



\$14/ft²

49 TRUMAN ROAD, BARRIE

Office Units totalling 25,000 ft² Available in Barrie's Premier Industrial Building

**JOANNA
SMITH**

Joanna Smith
Sales Representative
705 229 8711
js@phillipmoore.ca

Sutton
Independent Member Broker

Sutton Group Incentive Realty
241 Minet's Point Road
Barrie, ON L4N 4C4
705 739 1300

Price	\$14/ft ²
Area	25,000 ft ²
Lease Type	Gross Lease
Property Type	Office
Taxes	\$500,000 Annual
MLS#	S6088084
Lease Term	60/120 Months
Availability	Immediate
Zoning	GI/ General Industrial
Ceiling Height	9'
Heat	Forced Air Gas
Air Conditioning	Yes
Building Size	1000×500'
Utilities	Municipal

PROPERTY OVERVIEW

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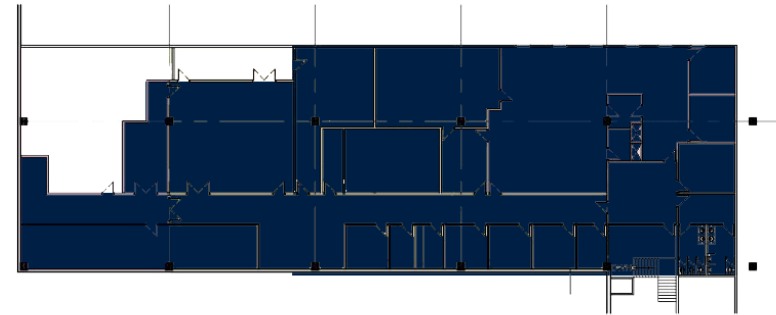
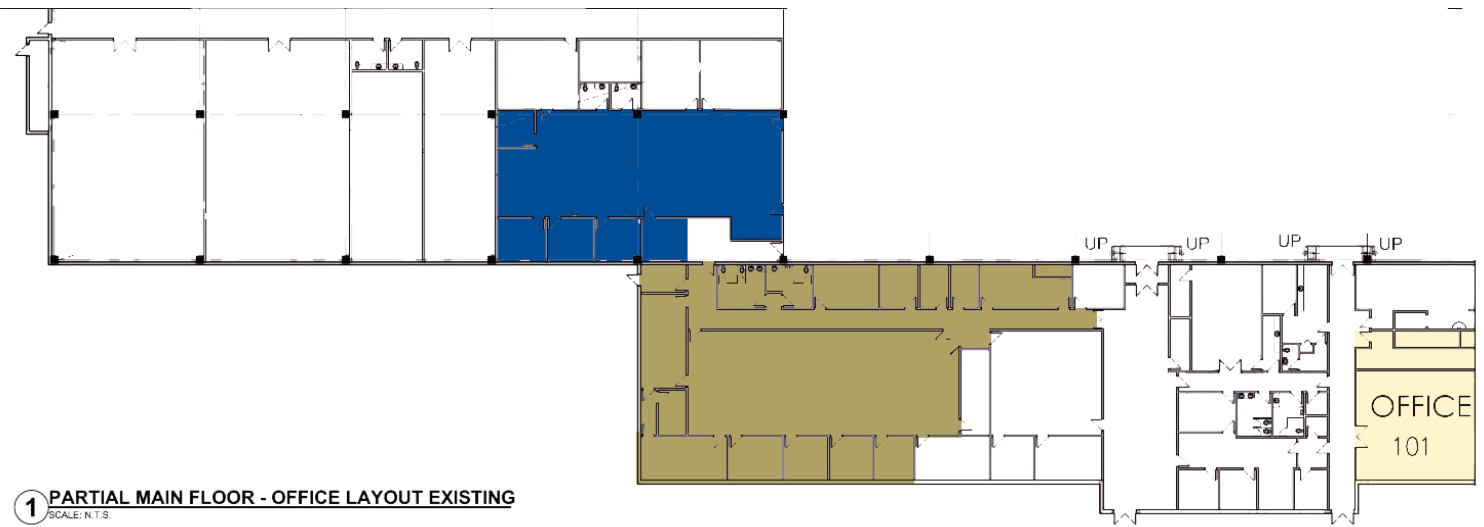
INTERIOR PHOTOGRAPHY

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-  Unit 101
-  Unit 102
-  Unit 103

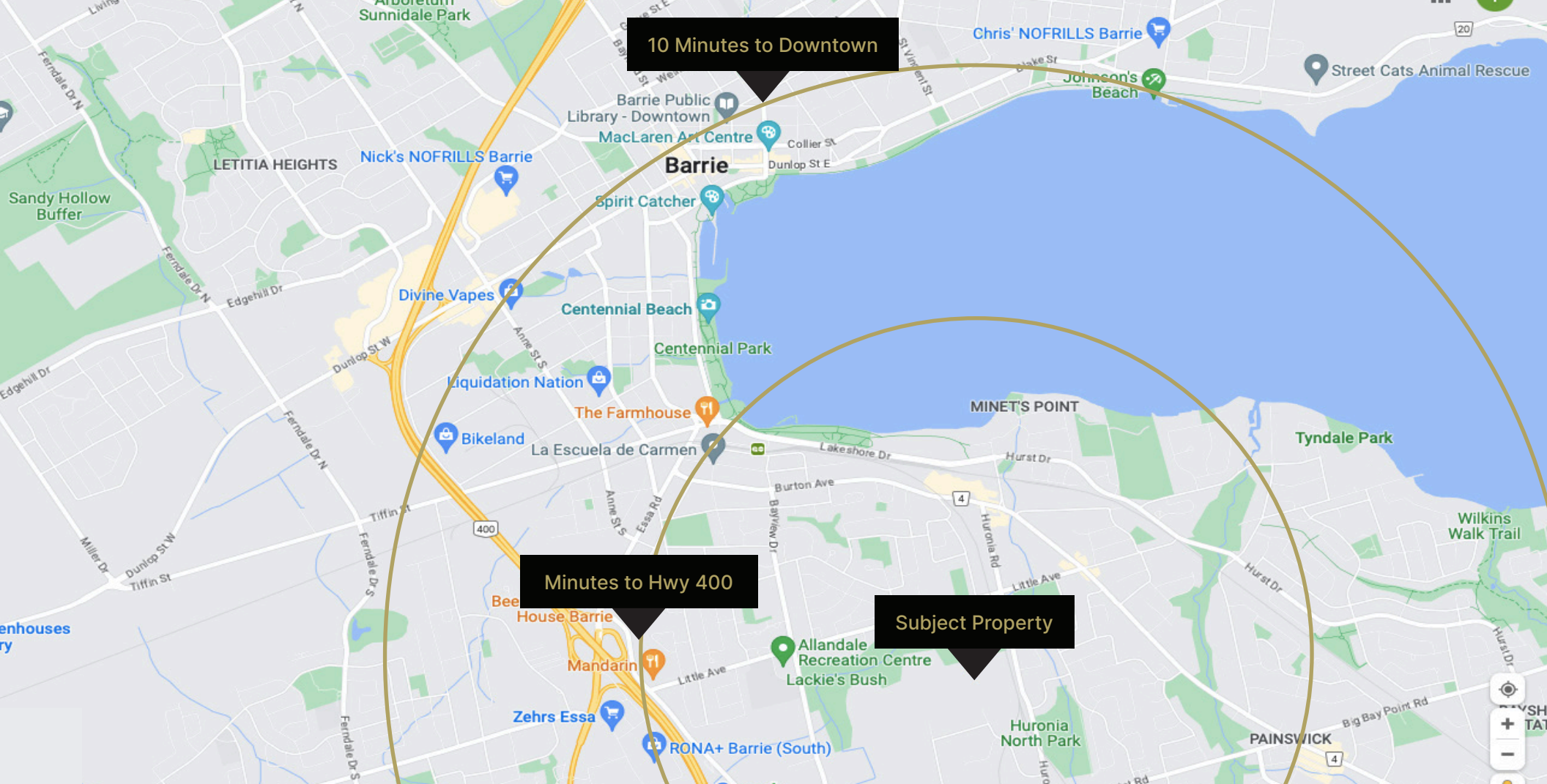
FLOOR PLAN UNITS FOR LEASE

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**LOCATED IN SOUTH BARRIE
5 MINUTES FROM HWY 400
10 MINUTES FROM DOWNTOWN**

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PBM REALTY HOLDINGS

PBM specializes in commercial and industrial properties in Barrie and the surrounding area, employing highly skilled professionals to look after every aspect of property management. Some key competencies include legal services, accounting assistance, ROI maximization assistance and the screening of potential tenants.

PBM Realty covers every single aspect of realty, assets and property management in Barrie with over 1.5-million square feet of industrial and commercial real estate. This results in substantial savings via the sheer volume of maintenance provided.

YOUR REPRESENTATIVE

With a dedicated focus on delivering top-tier Commercial Real Estate Advisory and Sales/Leasing Transaction services, Joanna specializes in serving Industrial clients in the GTA Northeast market. Joanna's focus is staying attuned to market dynamics, analyzing trends,

and understanding the nuanced sentiments and behaviors of both buyers and sellers. Her mission is to provide invaluable insights and services that empower clients to make informed real estate decisions in the ever-evolving commercial landscape.

ESTEEMED CLIENTS INCLUDE



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