

OFFICE/SHOWROOM/WAREHOUSE ATLANTIC ACRES BUSINESS PARK

FALL 2019



PROPERTY DETAILS

Space Available	Unit 103 & 104
Rentable Area	3,965 to 5,065 sq.ft.
Ceiling Height	18' to 21' clear warehouse height
Net Rent	\$8.00/sq.ft.
CAM & Taxes	\$5.07/sq.ft.
Loading	Dock & Grade
Available	March 31, 2019
HVAC	New natural gas in warehouse. New dedicated high efficiency heat pump air conditioning in office.
General information	Very clean warehouse with new office leasehold improvements and located near Larry Uteck & Highway 102 Exit. Up to 1acre of yard space.

**BROKERS PROTECTED –
please contact**

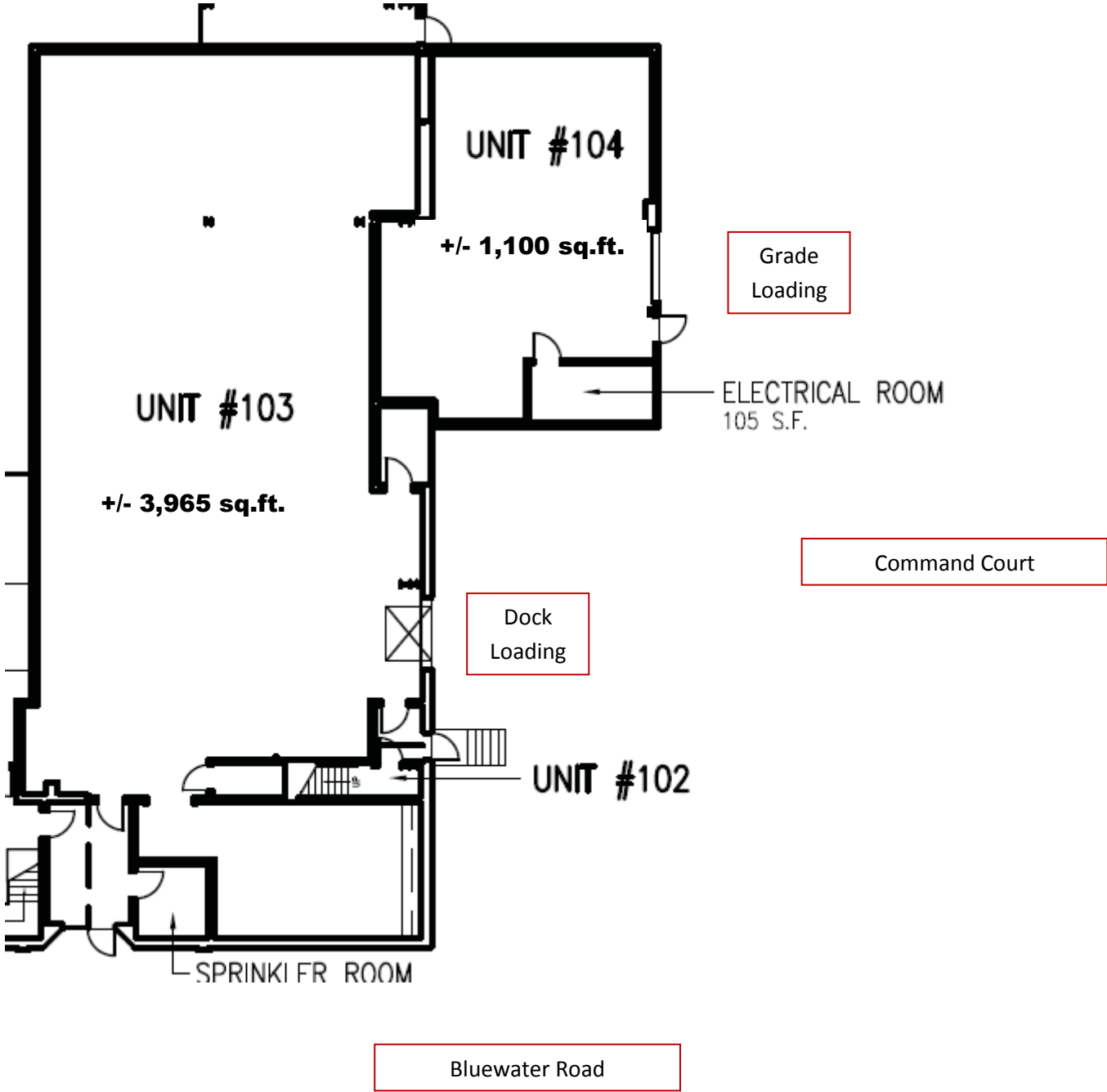
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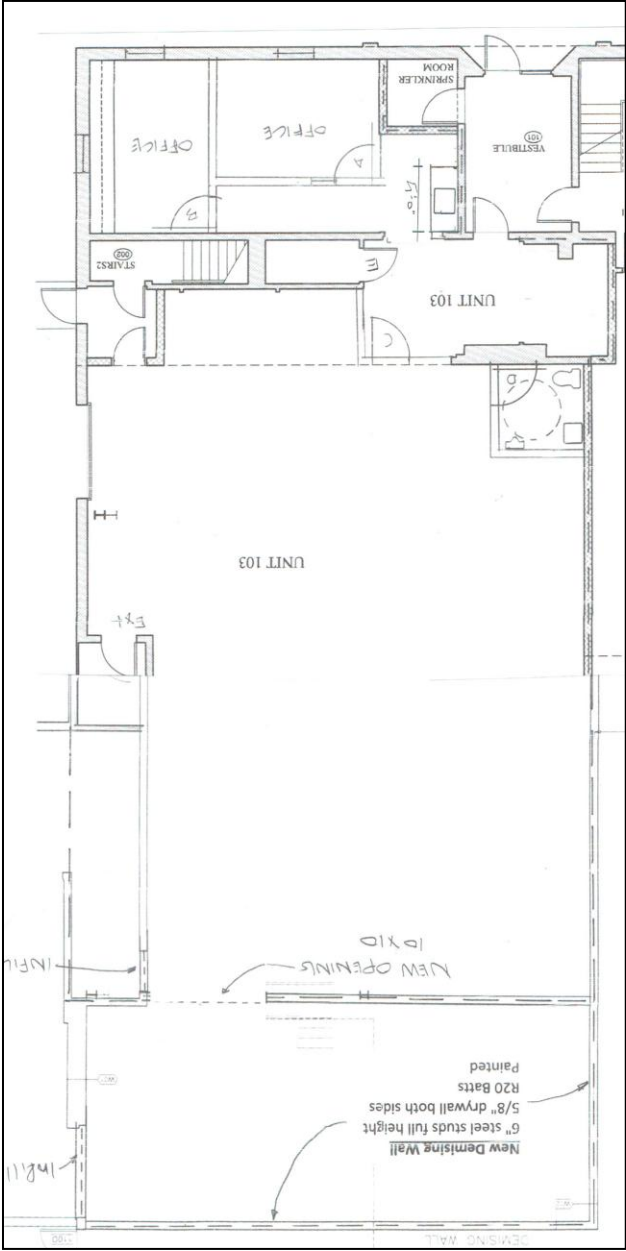


155 Bluewater Road - Bedford, NS

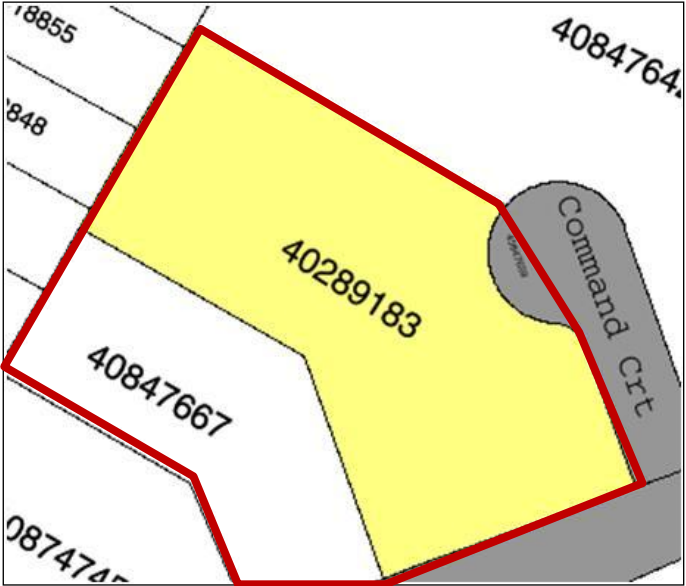
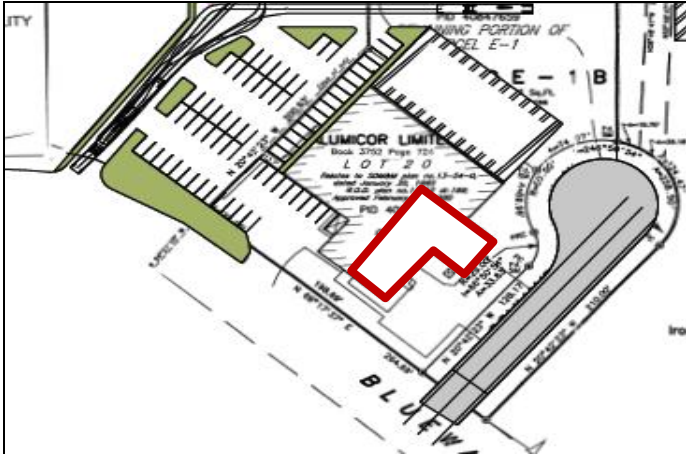
Floor Plan – Units 103 & 104



Floor Plan – Unit 103 Office Area



Site Overview



Area Overview

The property is centrally located on Bluewater Road in the Atlantic Acres Industrial Park (“Atlantic Acres”). The Atlantic Acres Business Park is one of the main industrial parks of HRM and stretches from Larry Uteck Boulevard to Hammonds Plains Road both of which have access to Highway 102. The Highway 102 intersects with other major highways that lead to the South Shore, the Annapolis Valley, the Halifax Airport and New Brunswick via Truro. The Atlantic Acres is now mostly developed with limited opportunities for future expansion.

Atlantic Acres is 8 kilometres from the Port of Halifax, and 25 kilometres from the Halifax International Airport. While the majority of properties in Atlantic Acres are Industrial in nature, the surrounding areas of Bedford and Hammonds Plains continue to expand in residential population and business development.

