

FLEX WAREHOUSE SPACE – FOR LEASE FALL 2024



PROPERTY DETAILS

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|----------------------------|--|
| Space Available | +/- 5,403 sq.ft., Unit 3 & 4R |
| Net Rent | \$12.00 per sq.ft. |
| CAM & Taxes | \$6.40 per sq.ft. |
| Loading | Grade & Dock Level |
| Layout | +/- 4,403, sq.ft. warehouse & +/- 1,000 sq.ft office |
| Available | February 1, 2025 (sooner possible – negotiable) |
| General information | Located adjacent to Bayers Lake with dock and grade loading. Open concept office area with lunch room and one private office. Warehouse clear ceiling height is 18 ft. |

**BROKERS PROTECTED –
please contact**

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www.signatureproperties.ca

Signature Commercial Realty

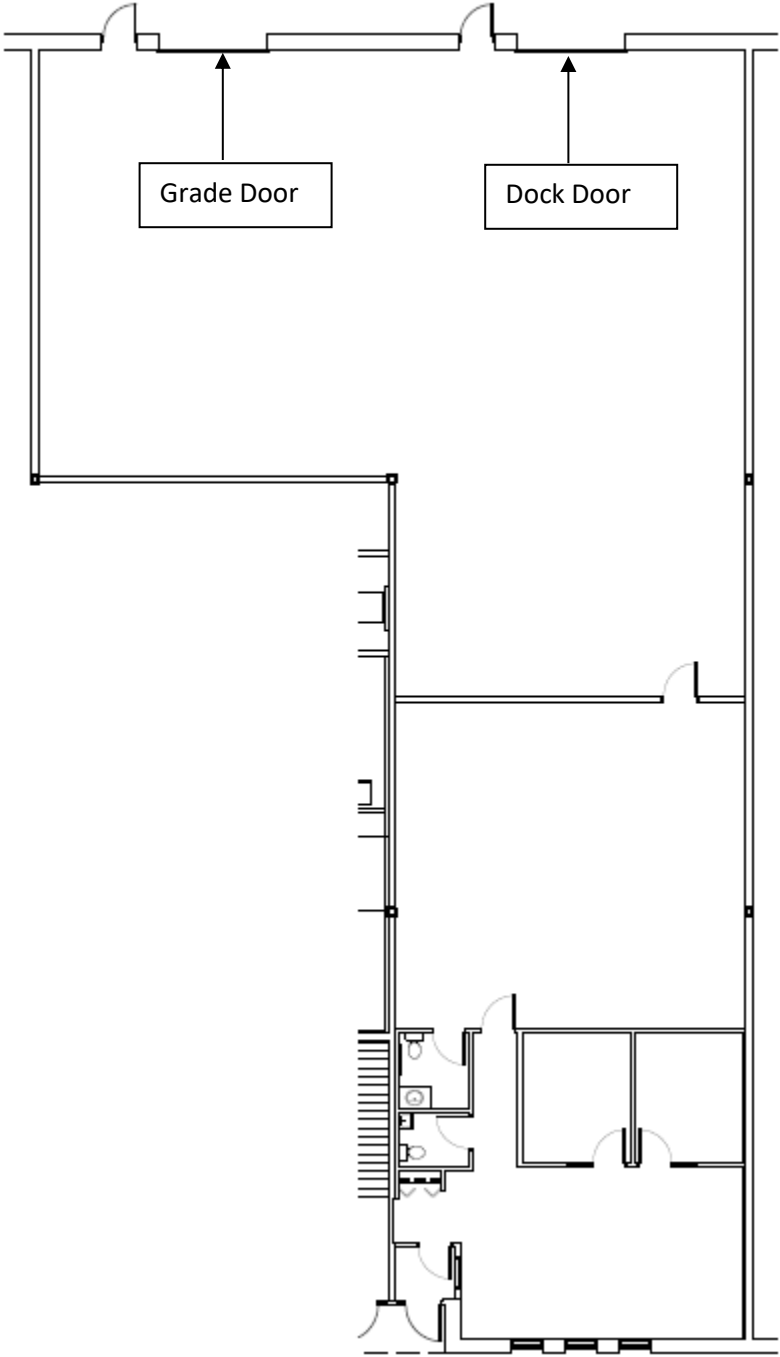
106-205 Bluewater Road, Bedford, NS B4B 1H1

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10 Ragged Lake Blvd – Halifax, NS

Floor Plan – Unit 3& 4R



Pictures – Unit 3 & 4R



Area Overview

Conveniently located adjacent to Bayers Lake, along provincial Highway #103 near the junction of Highway #102, with easy access to major transportation routes and close proximity to various amenities; less than a 5 minute drive to the Armdale Rotary.

