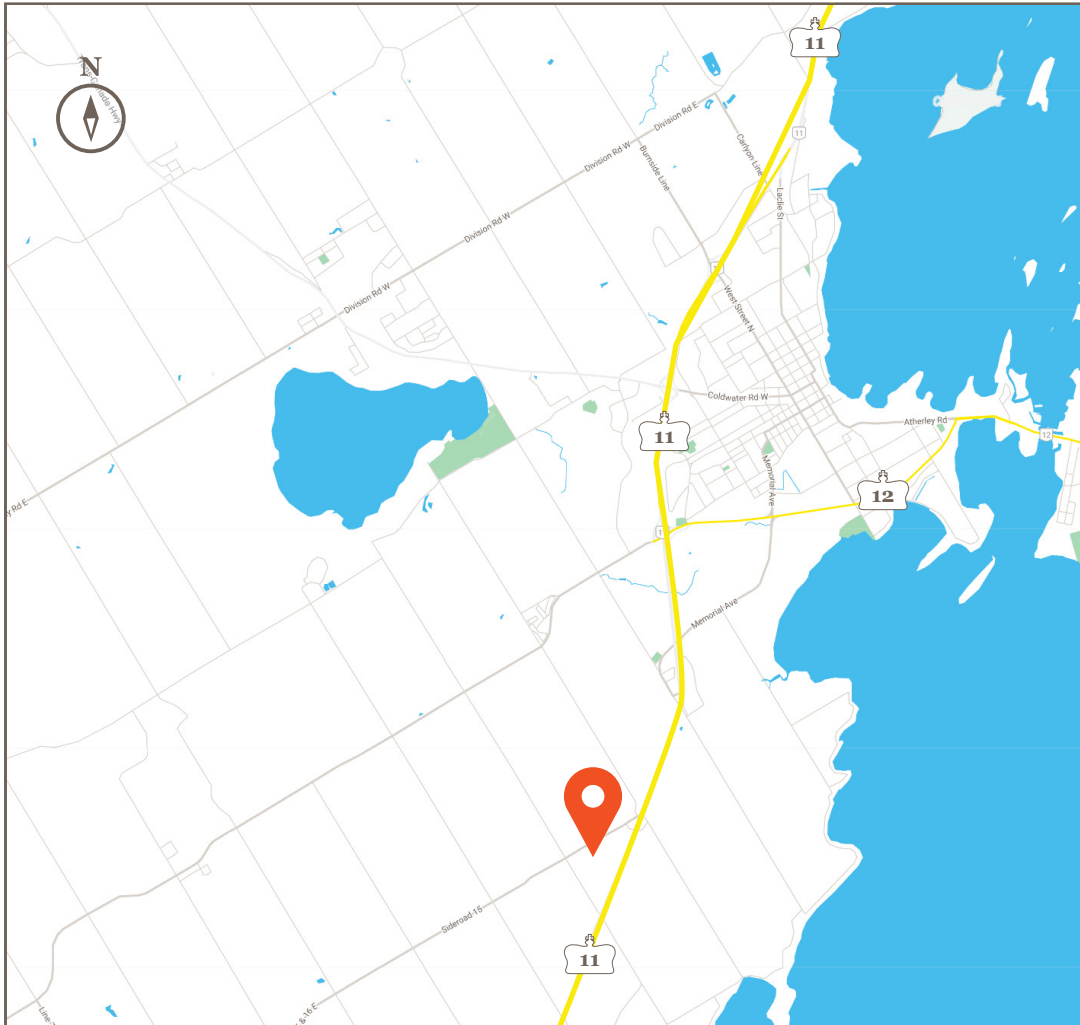
- Air-conditioned office with a kitchen, server room, production office, meeting room, large open-space showroom, and 2 washrooms.
- Warehouse contains an alarm system, automatic generator, 7 radiant heaters, and 2 washrooms.
- Outside storage is permitted, along with 27 parking spaces available for use.
- The property includes services like Fibre internet, a propane generator and water reservoir for fire suppression.
- Ideally located close to Highway 11 offering easy access to Barrie, Orillia, and many other nearby cities.
- NNN Lease with the tenant paying for all additional rent costs associated with the property.

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Oro-Medonte, Ontario

## Location Map & Overview



Situated amidst the captivating landscapes of Ontario's Lake Country, Oro-Medonte emerges as a premier destination for industrial property investment. Boasting a rich tapestry of natural beauty, a robust economy, and a supportive community, Oro-Medonte offers an unparalleled opportunity for investors seeking strategic industrial locations.

Oro-Medonte enjoys a prime location nestled between the pristine shores of Lake Simcoe and Lake Couchiching. With close proximity to Highway 11, a vital artery linking Toronto to Northern Ontario, the township offers seamless connectivity to major markets. Additionally, its adjacency to Highway 12 and the Trans-Canada Highway further enhances regional accessibility, positioning Oro-Medonte as a pivotal hub for industrial commerce and trade.

### Location Drive Times

#### Toronto (Union Station)

 135 km | 1hr, 35min

#### Barrie


 28km | 20min

#### Orillia

 9km | 10min

### Local Demographics (30km Radius)

 **Total Population**  
276,527

 **Avg. Household Income**  
\$109,456.90

 **Median Age**  
44



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Oro-Medonte, Ontario

## Area Overview

### Thriving Economy

The township's economy thrives on diversity, attracting businesses and investors across various sectors. From manufacturing and logistics to technology and distribution, Oro-Medonte's industrial landscape provides a fertile ground for enterprises of all scales. Supported by a skilled workforce, attractive incentives, and progressive municipal policies, Oro-Medonte cultivates an environment conducive to industrial innovation and economic prosperity.

### Community and Lifestyle

Oro-Medonte's vibrant community offers a high quality of life, making it an enticing destination for both employees and employers. Surrounded by breathtaking natural scenery, the township fosters an optimal work-life balance, appealing to businesses aiming to attract top talent. Moreover, the township's rich cultural scene, recreational amenities, and year-round events contribute to a fulfilling lifestyle for industrial workers and their families.



### Infrastructure and Services

Oro-Medonte boasts robust infrastructure and essential services tailored to support industrial operations. From reliable utilities to cutting-edge telecommunication networks, the township provides the necessary infrastructure for seamless business operations. Additionally, efficient transportation networks and modern amenities further bolster the industrial ecosystem, facilitating streamlined logistics and operational efficiency.

### Tourism and Growth Potential

As a renowned tourist destination, Oro-Medonte attracts a steady influx of visitors, presenting additional opportunities for industrial ventures. With a burgeoning population and a thriving tourism industry, industrial properties in Oro-Medonte have the potential to capitalize on this robust market, ensuring consistent demand and growth opportunities.

### Investment Opportunities

Oro-Medonte offers a diverse array of industrial property investment opportunities tailored to meet specific requirements. Whether seeking warehouse facilities, manufacturing sites, or distribution centers, investors will find a range of options suited to their needs. The township's economic development office stands ready to provide guidance and support throughout the investment process, ensuring a seamless and rewarding experience.

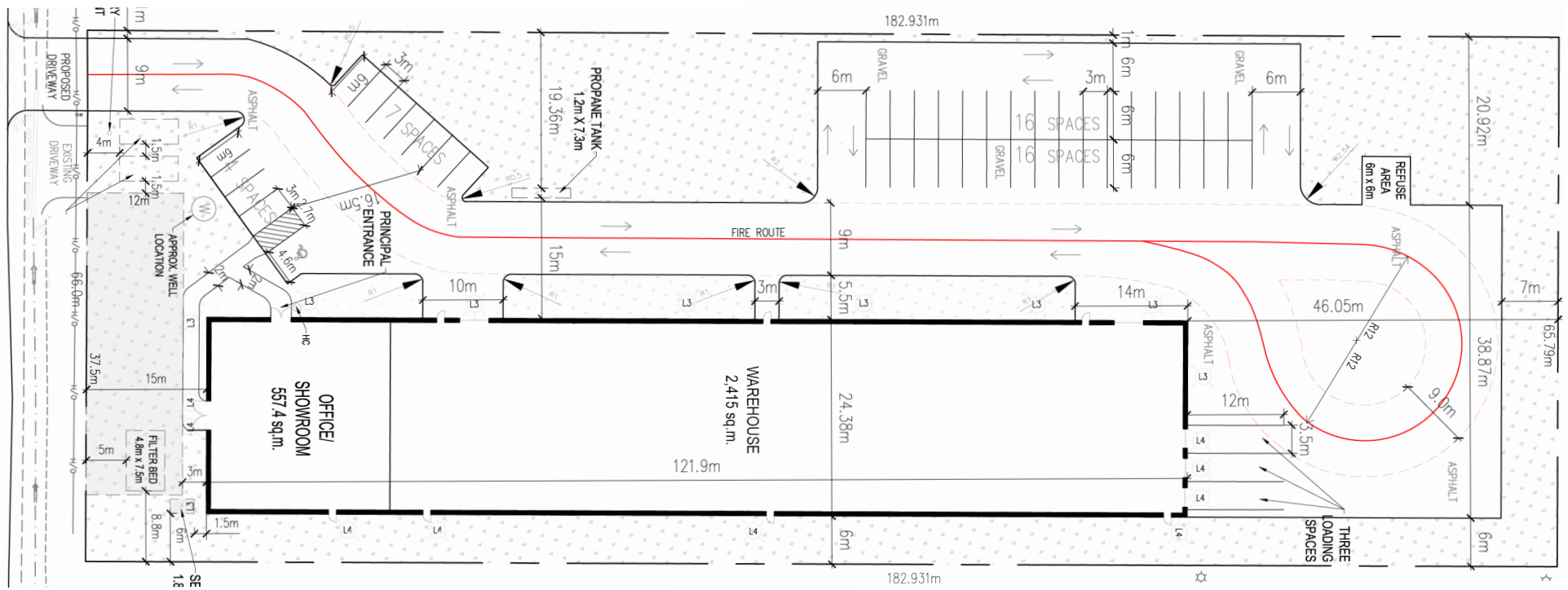


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Oro-Medonte, Ontario

## Site Plan



Legal Description

PT LT 16 CON 14 ORO, PT 1 PL 51R36858; ORO-MEDONTE 585480157

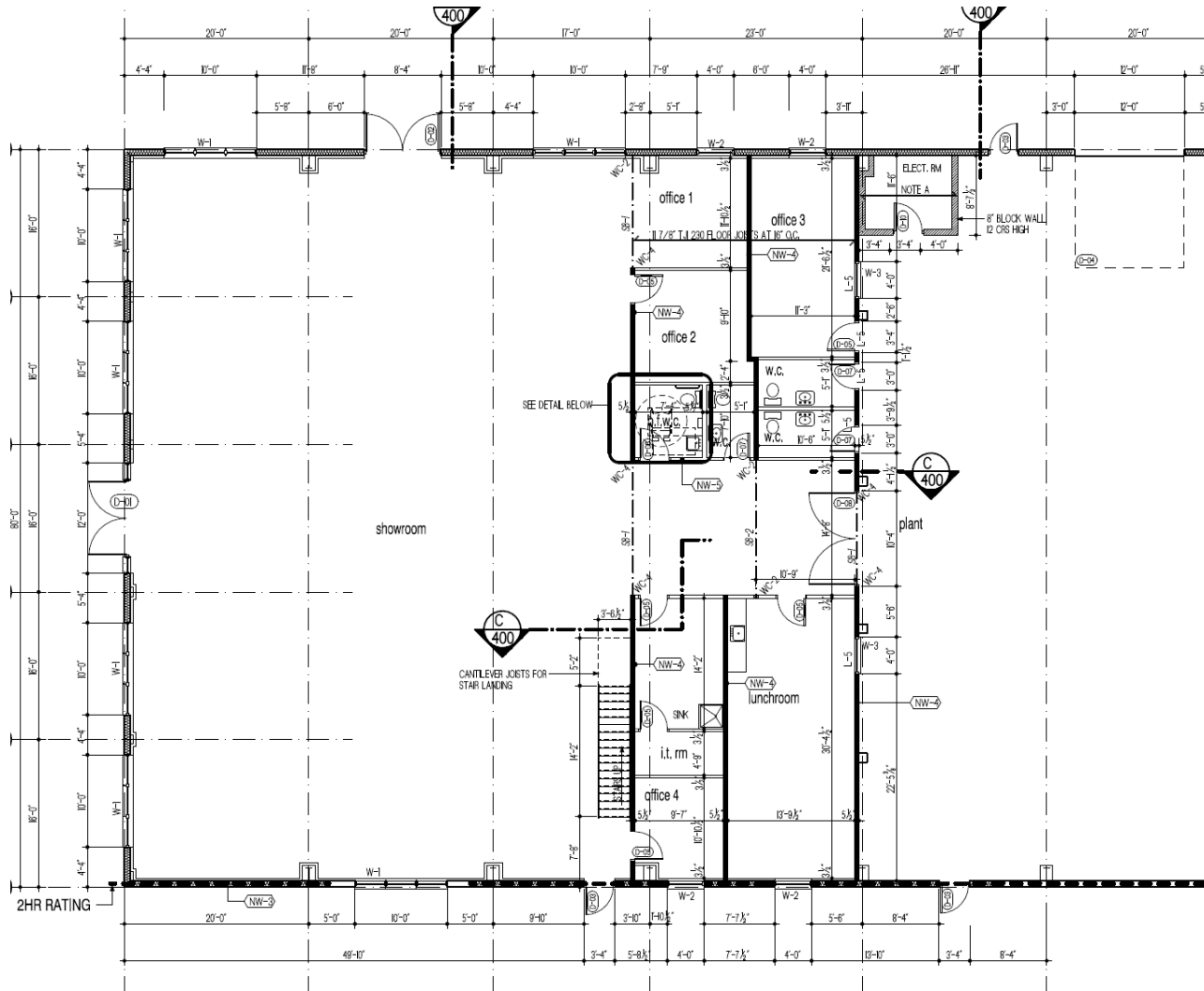
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## Office Floor Plan



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Oro-Medonte, Ontario

## Zoning

### ED - Economic Development

#### Permitted Uses:

- Accessory outdoor storage
- Agricultural support uses (3)
- Agricultural uses (4)
- Auction centres
- Building contractor supply outlets
- Business offices
- Commercial self-storage establishments
- Contractor's yards
- Custom workshops
- Data processing centres
- Equipment sales and rental establishments
- Farm implement dealers
- Industrial uses (3) (5)
- Marine sales and service establishments
- Motor vehicle body shops
- Motor vehicle repair garages
- Motor vehicle storage yard (6)
- Printing establishments
- Private clubs
- Recycling establishment
- Research laboratories
- Saw mills and/or planning mills
- Service shops, light
- Trade schools
- Transportation terminals
- Warehouses

#### Zone Provisions

- The maximum permitted gross floor area is 185 sq. metres. Accessory retail sales are not permitted.
- No accessory outdoor storage is permitted. A maximum of 25% of the gross floor area of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.
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- A single detached dwelling is not permitted as an accessory use.
- Only dry industrial uses are permitted.
- That no more than one Motor Vehicle Storage Yard is permitted on a property in an Economic Development (ED) Zone. That a Motor Vehicle Storage Yard shall not occupy more than 20% of the total area of the lot.



**Lennard:**





# Lennard:

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CO-BROKERED WITH



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\*Sales Representative \*\*Broker  
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.





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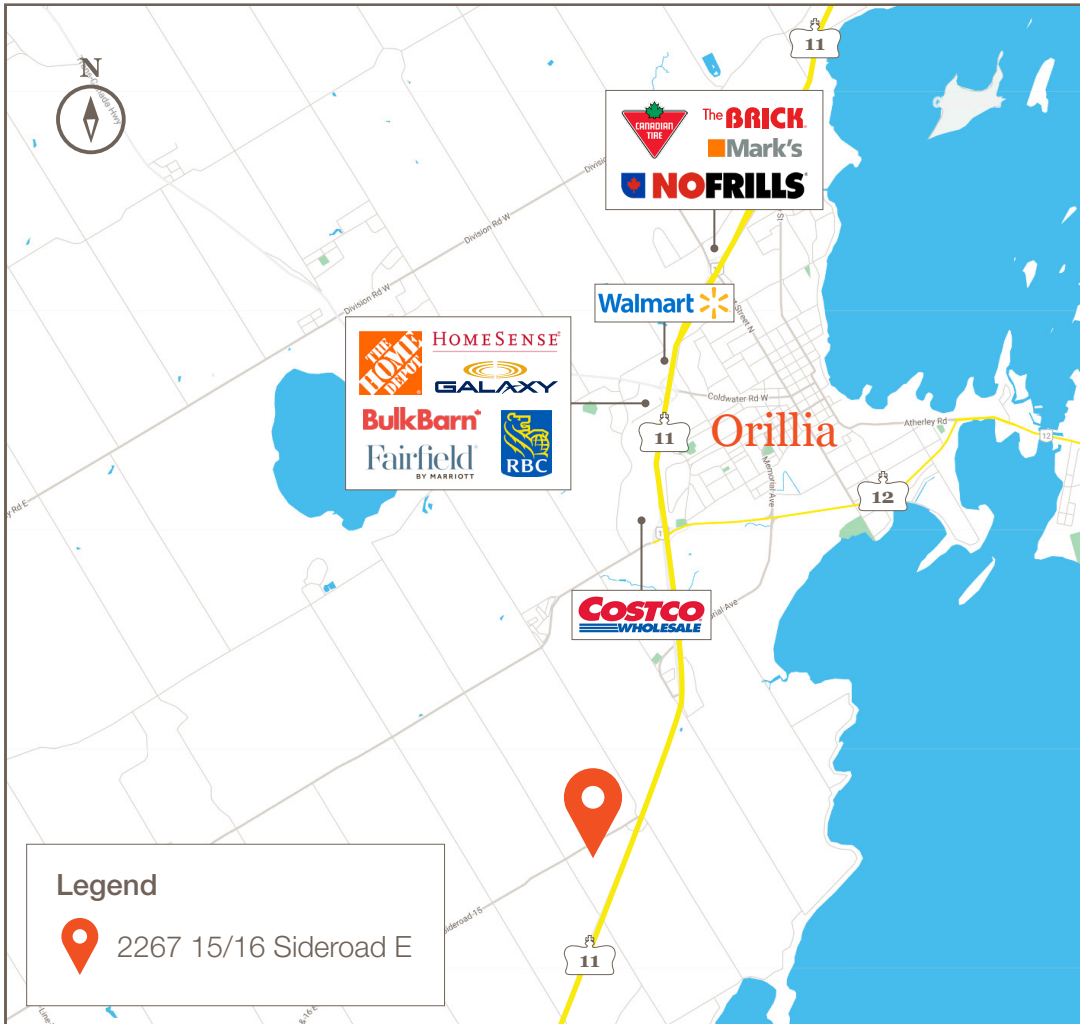
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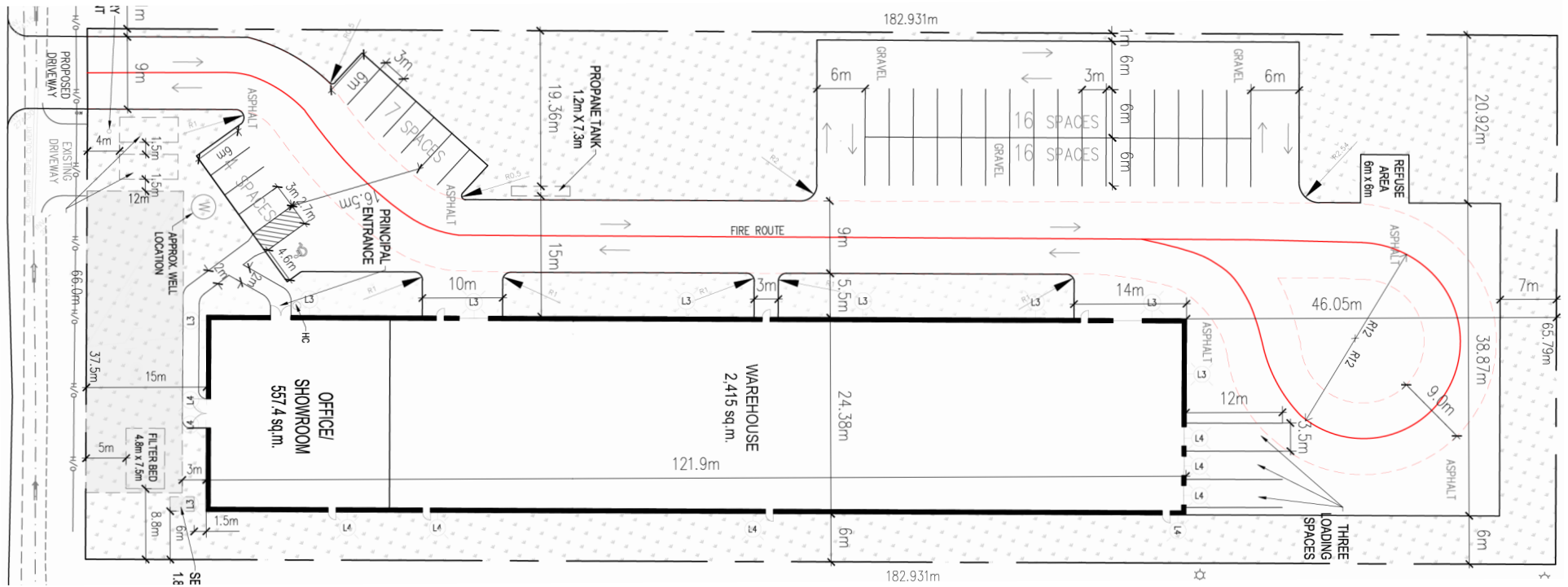


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\*Layout was for construction planning purposes and changes were made



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## Gallery



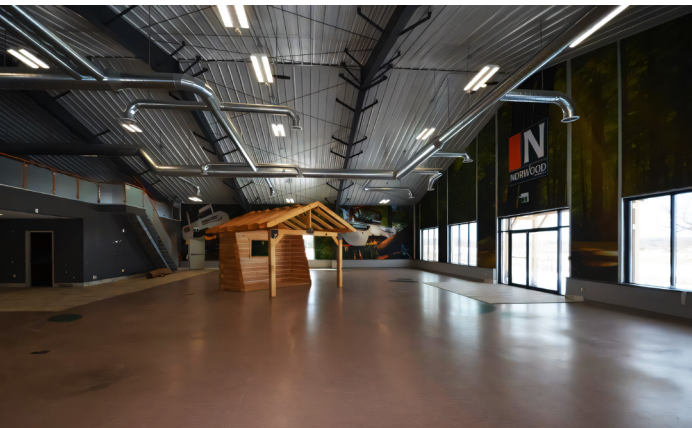


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## Gallery







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