

# FOR SALE

**kw** COMMERCIAL  
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## LOT 89-2 NO 14 HIGHWAY - MILFORD INDUSTRIAL PARK | HARDWOOD LANDS, NS

DEVELOPMENT LAND | 5 ACRES (217,800 SF)



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# EXECUTIVE SUMMARY

## MILFORD INDUSTRIAL PARK | INDUSTRIAL LAND FOR SALE

<b>Civic Address:</b>	Lot 89-2 No 14 Highway, Hardwood Lands Milford Industrial Park
<b>Property Type:</b>	Development Land
<b>PID #:</b>	45220571
<b>Current Use:</b>	Vacant
<b>Lot Size:</b>	5 Acres (217,800 SF)
<b>Zoning:</b>	RU (Rural Zoning)
<b>Assessed Value:</b>	\$27,500 (Residential Taxable 2021)
<b>List Price:</b>	\$250,000



# AREA OVERVIEW

The Milford Industrial Park is located just north of Halifax, Nova Scotia, 30 minutes from Burnside Industrial Park, 20 minutes from the Halifax Stanfield International Airport, and 30 Minutes to Truro and Highway 104. The Park comprises 150+ acres of industrial land situated on Exit 9, a modern industrially-designed interchange connecting Highway 14 and Highway 102. The Park offers frontage on Highway 102 and has excellent visibility to Atlantic Canada's Major Transportation Route.

The Milford Industrial Park is also 15 kilometers from the Elmsdale Industrial Park, and 58 kilometers from the Port of Halifax. Notable businesses located in Milford are The Tractor Dome, Casey Concrete, Alliance Trade & Commerce, Fisher Transport, BCR Truck Repair, Multiserve Petroleum Equipment, Shaw Resources, Halifax C&D Recycling, and Happy Harry's.

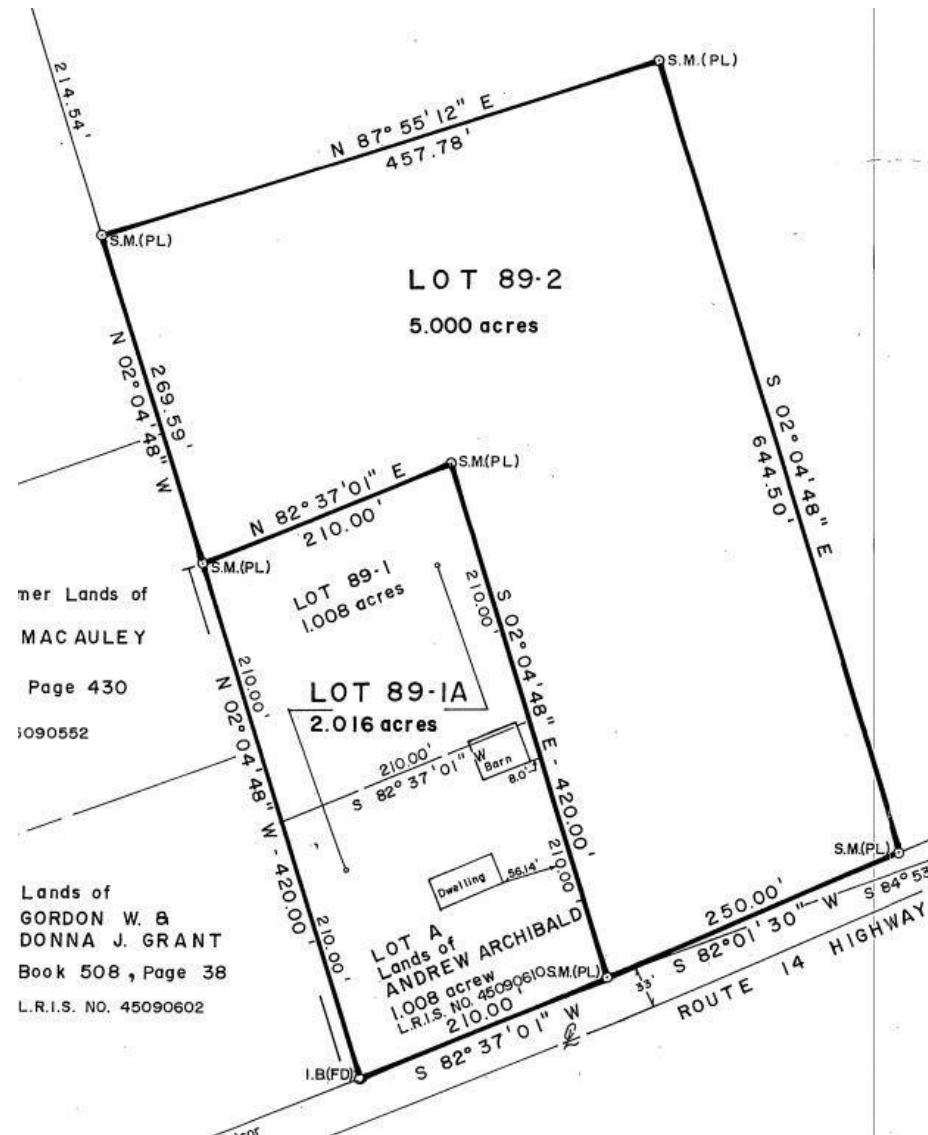


# SITE SPECIFICATIONS

<b>Civic Address:</b>	Lot 89-2 No 14 Highway - Milford Industrial Park Hardwood Lands, NS BON 1Y0
<b>PID #:</b>	45220571
<b>Lot Size:</b>	5 Acres (217,800 SF)
<b>Site Dimensions:</b>	Irregular shaped lot, mainly rectangular 644' x 250' x 269' x 210'
<b>Topography:</b>	Generally flat
<b>Zoning:</b>	RU (Rural Zoning)
<b>Municipal Services:</b>	Hydro, telephone, police, and fire (well & septic required)
<b>Site Conditions:</b>	Pad ready
<b>Assessed Value:</b>	\$27,500 (Residential Taxable 2021)



# SITE PLAN



# ADDITIONAL PHOTOS



# ZONING & PLANNING INFORMATION

## RU (RURAL ZONING)

The following uses are permitted in the Rural Zoning area, and may require a Development Agreement for industrial/commercial uses:

### 5.1. Rural Zones Permitted Uses

Accessory Dwelling Unit

Accommodations, Bed & Breakfast

Agriculture Related Uses

Agriculture Uses and Structures, Intensive

Agri-tourism Uses

Animal Hospitals & Veterinary Offices

Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks

Biogas Facilities where 50% or more of the biogas substrate comes from off farm sources

Biogas Facilities where 50% or more of the biogas substrate comes from on farm sources

Campgrounds

Couriers & Messengers

Daycare, General

Dog Daycare and Dog Daycare with more than ten (10) dogs

Dwelling (Farm Secondary, Mini-home, Multi-plex (small), Non-Farm Single Unit, Tiny Home on Wheels, Two Unit)

Fabrication and Repair of Farm and Forestry Equipment

Forestry Uses & Structures

Funeral Services

Greenhouses

Home-based business uses above 140 m<sup>2</sup> of commercial floor area

Home-Based Business Uses up to 140 m<sup>2</sup> of commercial floor area

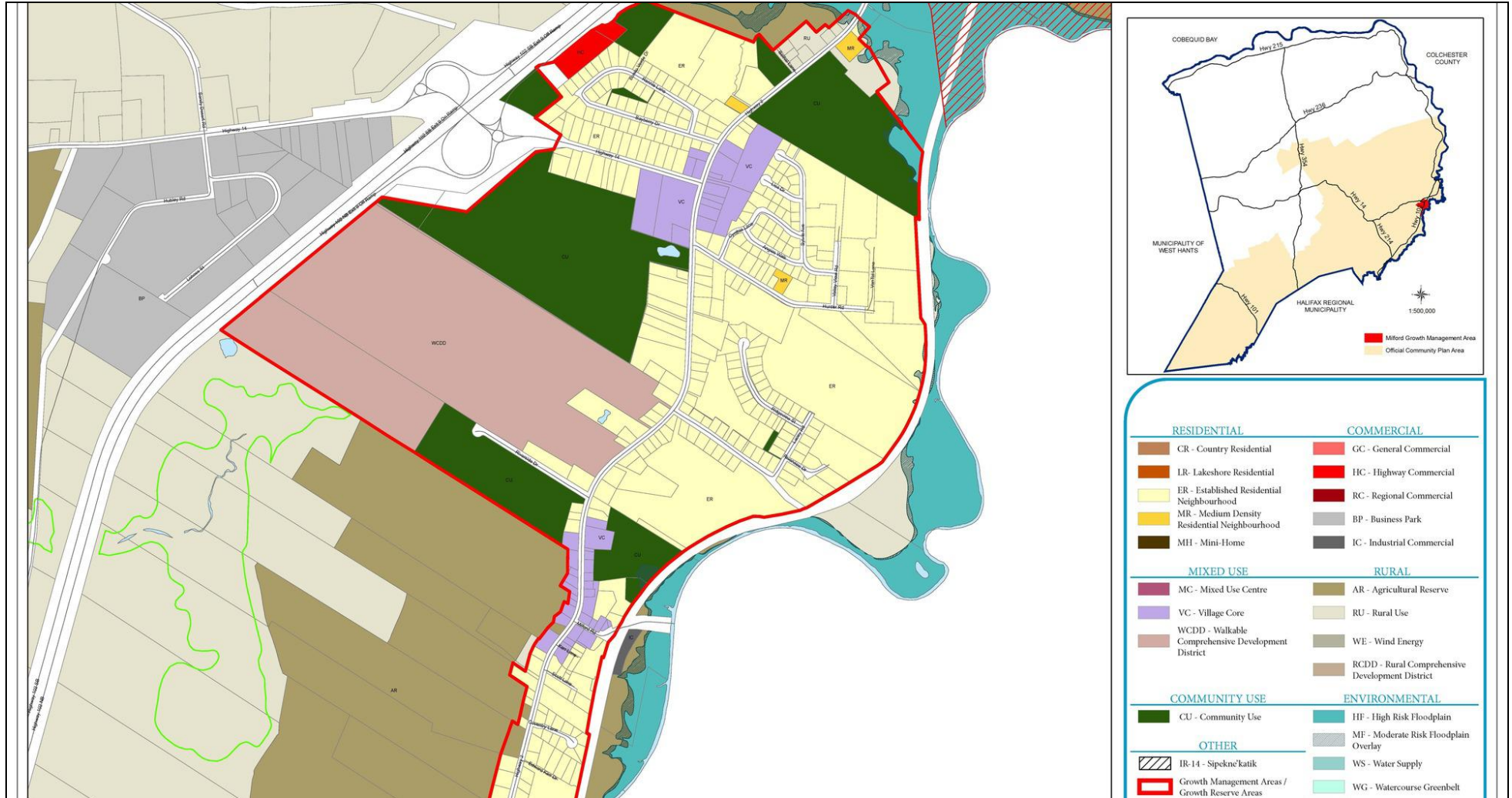
Horse Stables, Boarding, and Training Facilities (including race horses)

Industrial uses related to the chemical treatment of timber resources

\*\*For additional information, see the Municipality of East Hants Land Use Bylaw

# GENERALIZED FUTURE LAND USE MAP

## MILFORD GROWTH MANAGEMENT AREA





# CONTACT INFORMATION



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