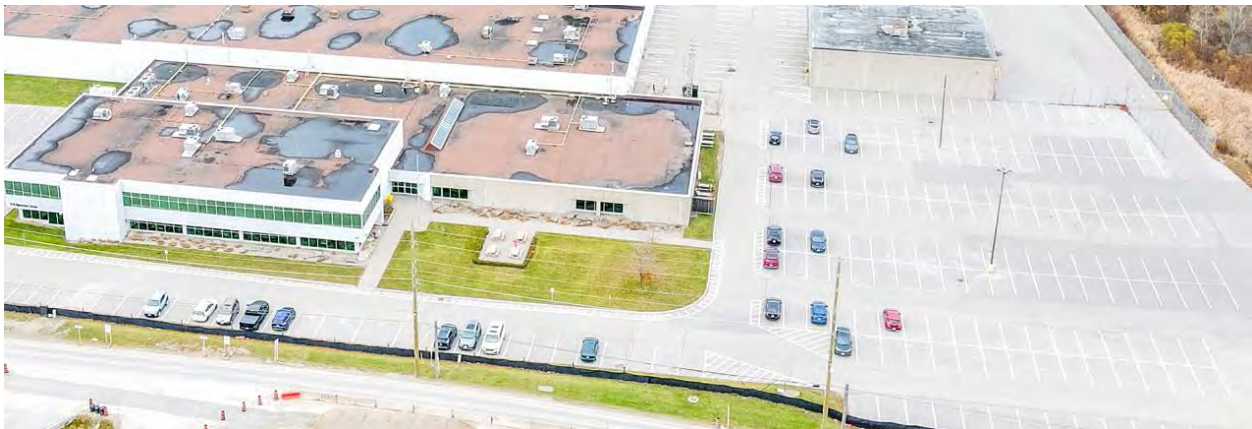


GARAGA® BAYVIEW CENTRE



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 118,000 square feet for lease, including:

- 74,172 sf warehouse or manufacturing space.
- 18' clear height, 8 dock level doors.
- 49,106 sf in four separate office blocks, 3 with 9' ceilings, private offices and cubicles. All offices are furnished and use of furniture is included in the lease rate.
- Sprinklers.
- Automatic lights,
- Some racking available.



Office Units Block J, H, 2nd Floor, A1, total of four spaces.

Furnished Office

- J: 14,486 sq. ft. Includes large cafeteria area (approx. 2,000 sf) with 11' ceiling could be converted to light industrial type accessory use – \$13.50 psf
- H: 11,324 sq. ft. – Could be divided into two sections with 3,800 sf office and 7,500 sf warehouse (11' clearance adding up to three grade level roll up doors) – \$13 psf
- 2nd Floor: 12,416 sq. ft. \$13.50 psf (elevator to be constructed)
- A1: 10,880 sq. ft. (two floor office – 5,440 sf per floor – potential carve out of Unit A) – \$12 psf
- TMI + CAM including utilities for offices is estimated at \$5 per sq. ft.



Warehouse Units A & B

Warehouse Units: \$11 to \$12.50 psf

- Unit A: 23,271 sq. ft. 4 dock level doors with 9,400 sq. ft. office. \$12.50 psf.
- Unit B: 50,901 sq. ft. 4 dock level doors. \$11 psf.
- All units 18' clearance height
- TMI and utilities estimated at \$2.63 per sq. ft. or less.



Warehouse Units C, D, E, F

Warehouse Units: C-F Leased

- 90,049 square foot now leased as warehouse space.

Unit J – Office - \$13.50 per square foot.

14,486 square feet with access to common hallway and common access washrooms and infirmary (approximately 2,000 square feet). This is a common area with other occupants. Common area maintenance charges will apply. TMI + CAM + utilities are estimated at \$5 per square foot and will be adjusted on tax reassessment and after 1 year of use.

Card access door and one external emergency door at front. W/C Accessible.

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

Automatic sensor lighting – fluorescent.

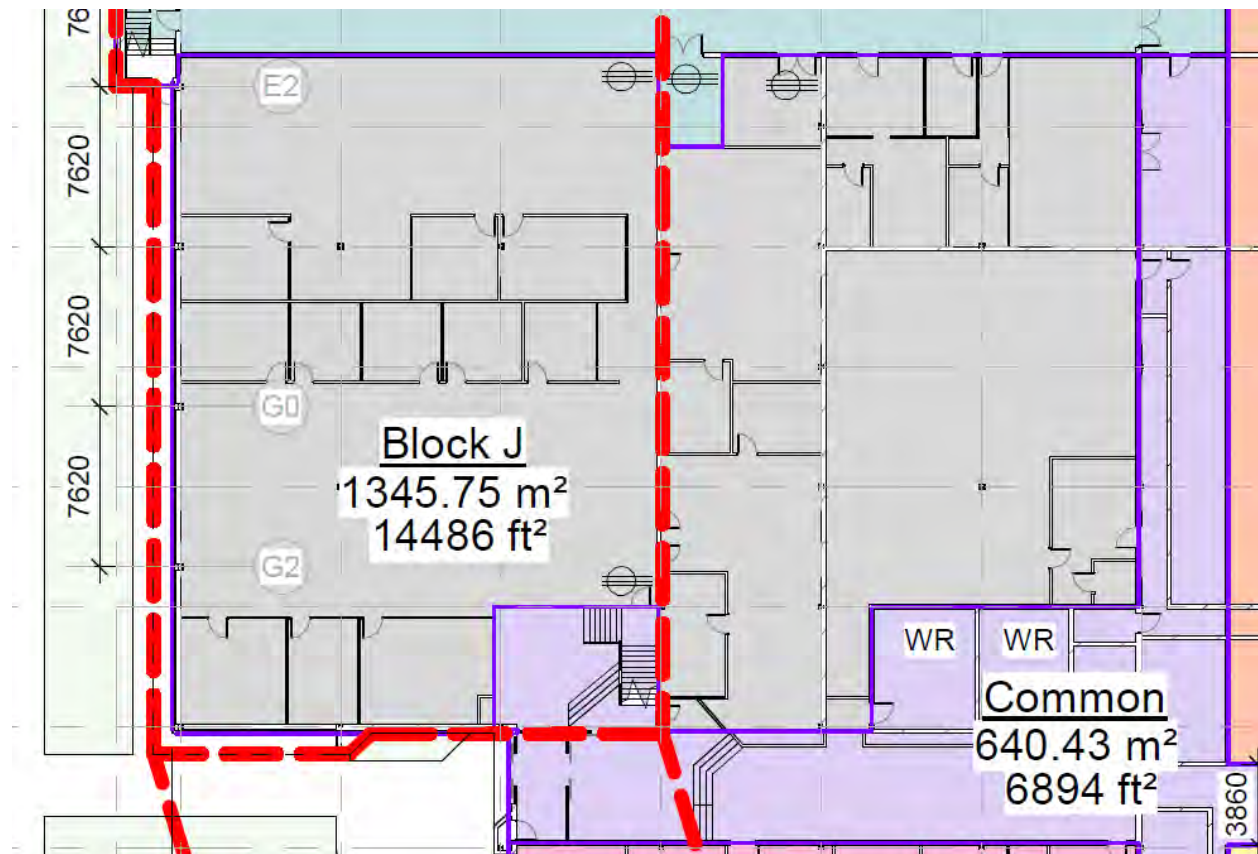
15 private offices – most are large with auxiliary seating area for meetings.

47 cubicles – approximately 8' x 8'. A multitude are in large separate rooms.

2 board rooms, training rooms, and a large cafeteria.

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

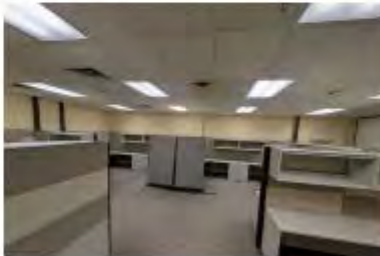
Unit J shown in grey below (purple area is common hallway & washrooms).



Unit J, Photographs

279 Bayview Dr J, Barrie L4N 8X9

S12053940



Unit 2nd Floor – Office - \$13.50 per square foot.

12,416 square feet with access to common hallway and common access washrooms. Existing in-unit washrooms to be maintained by tenant. The common area is shared with other occupants. Common area maintenance charges will apply. TMI + CAM + utilities are estimated at \$5 per square foot and will be adjusted on tax reassessment and after 1 year of use.

Staircase access at present. Elevator to be installed.

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

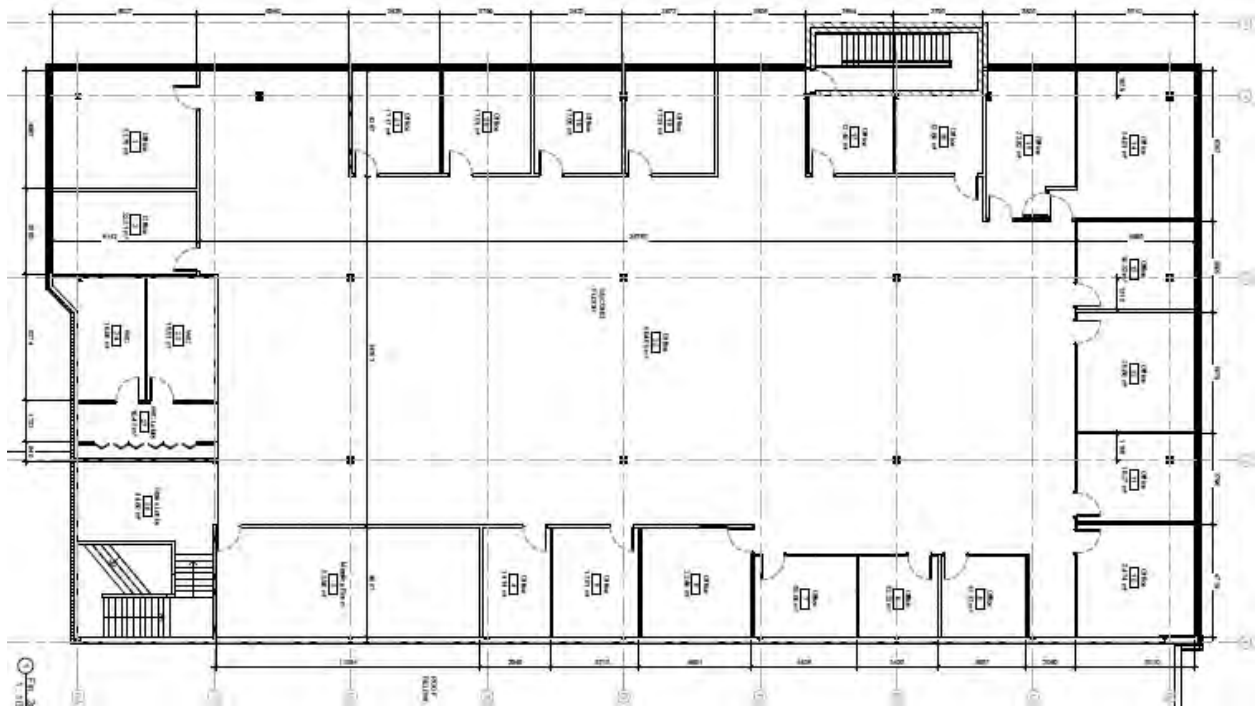
Automatic sensor lighting – fluorescent.

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

33 cubicles – approximately 8' x 8'.

2 board rooms and lunchroom. Male & female washrooms.

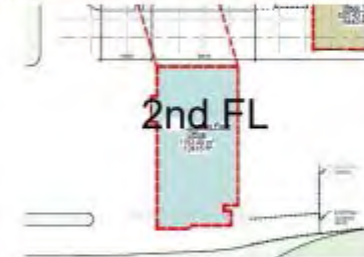
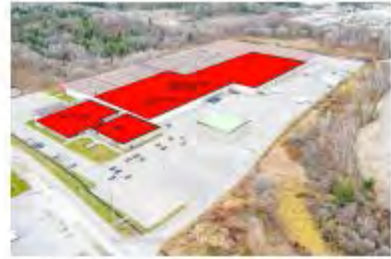
All offices are furnished, and use of furniture will be included with stipulations.



Unit 2nd Floor, Photographs

279 Bayview Dr 2nd Floor, Barrie L4N 8X9

S12053961



Unit H – Office - \$13.50 per square foot.

11,324 square feet with access to common hallway and common access washrooms and infirmary (approximately 2,000 square feet). This is a common area with other occupants. Common area maintenance charges will apply. TMI + CAM + utilities are estimated at \$5 per square foot and will be adjusted on tax reassessment and after 1 year of use.

Two internal card access doors and one external door at back. W/C Accessible.

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

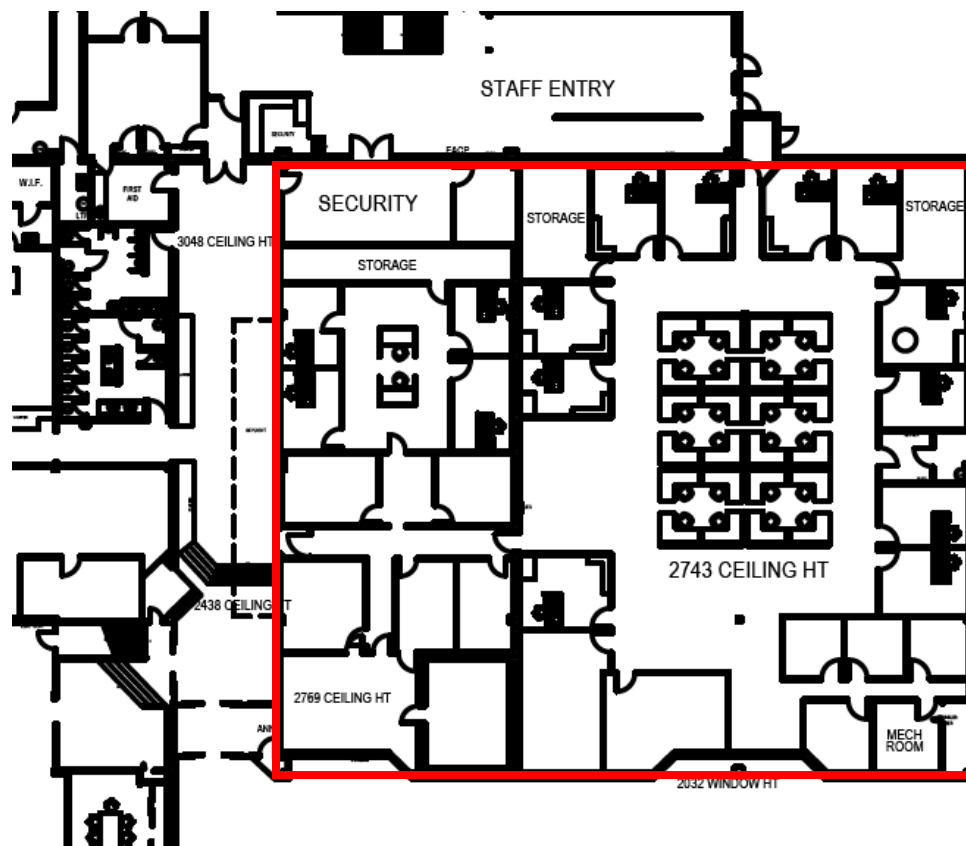
Automatic sensor lighting – fluorescent.

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

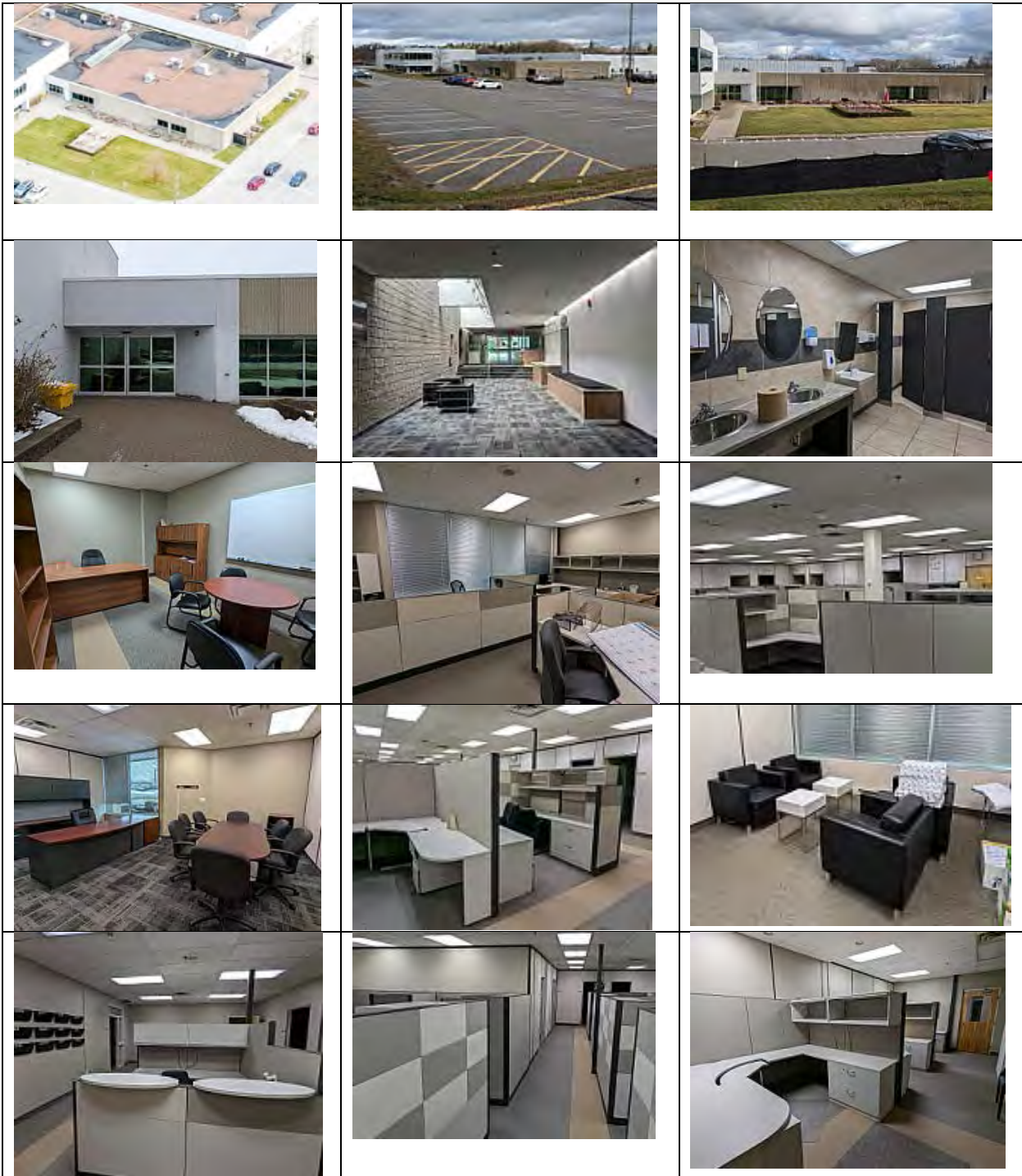
26 cubicles – approximately 8' x 8'.

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 H Photographs



Unit A – Warehouse and Office - \$12.50 per square foot

Unit A has a total of 23,271 sf including 9,440 sf office in three sections. There is an additional 5,440 sf office in the mezzanine above existing office that may be considered for additional but is being considered by another tenant. TMI + CAM + utilities estimated at \$4.00 per square foot and will be adjusted on tax reassessment and after 1 year of use.

Exterior doors # 5 - 8

4 @ 8' x 8.5' dock level doors with dock levelers

18' clearance

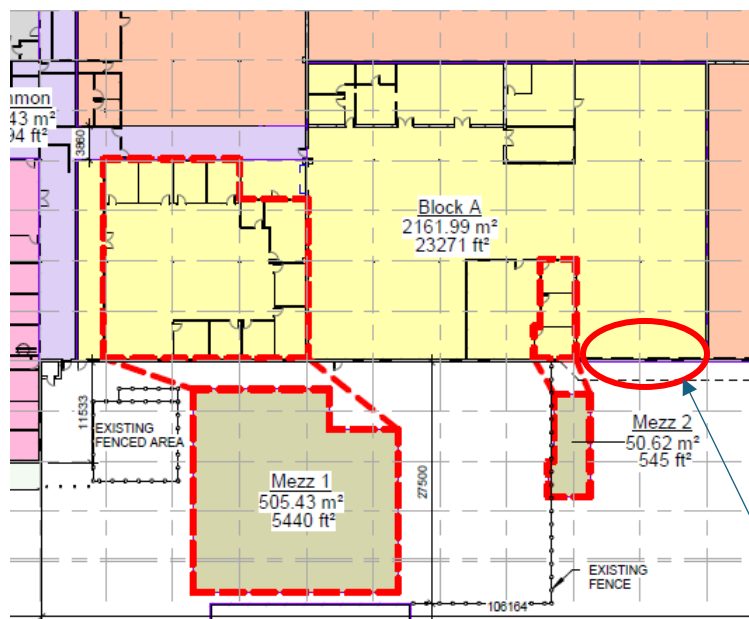
Three office blocks –

- The western block includes 10 offices, two board rooms, 12 cubicles and 2 board rooms. Ceiling height is 8'. Windows on south side. 5,440 sq. ft. Upper level is same size with 8 offices, 31 cubicles and two large training/ board rooms. 8' ceiling height. Skylights for ambient lighting.
- Centre block is 2,764 sq. ft. with several offices, board room, and shipping receiving room.
- South block is 1,254 sq. ft. with three offices and a bull pen area and a mezzanine lunchroom that is approximately 545 sq. ft.

Access to washrooms through “purple” common corridor.

Automatic fluorescent lighting.

Ceiling mounted gas fired heaters. No air conditioning.



Loading docks

Unit A Photographs

279 Bayview Dr A, Barrie L4N 8X9

S12053991



Unit B – Warehouse - \$11.00 per square foot

Unit B has a total of 50,901 sf warehouse. TMI estimated at \$2.63 per square foot.

Exterior doors # 9 - 12

2 @ 8' x 8.5' and 2 @ 8' x 10' dock level doors with dock levelers

18' clearance. Pedestrian door 13 with receiving office.

Access to washrooms through “purple” common corridor.

Automatic fluorescent lighting.

Ceiling mounted gas fired heaters. No air conditioning.

