

WAREHOUSE / OFFICE / SHOWROOM

ATLANTIC ACRES BUSINESS PARK

SPRING 2017



PROPERTY DETAILS

Building Area	5,212 sq.ft
Space Available	5,212 sq.ft.
Virtual Tour	https://youtu.be/SNAvl8KfrrQ
Net Rent	\$7.50/sq.ft.
CAM & Taxes	\$4.50/sq.ft.
Loading	Dock and grade
Available	June 1, 2017
General information	Single user building with ample fenced and secure yard. Located 3 minutes from Larry Uteck/102 Exit with many amenities nearby. Dock and grade level loading. Electrical service upgraded to 600V.

**BROKERS PROTECTED –
please contact**

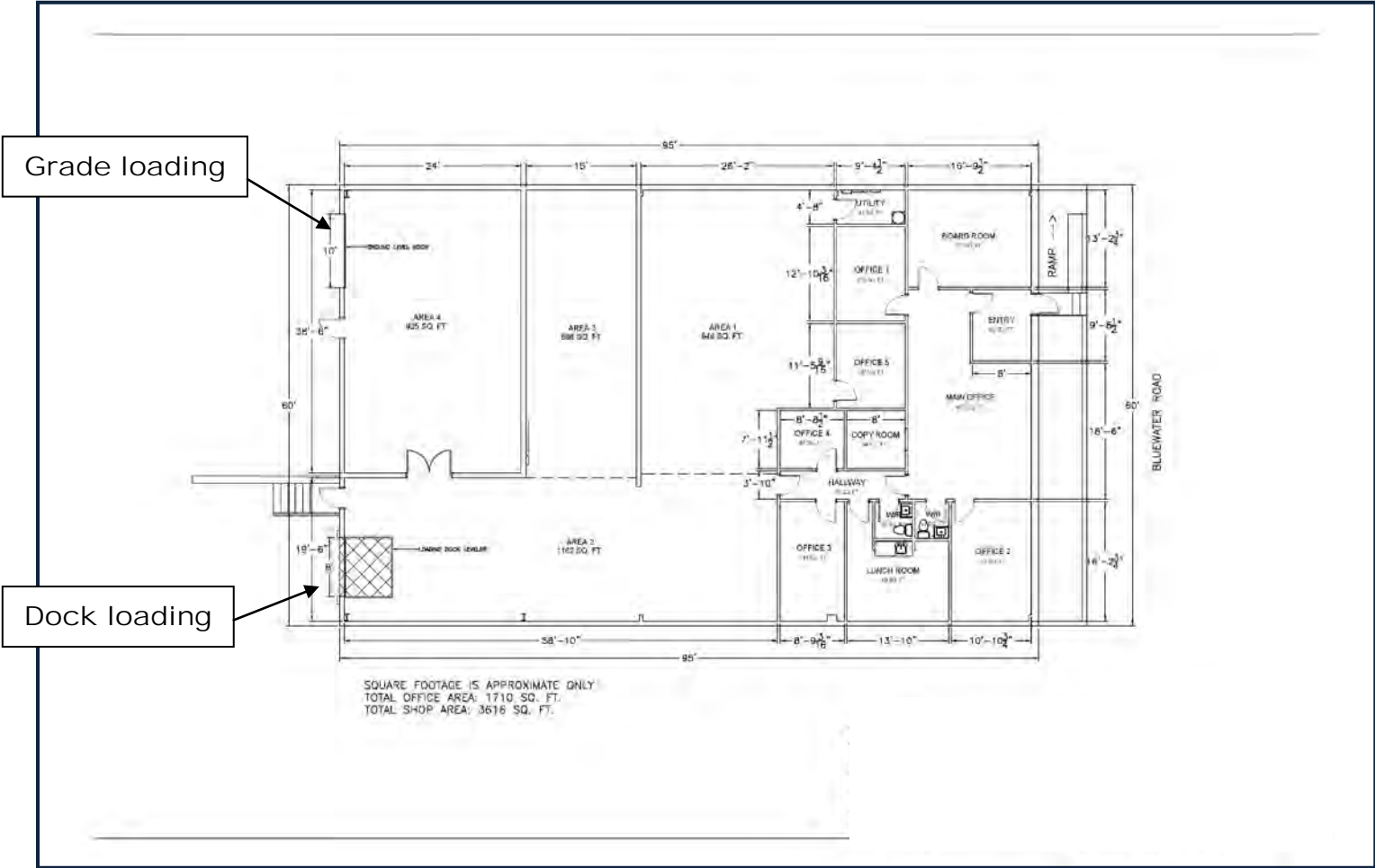
Bart Henneberry, CPA, CMA, MBA
Cell: 902.830.2117
bhenneberry@signatureproperties.ca

Signature Commercial Realty
Bus: 902.422.2122
www.signatureproperties.ca

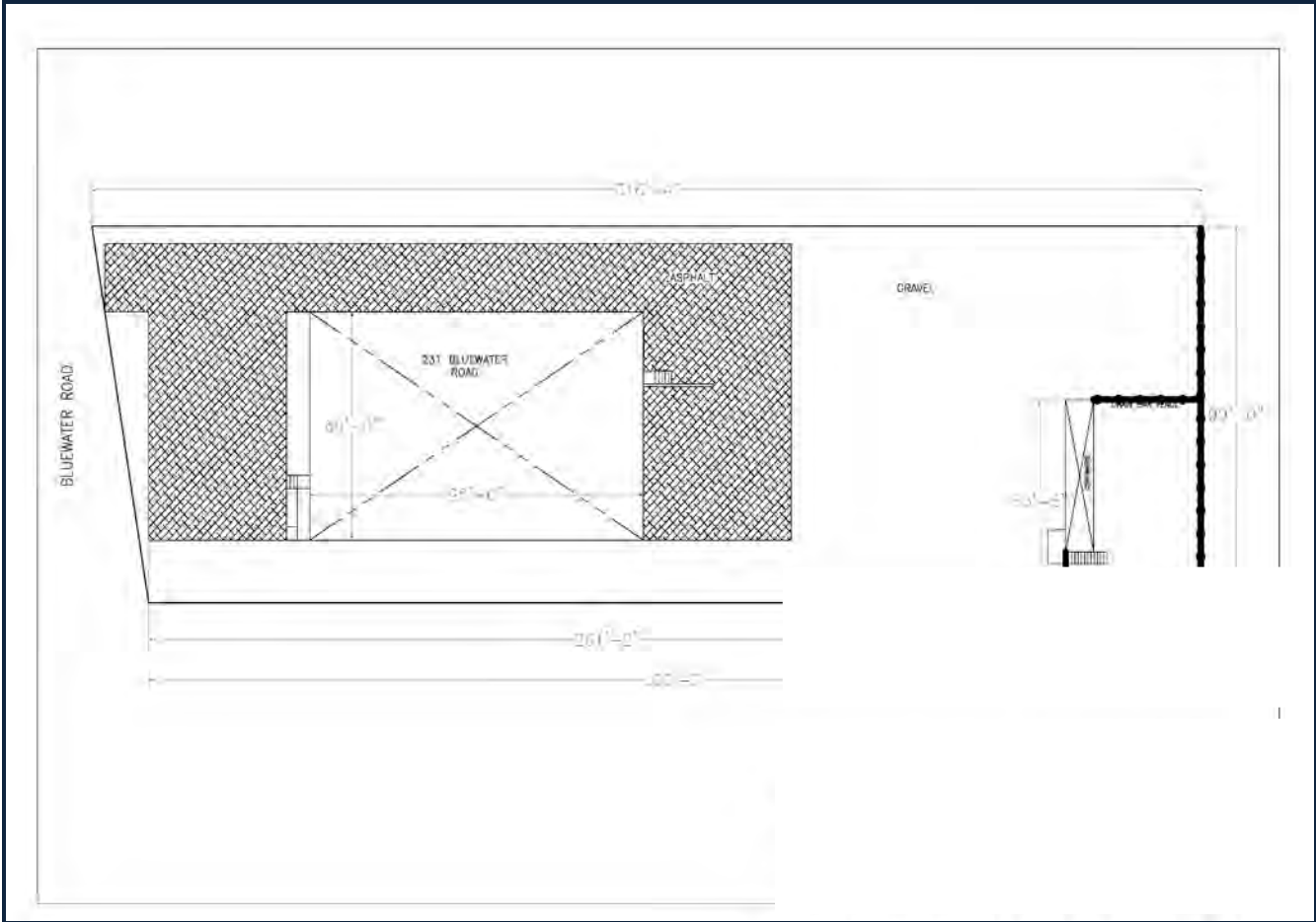


231 Bluewater Road - Bedford, NS

Floor Plan



Site Plan



Pictures



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.

