

# FOR LEASE

## 100 MACGREGOR AVENUE | STELLARTON, NS

INDUSTRIAL/OFFICE | 2,565 SF



### LOCATION OVERVIEW

Located in Albion Business Park, the building offers multi-tenant office, warehouse, and storage. The property has great visibility and access to the Trans-Canada Highway overseeing in excess of 24,000 cars per day, with Pictou County being the second-highest point of entry into Canada's eastern province. The Canadian grocery store chain Sobeys is based out of Stellarton, along with its subsidiaries (Big 8, Eastern Sign Print, TRA Cash & Carry) and regional distribution centre provide a fair percentage of the town's employment.

### PROPERTY FEATURES

- 90' x 28' Bays
- 17.5' - 20.5' Clear ceilings
- 14' x 12' Grade loading
- Propane fired radiant tube heating
- 600 Volt + 60 Amp + 3 Phase Service
- Ample onsite paved parking

**SPACE AVAILABLE:** 2,565 SF

**AVAILABILITY:** Immediately

**LEASE RATE:** \$8.50 Semi-Gross + Utilities (Propane & Electricity)



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Schedule C  
Front - 100 Mac Gregor Avenue

Stellarton Self Storage 4862 sq ft  Carmichael 294sq ft  Unit 8	Northern Pulp Neenah Paper 2500 sq ft  Unit 7	Northern Pulp <del>XXXXXX</del> 2565 sq ft  *  Unit 4	Kinecor 2565 sq ft  Unit 5	Department of Natural Resources 2565 sq ft  VACANT  Unit 3C	Bluewave 2565 sq ft  Unit 3B	Winmar <del>XXXXXt</del> 2516 sq ft  Unit 3A	Enercon 5055 sq ft  Unit 2  Unit 1
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100 MacGregor Avenue  
Stellarton Industrial Park, Stellarton, Nova Scotia

25487 sq ft

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