# ELEASE 100 MACGREGOR AVENUE | STELLARTON, NS





#### **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
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AVAILABILITY: Immediately

LEASE RATE:

\$8.50 Semi-Gross + Utilities (Propane & Electricity)

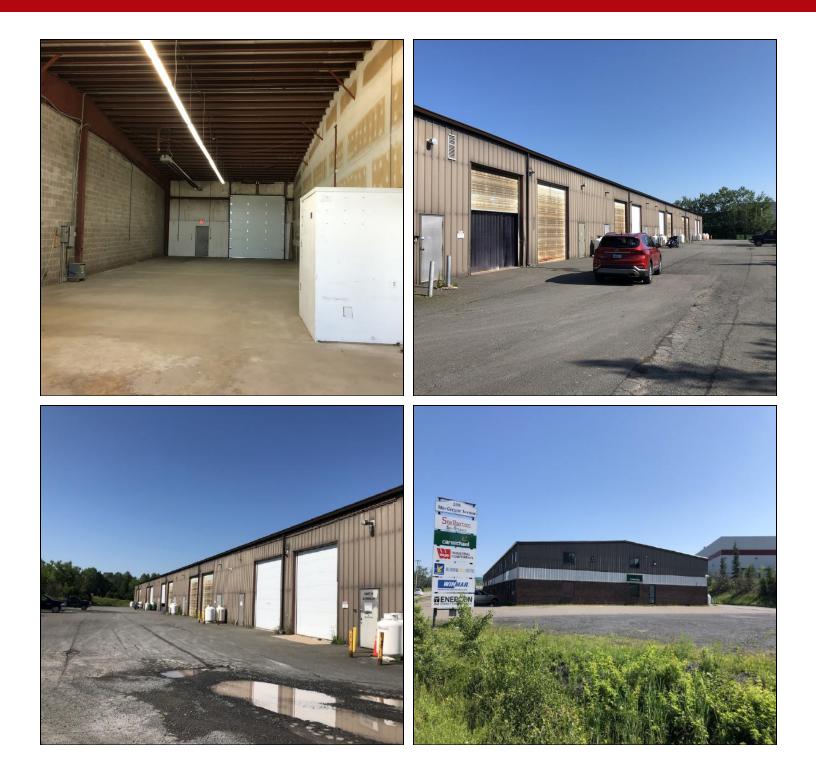


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## **ELEASE** 100 MACGREGOR AVENUE | STELLARTON, NS

INDUSTRIAL/OFFICE | 2,565 SF



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Schedule C Front - 100 Mac Gregor Avenue

Stellarton Self Storage 4862 sq ft	Northern Pulp Neenah Paper 2500 sq ft	Northern Pulp XXXXXXXX 2565 sq ft	Kinecor 2565 sq ft	Department of Natural Resources 2565 sq ft	Bluewave 2565 sq ft	Winmar XXXXXXXI 2516 sq ft	Enercon 5055 sq ft
Carmichael 294sq ft		×		VACANT			
Unit 8	Unit 7	Unit 4	Unit 5	Unit 3C	Unit 3B	Unit 3A	Unit 2 Unit 1

100 MacGregor Avenue Stellarton Industrial Park, Stellarton, Nova Scotia

25487 sq ft

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