

# egan team

REAL ESTATE

**INDUSTRIAL UNIT  
FOR LEASE**

3225 EAST BAYSHORE  
OWEN SOUND, ON



PROPERTY MARKERS OR LINES AS DISPLAYED ARE APPROXIMATE

[OSindustrial.ca](https://OSindustrial.ca)

# Industrial lease opportunity in Owen Sound

Take advantage of this exceptional 12,501 sq ft industrial unit located in the thriving Owen Sound area. This market is experiencing rapid growth due to gentrification, an aging population relocating from the Greater Toronto Area, the Bruce Nuclear Power Plant retrofit, the proposed Trans Canada Stored Water Project, and the proposed Nuclear Waste Management Organization (NWMO) initiative. This industrial unit, with a ceiling height of 14'4", is highly sought after by suppliers due to the expanding community and its location in Owen Sound.

The landlord is seeking a clean, professional user to complement the existing tenants. The building features a gym on the west end and is neighbored by logistics and shipping companies, ensuring seamless access for shipping and deliveries. Potential for more Loading options for subject space could be discussed.

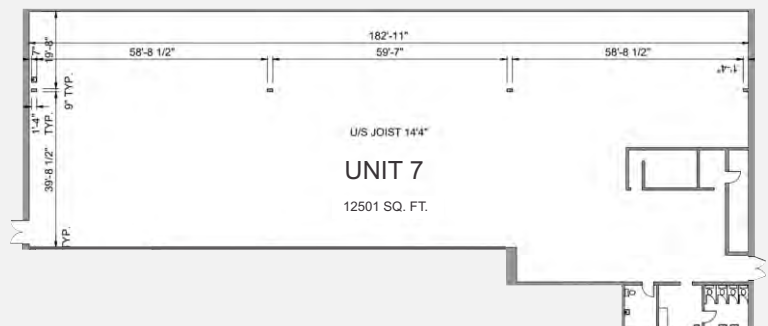
For more lease opportunities, please contact us.



## Features

- 12,501 SQFT
- 14'4" CEILINGS
- 2 BATH
- PARKING

## Floorplan









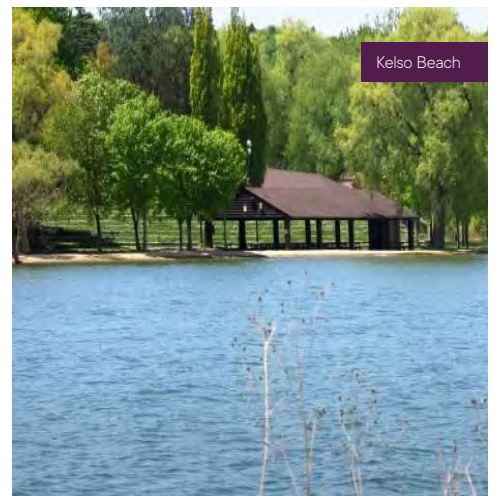
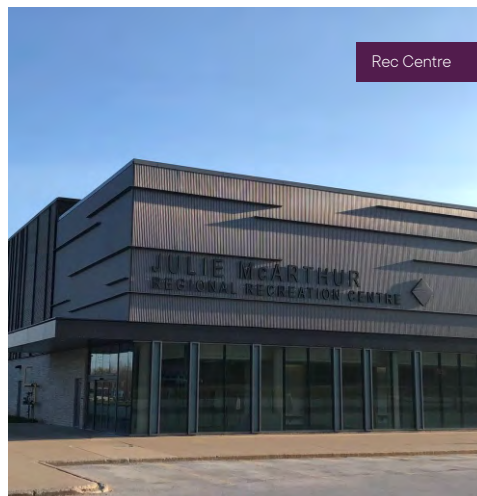
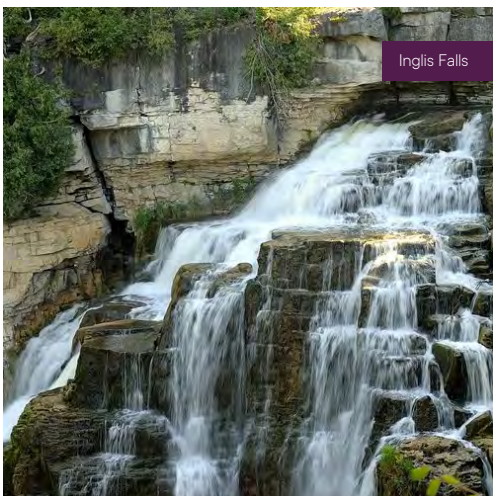
# Beautiful Owen Sound

Owen Sound, a dynamic waterfront city, is poised for strong growth and presents a compelling investment opportunity. With a population of 100,000 within a 20-minute drive, Owen Sound serves as the regional hub for Grey and Bruce counties. The city boasts a revitalized downtown core, offering vibrant retail options and amenities, while the surrounding area's natural beauty attracts outdoor enthusiasts, driving housing demand from both the regional workforce and retirees.

The tight rental market, characterized by low vacancy rates, is further bolstered by significant recent investments in healthcare and education, such as the expanded Owen Sound Hospital, the region's largest healthcare employer, and Georgian College, which draws students to the area.

The city's growth potential is also fueled by ongoing major infrastructure investments at Bruce Power, creating employment opportunities, and the potential TC Energy Storage Project in nearby Meaford, which is expected to generate additional demand for workforce housing. Upcoming proposed community benefit packages in the Municipality of South Bruce are valued at \$450 million over the coming years and underscores the region's long-term economic prospects. With its strategic location, strong economic drivers, and attractive quality of life, Owen Sound presents a rare opportunity for investors to capitalize on the city's robust growth potential.

Source: [www.owensound.ca](http://www.owensound.ca)





## PATRICK EGAN

### BROKER

Patrick joined the Royal LePage Locations North Team 9 years ago after a decade of GTA commercial Real Estate experience with Colliers International Canada. Patrick has managed a diverse cross section of real estate assets including residential, commercial (industrial, office) and retail. His expertise in managing the transaction process, combined with a creative and innovative marketing skill set, facilitated success of his clients in the GTA, Collingwood area and across Canada. Patrick is known for his professionalism, enthusiasm, strong ethics and ability to think outside the box.

## VIVIENNE BENT

### SALESPERSON

Vivienne is an expert in brand strategy digital marketing and has extensive experience building integrated Real Estate Campaigns using digital, print & CRM. Today Vivienne works closely with Patrick Egan as a Realtor on both the commercial and residential side, while also providing support to the marketing & design team. Her extensive experience in marketing lends itself well to the Real Estate world and is an asset to the team.



**egan  
team**  
REAL ESTATE

LOCATIONS **NORTH**  
ROYALLEPAGE



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