

\$ - 9&10 - 33 Alliance Boulevard, Barrie (alliance)

MLS® #S12399673

\$

0 Bedroom, 4.00 Bathroom, 5,000 sqft
Industrial on 2.01 Acres

Alliance, Barrie (alliance), Ontario

Sub-Lease Opportunity - Current lease goes until June 30th, 2027. 5,000 SF of warehouse / office space in Barrie's north end. Light Industrial Zoning allowing for a mix of industrial and commercial uses. Located in Industrial multi-unit building. Unit includes well finished and welcoming office space (shared & private), staff / lunch room, 4 washrooms (2 in office / 2 in warehouse), 2 main front entrances, 2 dock level doors (12x10) and 18' clear. \$11.50 / SF with annual increases and TMI at \$5.05 / SF (2025) which includes water and sewer. Landlord opening to signing new lease with new tenant, but does not negotiate renewals in advance. (id:6289)



Essential Information

Listing #	S12399673
Bathrooms	4.00
Square Footage	5,000
Acres	2.01
Type	Industrial

Community Information

Address	9&10 - 33 Alliance Boulevard
Subdivision	Alliance
City	Barrie (alliance)
Province	Ontario
Postal Code	L4M5K2

Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size

Interior

Heating	Natural gas Forced air
---------	------------------------

Listing Details

Listing Office	SUTTON GROUP INCENTIVE REALTY INC.
----------------	------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 18th, 2025 at 2:46pm EDT