

FOR LEASE

kw COMMERCIAL
ADVISORSSM
A DIVISION OF KELLER WILLIAMS SELECT REALTY

ELMSDALE LOT 174 T J | ELMSDALE BUSINESS PARK, NS

INDUSTRIAL | 12,500 SF TOTAL (4 UNITS)



LOCATION OVERVIEW

Located in the Elmsdale Business Park, the subject property is a new construction build in one of the fastest growing populations in Atlantic Canada. Easy access to the Halifax Stanfield International Airport, major transportation routes, and only 30 minutes to Halifax, the East Hants Region has become a thriving destination for residential and commercial growth.

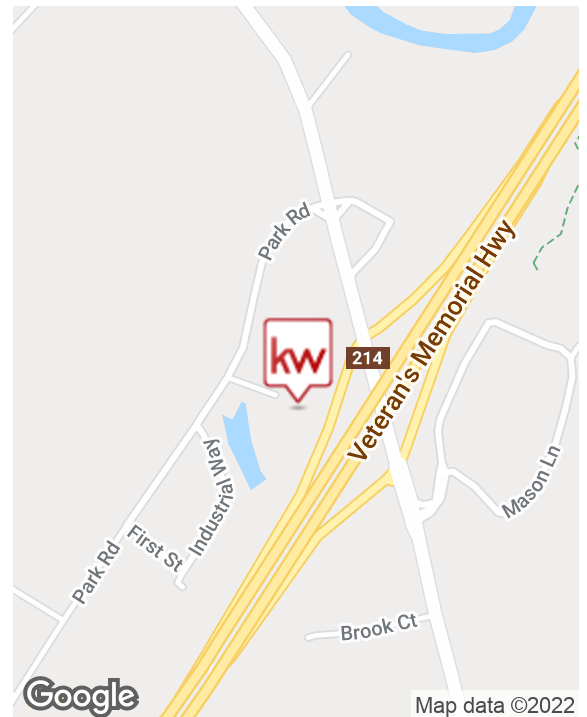
PROPERTY FEATURES

- New construction concrete tilt up building to be complete Jan 2023
- 24' Clear height
- 12' x 14' Grade level loading doors
- 35' x 90' Bays
- Utilities separately metered (Electricity & Natural Gas)

SPACE AVAILABLE: Unit 1: 3,072 SF
Unit 2: 3,200 SF
Unit 3: 3,200 SF
Unit 4: 3,101 SF

AVAILABILITY: January 2023

LEASE RATE: \$15.00 Net + \$4.00 CAM & Tax



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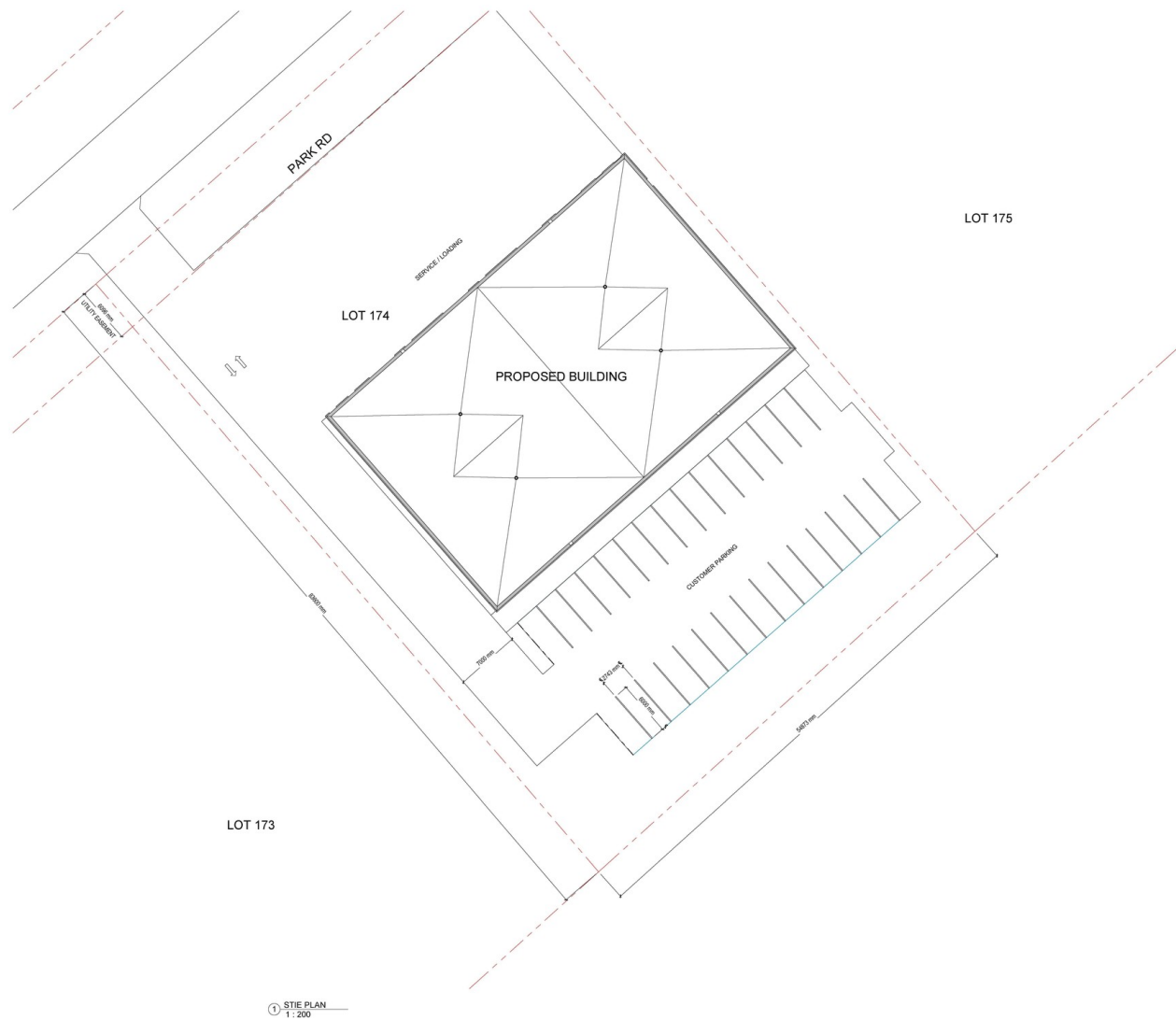


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PROPOSED PROPERTY/BUILDING LAYOUT



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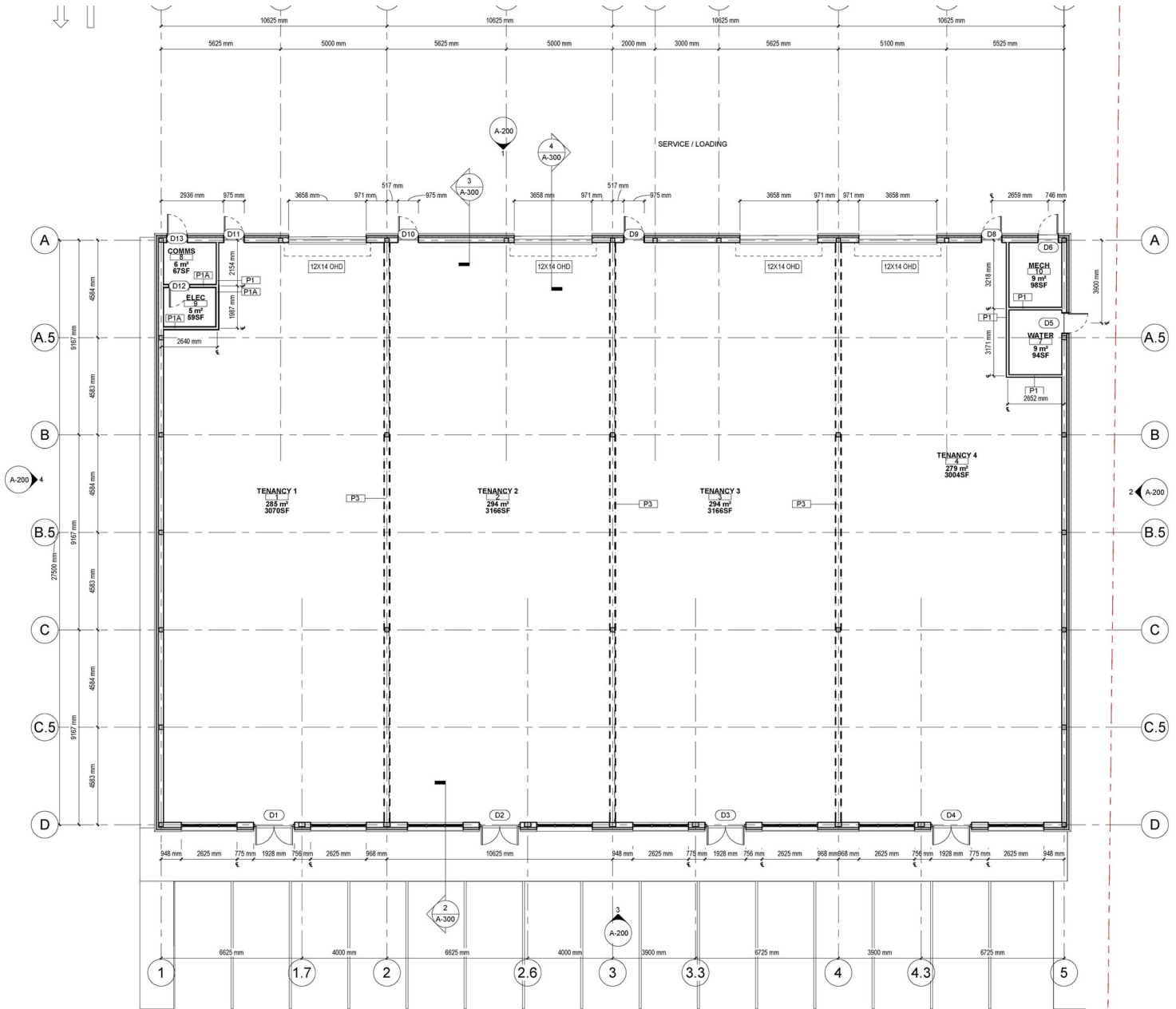


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PROPOSED BUILDING FLOOR PLAN



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