

FOR SALE / LEASE

kw COMMERCIAL
ADVISORS[®]
A DIVISION OF KELLER WILLIAMS SELECT REALTY

70 NEPTUNE CRESCENT - WOODSIDE INDUSTRIAL PARK | DARTMOUTH, NS

INDUSTRIAL / OFFICE | 13,000 SF



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale or lease of the land and building located at 70 Neptune Crescent, Dartmouth, NS B2Y 0B6

Civic Address:	70 Neptune Crescent, Dartmouth, NS B2Y 0B6	
Property Type:	Industrial warehouse with 6,000 SF office on 2 levels (3,000 SF each)	
PID #:	40432916	
Age:	Built in 2008	
Building Size:	13,000 SF	
Construction Style:	Pre-engineered steel w/ corrugated metal roof	
Premises Breakdown:	Ground Floor:	10,000 SF (7000 SF warehouse + 3,000 SF office)
	2nd Floor:	3,000 SF (Office)
	Total:	13,000 SF
Lot Size:	2.715 Acres	
Parking:	12 Asphalt paved parking out front Additional asphalt paving on side	
Zoning:	I-1 (Light Industrial Zone)	
Assessed Value:	\$1,641,600 (2021 Commercial Taxable)	
List Price:	\$2,900,000 \$223.08 PSF	
Lease Rate:	\$16.00 Net PSF + \$5.71 CAM & Tax	



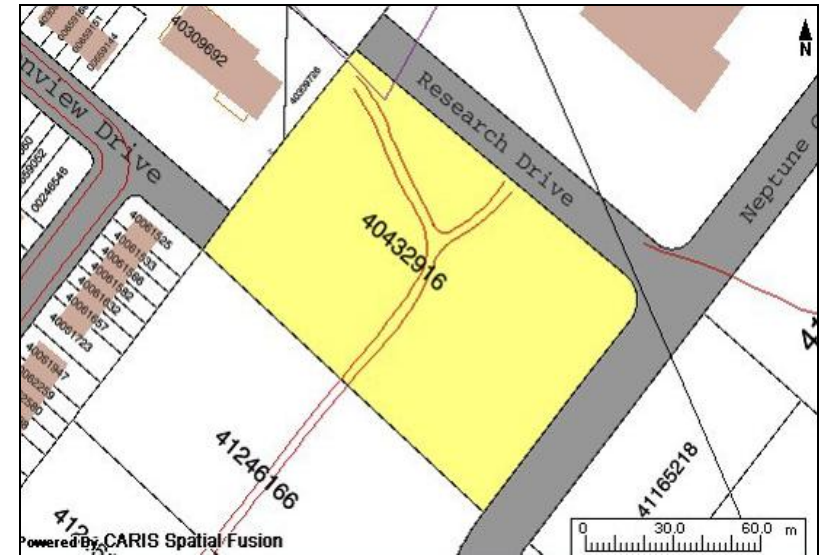
AREA OVERVIEW

The subject property is conveniently located on Neptune Crescent in the Woodside Ocean Industries Industrial Park and is accessed via Mount Hope Avenue which now has direct access to the circumferential Highway (Highway 111) and Pleasant Street. Woodside is a 425 acre light and heavy industrial park with emphasis on ocean industries, light manufacturing and technology development. Located at the southern terminus of Highway 111, Woodside Industrial Park offers excellent highway accessibility. The Park has the added attraction of a 750 feet common user dock facility on the Harbour directly across from the main entrance to the Park off Pleasant Street.



SITE SPECIFICATIONS

Lot Size:	2.715 Acres	
Site Dimensions:	Neptune Crescent:	301.4'
	Research Drive:	390.0'
	Southwestern Boundary:	420.7'
	Rear Boundary:	262.7'
Zoning:	I-1 (Light Industrial Zone)	
Municipal Services:	Water, telephone, natural gas	
Parking:	12 Asphalt paved parking out front Additional asphalt paving on side	
Site Improvements:	Graded and gravelled site to the rear Secure fenced in chain link yard	
Assessed Value:	\$1,641,600 (2021 Commercial Taxable)	



BUILDING OVERVIEW

Building Type:	Industrial warehouse with 6,000 SF office on 2 levels (3,000 SF each)
Building Size:	13,000 SF
Structure:	Pre-engineered steel w/ corrugated metal roof Clear span structural supports and 7.5 ton crane
Age:	Built in 2008
Electrical:	600 Volt, 600 Amp, 3 phase power One (1) 75 KVA 208/120 volt transformer, one (1) 30 KVA transformer
Loading:	2x Grade loading doors (16' x 12' & 14' x 12'), with drive straight through capability
Ceiling Height:	24' Clear warehouse
HVAC:	Two natural gas forced air heaters in warehouse Two York roof mounted HVAC units for office areas Mini split for some office areas
Sprinkler System:	Not sprinklered
Equipment:	Tool crib in warehouse, 7.5 ton Shaw-Box crane
Property Features:	Exterior lighting, security cameras



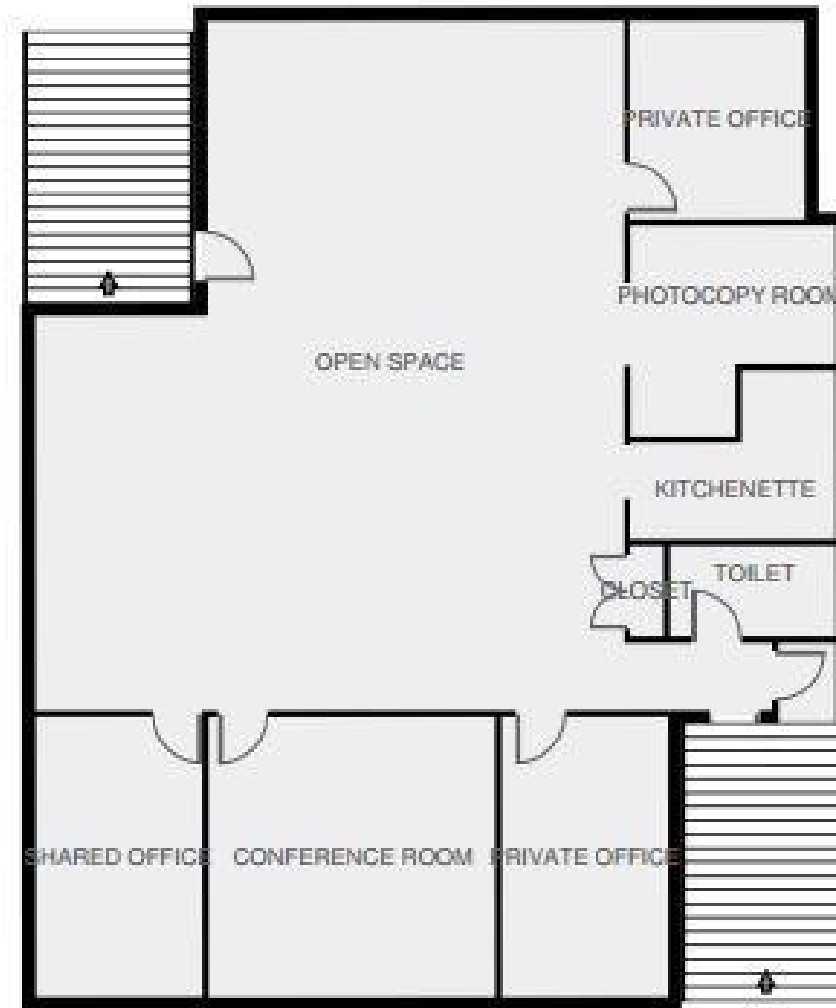
GROUND FLOOR OFFICE FLOOR PLAN

3,000 SF OF GROUND FLOOR OFFICE AREA INCLUDING RECEPTION, CENTRAL PHOTO COPIER ROOM, 9 PRIVATE OFFICES, A BOARDROOM, CONFERENCE ROOM, COPIER ROOM, AND TWO (2) WASHROOMS



2ND LEVEL OFFICE FLOOR PLAN

3,000 SF OF 2ND LEVEL OFFICE AREA INCLUDING LARGE OPEN BULL PEN AREA FOR WORK STATIONS, 3 PRIVATE OFFICES, A BOARDROOM, KITCHENETTE, DOCUMENT CENTRE AND ONE (1) WASHROOM



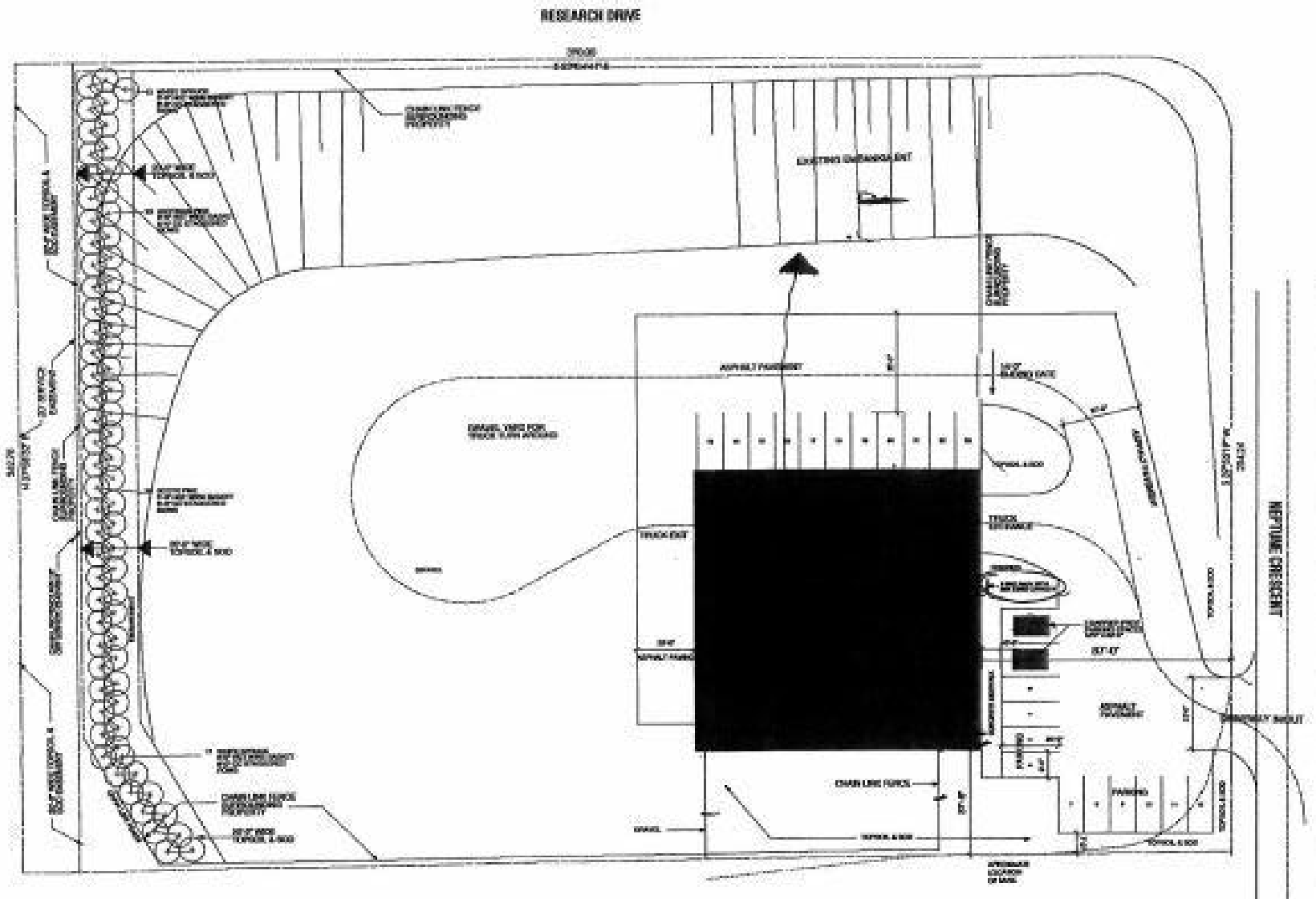
EXTERIOR VIEWS



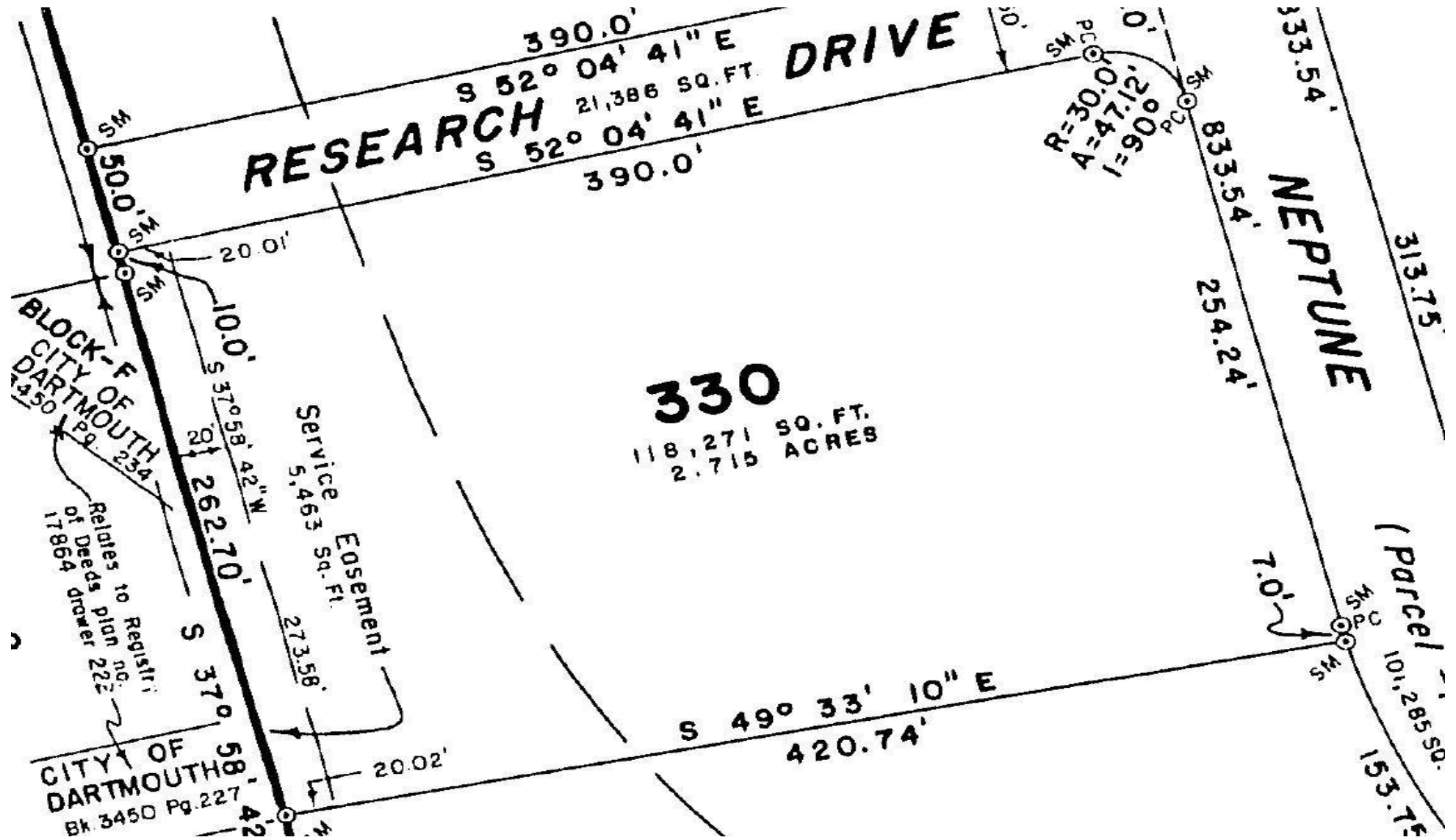
INTERIOR VIEWS



SITE PLAN



SURVEY PLAN



ZONING

I-1 LIGHT INDUSTRIAL ZONE

41(1) The following uses only shall be permitted in an I-1 Zone:

- (a) C-3 uses as herein set out, (i) except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06)
- (b) industrial uses except: (i) obnoxious uses, (ii) uses creating a hazard to the public and (iii) uses creating heat, humidity and glare.
- (c) cabarets (HECC-Dec 4/08;E-Dec 27/08)
- (d) pawn shops (HECC-Dec 4/08;E-Dec 27/08)
- (e) cannabis production facilities (RC-Sep18/18; E-Nov 3/18)

41(2) Buildings used for C-3 uses in an I-1 Zone shall comply with the requirements of a C-3 Zone, excepting that the provisions of 41 (3) (c) (ii) and 41 (3) (d) shall apply where the property abuts a residential or park zone or existing residential use. (RC-Oct 2/01;E-Oct 31/01)

41(3) Buildings used for I-1 uses in an I-1 Zone shall comply with the following requirements:

- (a) Lot area minimum - 5,000 square feet
- (b) Lot coverage, maximum - 50%
- (c) (i) No area for parking, loading, storage or any other like purpose shall be permitted within the minimum front yard provided that this shall not prohibit the use of a portion of the front yard for such walks or driveways as may be necessary. (ii) Yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City except, where the side or rear boundary of a site abuts a residential district, it shall have a minimum yard of 30 feet.
- (d) Appearance (i) All buildings shall be of good architectural design (ii) All yards shall be landscaped, and the entire site and all buildings maintained in a neat, tidy manner including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects. (iii) All storage, freightage or trucking yards shall be enclosed or completely screened by buildings, trees, landscaped features, or fences or a combination thereof.

41(4) Where a lot containing a cannabis production facility abuts a lot (RC-Sep18/18; E-Nov 3/18) (i) zoned or used for residential purposes, or Dartmouth Land Use By-law Page 72 (ii) that is used for a daycare, community centre, school, religious institution, public park or playground, such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.

For additional information, see Dartmouth Land Use By-Law

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