

# FOR LEASE

## 710 HWY 311 | NORTH RIVER, NS

WAREHOUSE | 4,000 SF

**kw** COMMERCIAL  
ADVISORS<sup>SM</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY



### LOCATION OVERVIEW

The subject property is an excellent distribution hub for the entire province, only 6km from the Trans-Canada Highway and Truro. North River is a community located in Colchester County, situated northwest of Upper Brookside. Route 311 is a collector road connecting Tatamagouche at Trunk 6 with Truro at Trunk 4.

### PROPERTY FEATURES

- Large warehouse with 1,000 SF of refrigeration units with 3 dock level loading doors
- Small office/admin area with a washroom
- 10' Clear ceiling height
- Three (3) Dock Loading doors
- 120/ 240 Volt, 400 Amp, Single Phase Power

**SPACE AVAILABLE:** 4,000 SF

**LEASE RATE:** \$3,000/Month Semi-Gross  
+ Utilities & Snow Clearing



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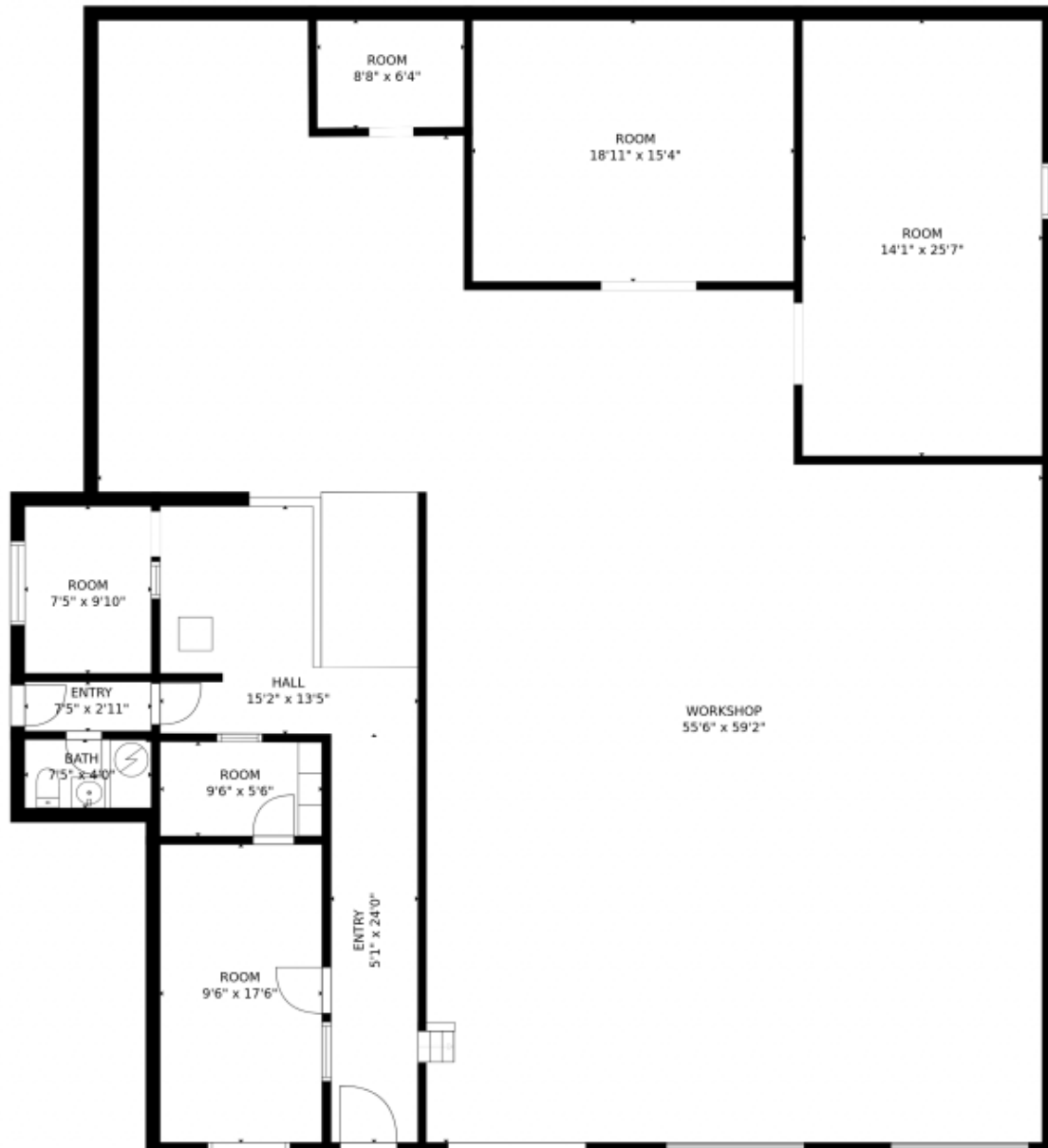
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