



BROCCOLINI

NORTH **INNISFIL**

7267 5th Side Road, Innisfil

GATEWAY TO THE NORTH
From ±5.1 Up To ±16.8 ACRES
LAND SALE / DESIGN BUILD LEASE

CONTACT US:

KYLE HANNA*

Vice Chairman

416 798 6255

Kyle.Hanna@cbre.com

GREG MANDEL*

Senior Vice President

416 798 6208

Greg.Mandel@cbre.com

PAT VIELE*

Executive Vice President

416 495 6268

Pat.Viele@cbre.com

FRANK PROTOMANNI**

Senior Vice President

416 495 6299

Frank.Protomanni@cbre.com

*Sales Representative

**Broker

CBRE

WE MAKE IT HAPPEN! ACROSS ONTARIO

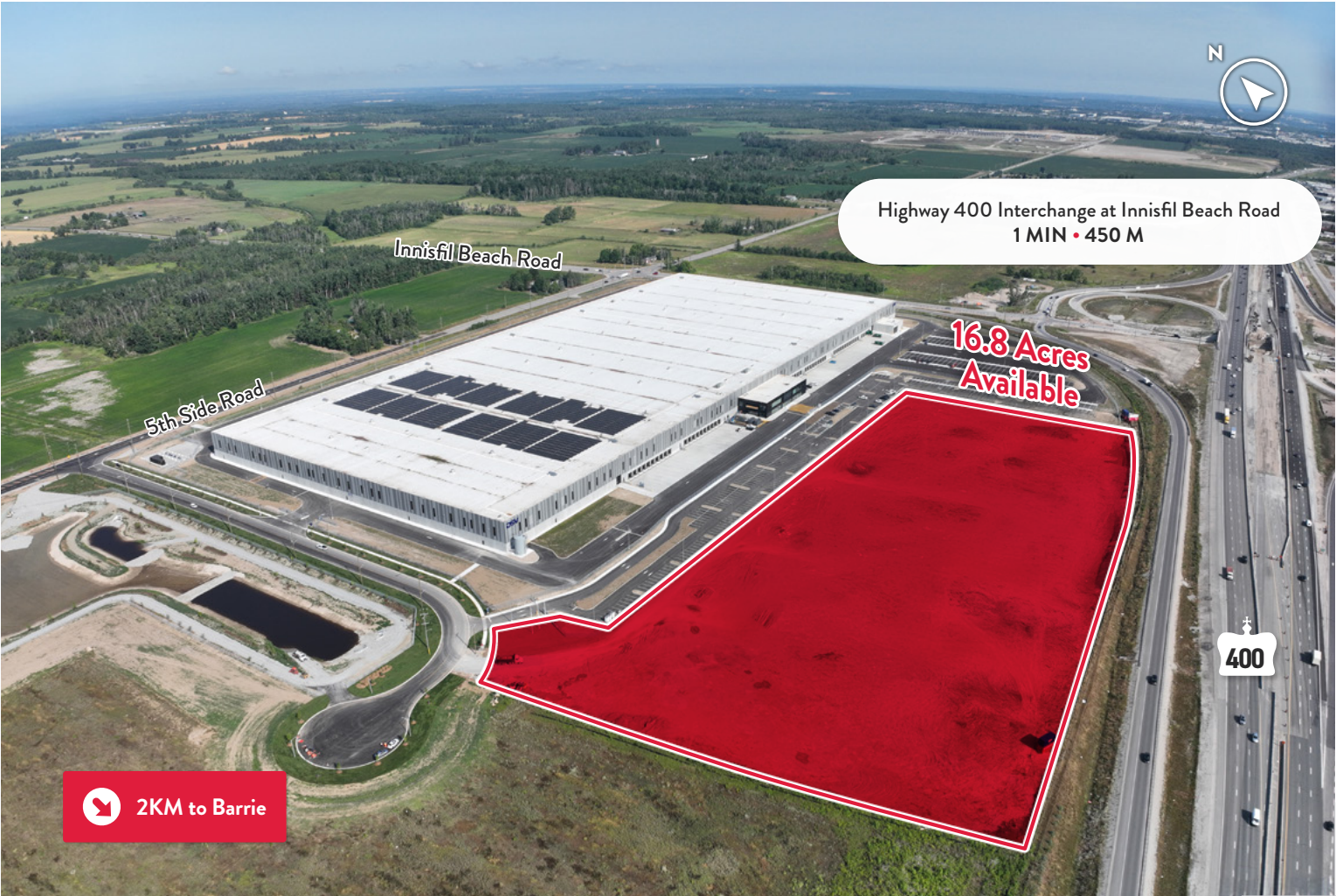
Our Team at CBRE is proud to present Broccolini's Gateway to the North featuring a 16.8 acre industrial development opportunity fronting HWY 400 in Innisfil. Located just South of Barrie, this site offers quick access to HWY 400 at Innisfil Beach Road (full interchange). Site work will be professionally completed by Broccolini including grading and interior collector road. Opportunity for design-build sale / lease ranging from 140,700 - 348,000 sq. ft. (Final footprint is subject to the final functional servicing report related to interim septic field and end user.)

HIGHLIGHTS

- + Major frontage onto Highway 400
- + Directly on Innisfil Beach Road interchange
- + Major developer owned parcels nearby
- + Located within Innisfil Heights Strategic Settlement Employment Area
- + Provincially designated "Places to Grow" area

LOT SIZE	16.8 Acres
ZONING	Industrial Business Park (IBP) Zone
OFFICIAL PLAN (INNISFIL HEIGHTS)	Employment Area
ASKING PRICE FOR SALE	\$1,695,000 per Acre
ASKING PRICE FOR LEASE	Speak to Listing Agents

GATEWAY TO THE NORTH



BROCCOLINI DESIGNS

SHOVEL READY INDUSTRIAL LAND



AVAILABLE SIZES

- Parcel A: ± 5.5 Acres
- Parcel B: ± 10.2 Acres

All outlines are approximate.

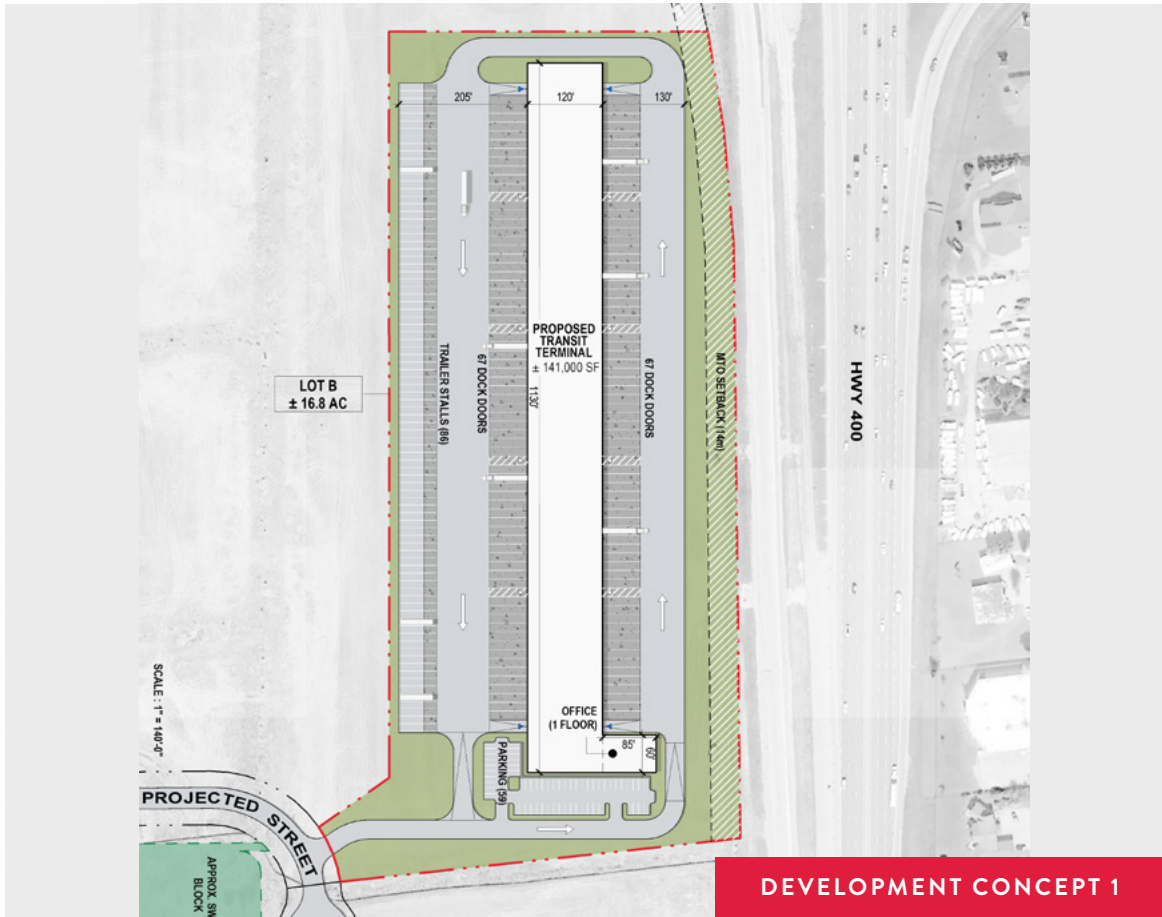


AVAILABLE SIZES

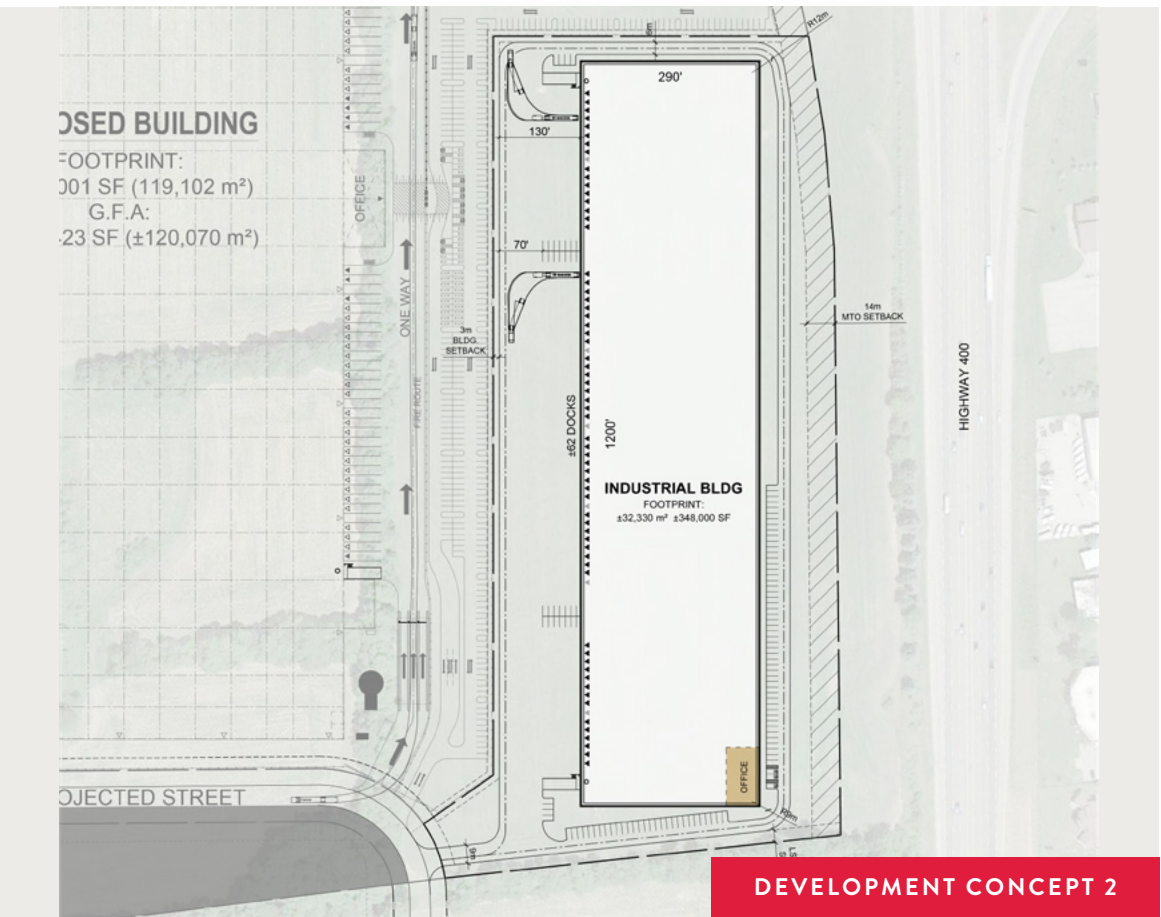
- Parcel A: ± 5.5 Acres
- Parcel B: ± 5.1 Acres
- Parcel C: ± 5.1 Acres

BROCCOLINI DESIGNS

SHOVEL READY INDUSTRIAL LAND



BUILDING SIZE	±140,700 Sq. Ft.	SHIPPING	134 Truck Level Doors, 4 Drive-in Doors
TRAILER PARKING	86 Stalls	CAR PARKING	59 Stalls



BUILDING SIZE	±348,000 Sq. Ft.	SHIPPING	62 Truck Level Doors, 2 Drive-in Doors
CAR PARKING	100 Stalls		

All outlines are approximate.

ZONING

Click below links to view additional information

ZONING

+ The subject property is zoned Industrial Business Park (IBP) in the Town’s Zoning Bylaw 080-13. The lands to the north and south are all zoned IBP also.

PERMITTED USES

-  Truck Terminal
-  Contractors Yard
-  Equipment Sales, Rental & Servicing
-  Hotel
-  Manufacturing
-  Motor Vehicle Body Shop, Dealership, Repair Garage, Service Station
-  Warehousing
-  Outside Storage & Display¹



All outlines are approximate.

SERVICING

SERVICES

The future development has...

+ Electricity

O/H at 44kV. Service provider: Innpower. The entrance will be determined once accurate plans for the site are provided.

+ Gas

Enbridge gas main at the corner of 5th Side Road and Innisfil Beach Road.

- There is a vital gas main in this location and Enbridge does not foresee any issues connecting to it.

+ Domestic and Fire Protection Water

300mm watermain on Gentleman’s Court.

+ Sanitary

90% record review drawings from Innservices indicate a future 450mm sanitary to be constructed along Innisfil Beach Road, which runs north along the property. Future sanitary sewers are projected to be installed from 7th Line through Broccolini & Rinomato’s future Project Street and continue to run north along 5th Side Road to connect to the future 450mm on Innisfil Beach Road (refer to image on the right). The installation of this future sanitary sewer is projected for 2028. Interim solutions would be septic with leach field or a private wastewater treatment plant,

which would then be decommissioned once available municipal sanitary sewers are available. Broccolini recently received MECP approval for a private waste water treatment facility on adjacent property, significantly reducing required land area for waste water processing.

+ Storm Servicing

Internal storm servicing will be designed for the development and outlet to a future municipal pond to the south, which will be shared with a portion of Rinomato’s Lands.

+ Telecom

Coverage from major providers.

+ Traffic

Excellent access to Highway 400 (1 minute/400 meters). Situated directly on Innisfil Beach Road interchange.

+ Street Entrance

The development’s Projected Street entrance can be designed with a minimum 300m setback from Innisfil Beach Road.

- Existing Hydro

Existing Gas

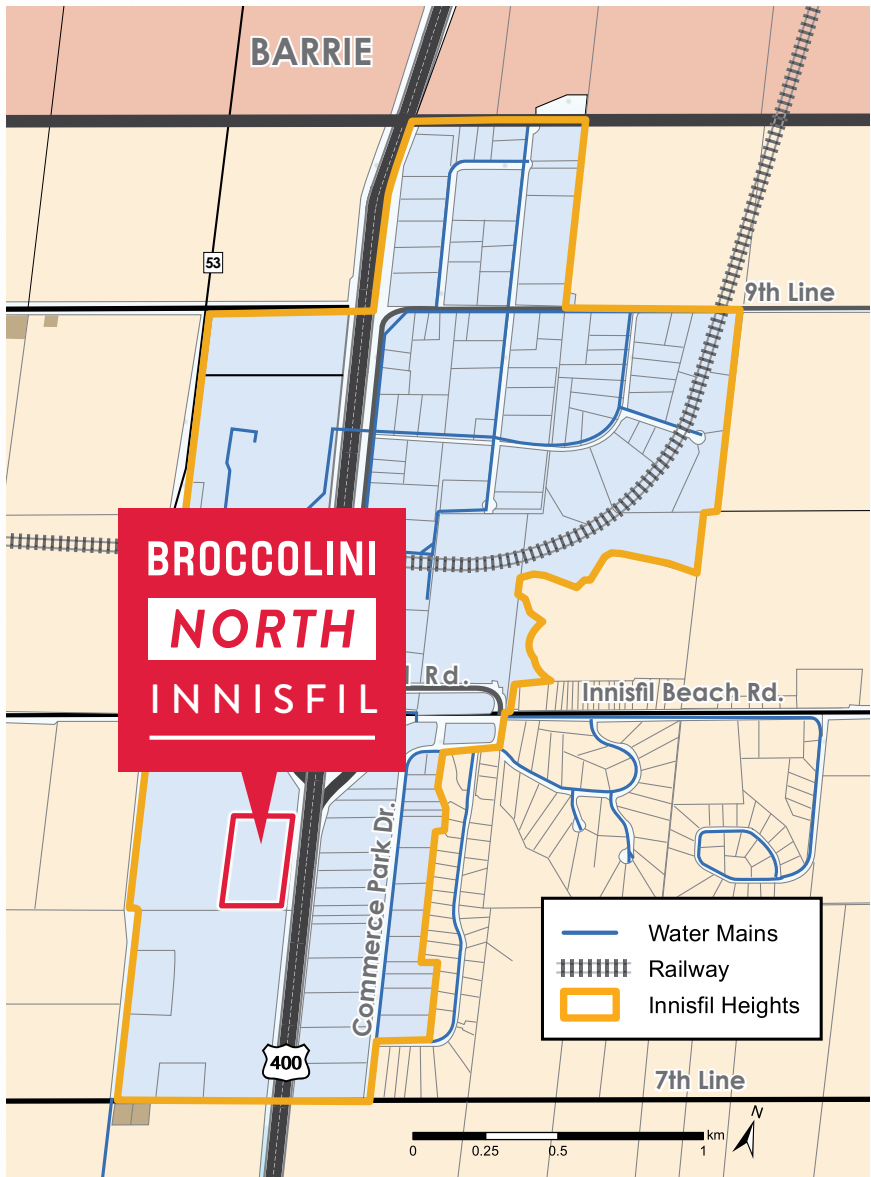
Future Stormwater Management Pond, outlet to existing municipal drain
- Existing Watermain

Future Sanitary



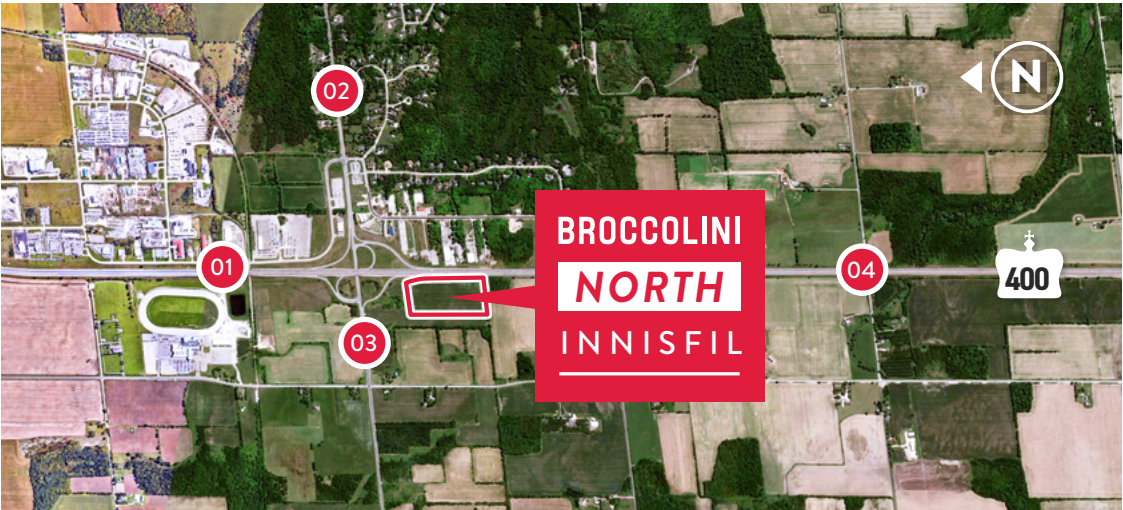
A PERFECT PLACE FOR DEVELOPMENT

Innisfil Heights strategic settlement employment area
HIGH VISIBILITY + IDEAL ACCESS



All outlines are approximate.

INFRASTRUCTURE IMPROVEMENTS



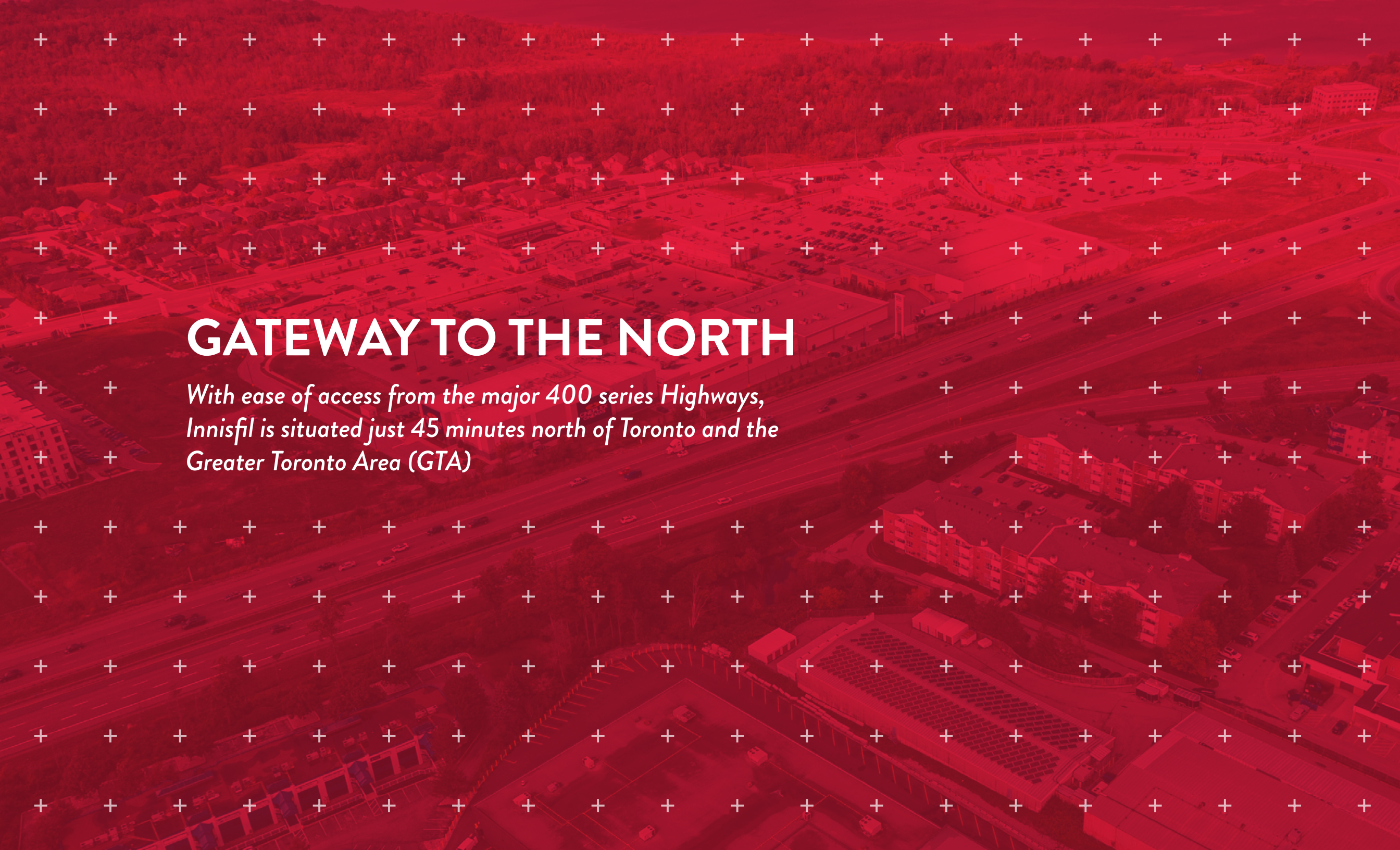
- 01 Road widening of Highway 400 underway
- 02 Road widening of Innisfil Beach Road with new overpass underway
- 03 Sanitary sewers to be installed along 5th Side Road from Innisfil Beach Road
- 04 Future interchange at Highway 400 & 6th Line

TRANSIT AND HIGHWAY ACCESS



Future GO Station to be constructed at 6th Line

- | | |
|---------------------------------|----------------|
| ★ Innisfil Heights | Go Bus stops |
| Airports | Go Train Stops |
| ● Future 6th Line Interchange | Go Train Route |
| ● Future McKay Road Interchange | BCRY Rail line |



GATEWAY TO THE NORTH

*With ease of access from the major 400 series Highways,
Innisfil is situated just 45 minutes north of Toronto and the
Greater Toronto Area (GTA)*

STRATEGICALLY LOCATED ALONG HIGHWAY 400, THE INTERMEDIARY BETWEEN NORTHERN AND SOUTHERN ONTARIO

INNISFIL & BARRIE

Innisfil is strategically situated just north of the GTA along the southern border of Barrie. Immediate access to Highway 400 provides direct connectivity to surrounding business districts and perfectly bridges the gap between urban and rural opportunities throughout Ontario.

Barrie is one of Canada’s fastest growing municipalities. With direct access to Highway 400 and connected to Highways 401 and 407, it is connected to various economic centers, demographics and markets. With the commitment to growth and infrastructure, the city provides everything companies need for success - a network of support, a pipeline of skilled talent, and a convenient location with easy access to the Greater Toronto Area.

GROWTH = OPPORTUNITY

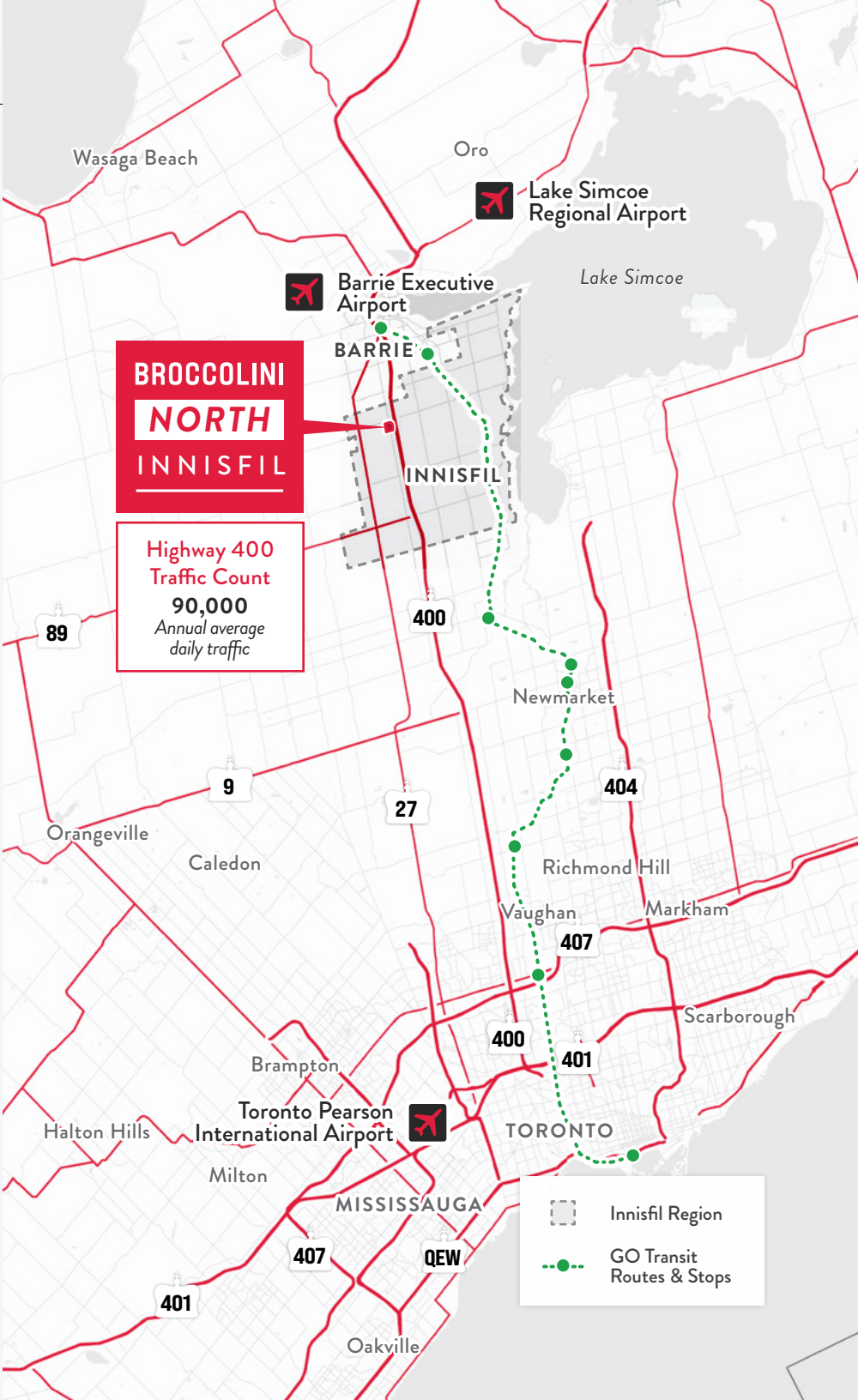
- + The City of Barrie is expecting an enormous 70% population growth over the next 21 years, reaching approximately 253,000 people and 129,000 jobs by 2041.
- + Barrie is engaged with connecting Businesses to resources that will help growth – in 2021, Barrie’s Small Business Centre supported 205 businesses and delivered 413 consultations
- + The Town of Innisfil had a 17.3 % population growth over last 3 census periods. It is expected to grow faster than Ontario over the next decade, with 29.6% population growth projected for Innisfil, compared to 11.6% for Ontario.

PROXIMITY TO MAJOR CITIES FROM INNISFIL

Barrie	14 km • 10 minutes
Vaughan	54 km • 35 minutes
Richmond Hill	59 km • 44 minutes
Midland	65 km • 46 minutes
Brampton	86 km • 49 minutes
Mississauga	87 km • 55 minutes
Toronto	89 km • 1 hr
Ottawa	522 km • 4 hours 45 minutes

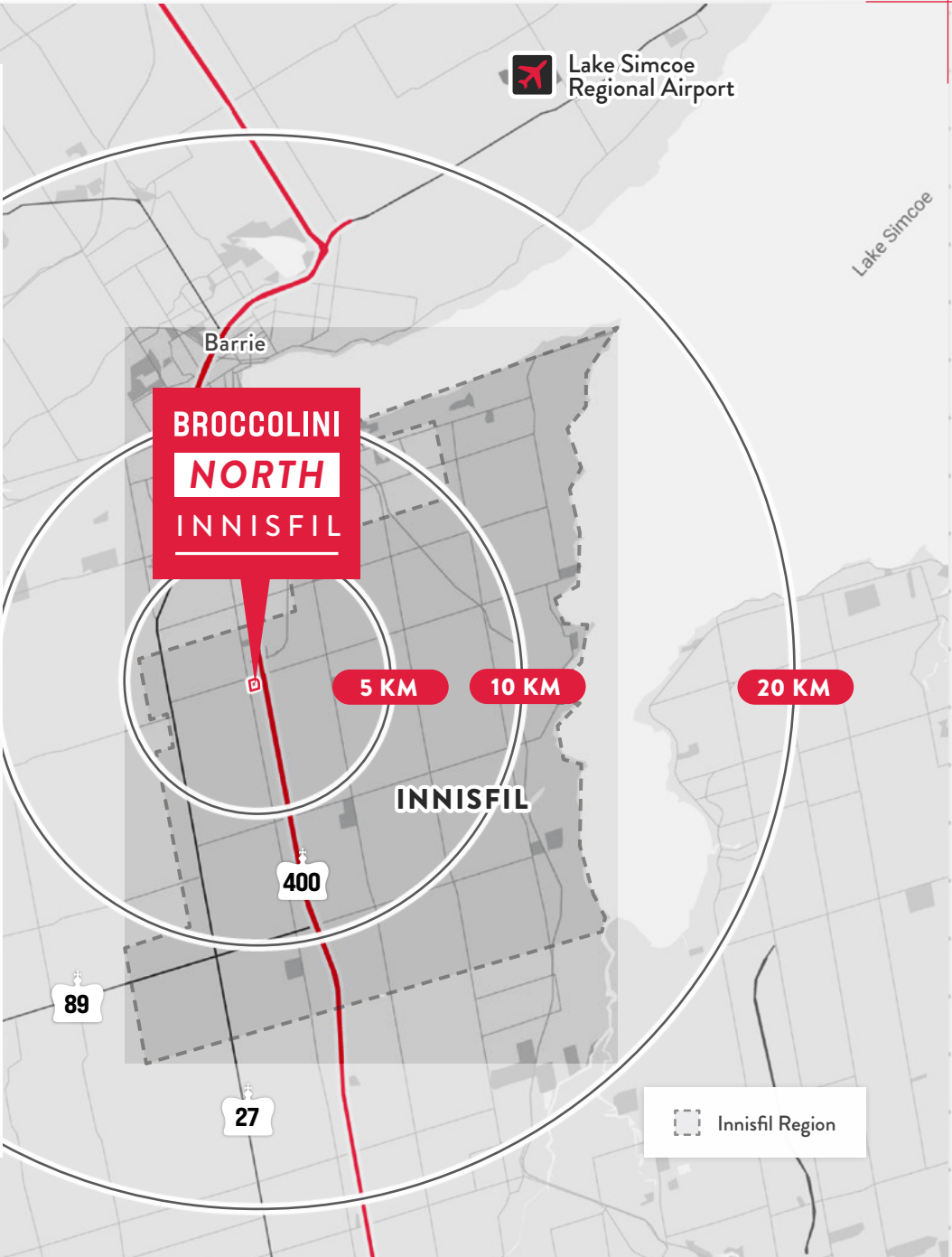
LOCAL & REGIONAL AIRPORTS NEARBY

Barrie Executive Airport	22 km • 20 minutes
Barrie Lake Simcoe Regional Airport	37 km • 25 minutes
Toronto Pearson Int’l Airport	79 km • 47 minutes
Huron Regional Airport	59 km • 49 minutes
Collingwood Regional Airport	66 km • 55 minutes
Muskoka Airport	100 km • 1 hr 3 minutes
Kawartha Lakes Municipal Airport	101 km • 1 hr 26 minutes



POPULATION	
5 km	4,037
10 km	89,068
20 km	307,398
Barrie	160,447
Innisfil	50,265
LABOUR FORCE	
5 km	67.5%
10 km	70.1%
20 km	67.4%t
Barrie	67.6%
Innisfil	66.7%
MEDIAN AGE	
5 km	37.3 years
10 km	37.7 years
20 km	39 years
Barrie	38.1 years
Innisfil	41.2 years
AVG. HOUSE INCOME	
5 km	\$164,376
10 km	\$134,643
20 km	\$131,635
Barrie	\$121,346
Innisfil	\$133,999

All data 2024 estimated



ACCESS TO A GROWING AND DIVERSE LABOUR POOL

Barrie Overview

5,275

Total number of Businesses

58,489

Total # of Jobs

Largest Industry by Jobs (2023)

18%

Retail Trade

16%

Construction

8%

Accommodation & Food Services

Largest Occupation by Jobs (2023)

30%

Sales & Service

21%

Trades, Transport & Equipment Operators

16%

Business, Finance & Administration

Read More:



INNISFIL ACCELERATES A GROWING BUSINESS COMMUNITY

PROXIMITY TO AMENITIES
MAJOR EMPLOYERS IN THE AREA



Innisfil and Regional Major Employers

	Honda of Canada
	Simcoe County District School Board
	Canadian Forces Base Borden
	Georgian College
	Royal Victoria Regional Health Care
	F & P Manufacturing
	Simcoe Parts Service Inc.
	Napoleon/Wolf Steel Ltd.
	Georgian International Ltd.
Raytheon	Raytheon ELCAN Optical
Transcom	Transcom North America



2KM to Barrie



400

16.8 Acres Available

SIGNAGE

All outlines are approximate.

ABOUT PROJECT TEAM

Developed and managed by a team of industry experts.



BROCCOLINI

DEVELOPER

With over 75 years of experience, Broccolini is a leading, fully integrated real estate provider offering complete end-to-end solutions in investment, development, construction, and property management. Ranked among Canada’s top builders, we support every stage of the real estate lifecycle across the industrial, residential, commercial, and office sectors in Quebec, Ontario, and beyond.

From landmark new developments to comprehensive turnkey design-build projects, as well as expansions, renovations, and interior fit-outs, Broccolini brings vision, expertise, and precision to every project. We work in close collaboration with our clients to fully understand their requirements and to deliver tailored solutions that consistently meet or exceed their expectations in terms of design, quality, budget, and schedule.

Over the decades, Broccolini has earned the trust of some of the world’s most recognized companies and institutions. Our client portfolio includes Michelin, Amazon, Canadian Tire, Best Buy, Costco, Ikea, Walmart, National Bank, and the CBC, among many others. These enduring partnerships reflect our commitment to building not only exceptional projects but also lasting relationships founded on trust and performance.

At the heart of everything we do are the values that define Broccolini. We succeed together as One Team. We care deeply for our clients, our partners, and our communities. We are powered by passion in every project we take on. And above all, we make it happen. These values guide our work, shape our culture, and inspire us to continue building spaces where businesses thrive, communities grow, and people live better.

CBRE

SALES & LEASING

CBRE Limited is the world’s most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

WE MAKE IT HAPPEN!
ACROSS ONTARIO

BROCCOLINI

NORTH **INNISFIL**

7267 5th Side Road, Innisfil

CBRE

BROCCOLINI

CONTACT US: KYLE HANNA*

Vice Chairman

416 798 6255

Kyle.Hanna@cbre.com

GREG MANDEL*

Senior Vice President

416 798 6208

Greg.Mandel@cbre.com

PAT VIELE*

Executive Vice President

416 495 6268

Pat.Viele@cbre.com

FRANK PROTOMANNI**

Senior Vice President

416 495 6299

Frank.Protomanni@cbre.com

CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST
5935 AIRPORT RD SUITE 700, MISSISSAUGA, ON L4V 1W5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Enviroics Analytics, Microsoft Bing, Google Earth

All outlines are approximate.

*Sales Representative

**Broker