

# INDUSTRIAL WAREHOUSE

30 Upham Drive - Truro Business Park

Industrial Warehouse For Sale or Lease

30 Upham Drive | Truro, NS B2N 6W5

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>

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TRURO, NS

## **PHIL BOLHUIS**

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2854

C: (902) 293-4524

philbolhuis@kwcommercial.com

## **MATT OLSEN**

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2492

C: (902) 489-7187

mattolsen@kwcommercial.com

Nova Scotia

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# Property Summary

30 UPHAM DRIVE, TRURO, NS B2N 6W5



## Property Summary

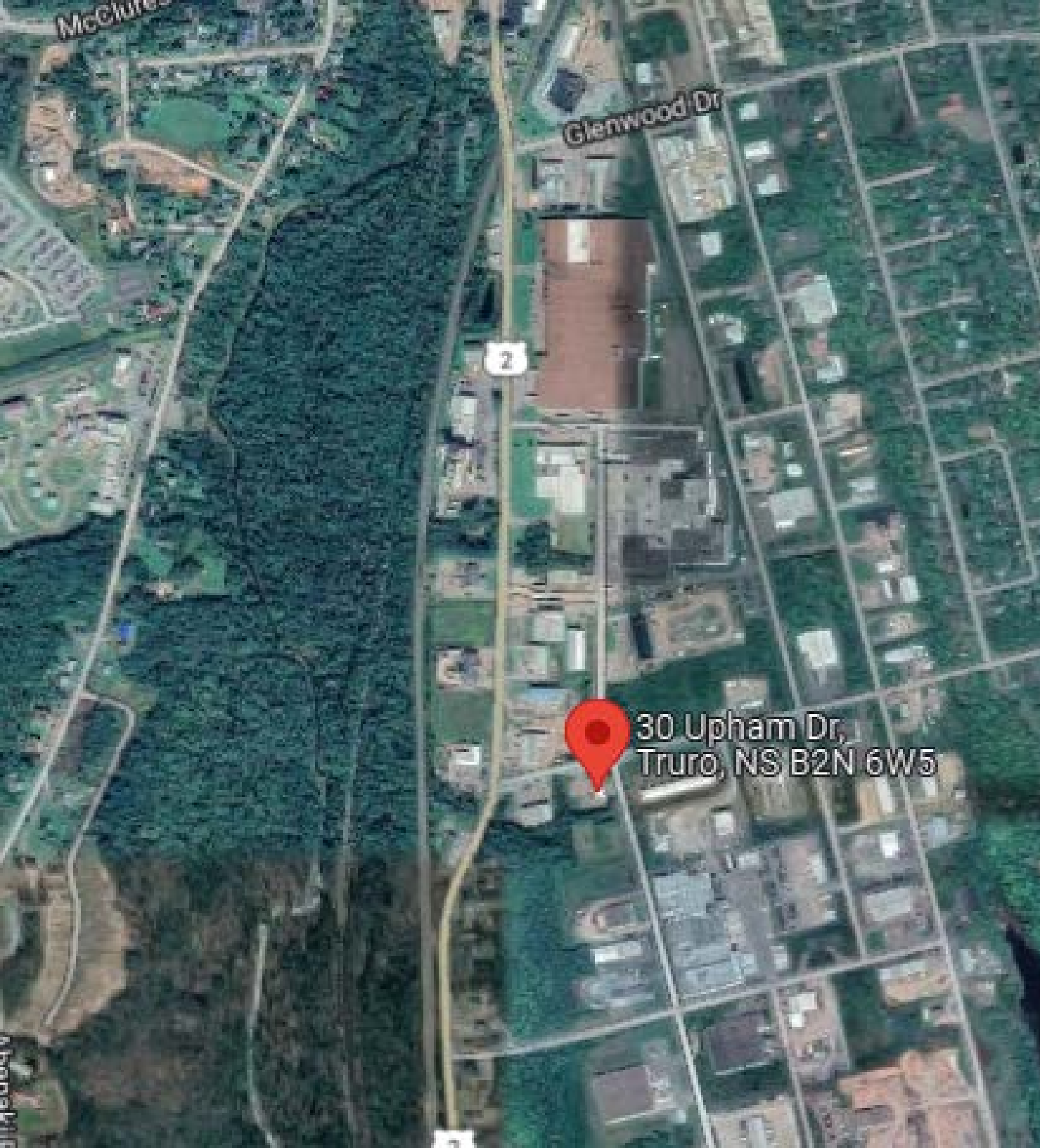
Property Type:	Industrial
Available Space:	3,200 SF - 6,400 SF (over 2 levels)
Lot Size:	1 Acre
Zoning:	M-1 Industrial
Assessed Value (2022):	\$145,900
Price:	\$575,000
Price PSF:	\$89.84
Lease Rate:	\$10.00 Net
CAM & Tax:	\$3.50

## Property Overview

Industrial warehouse with 14' clear ceiling height, 1 dock loading and 1 grade loading doors. 3,200 SF main level including 2nd level structural mezzanine with an additional 3,200 SF available ideal for office space or extra storage. 1 Acre graded property provides ample parking.

## Location Overview

The Truro Business Park is home to nearly 70 existing businesses which perform a wide variety of uses such as distribution, manufacturing, processing, and warehousing. With convenient access to Highway #102 and the Trans-Canada Highway, the Truro Business park is excellent hub for businesses servicing the entire province.

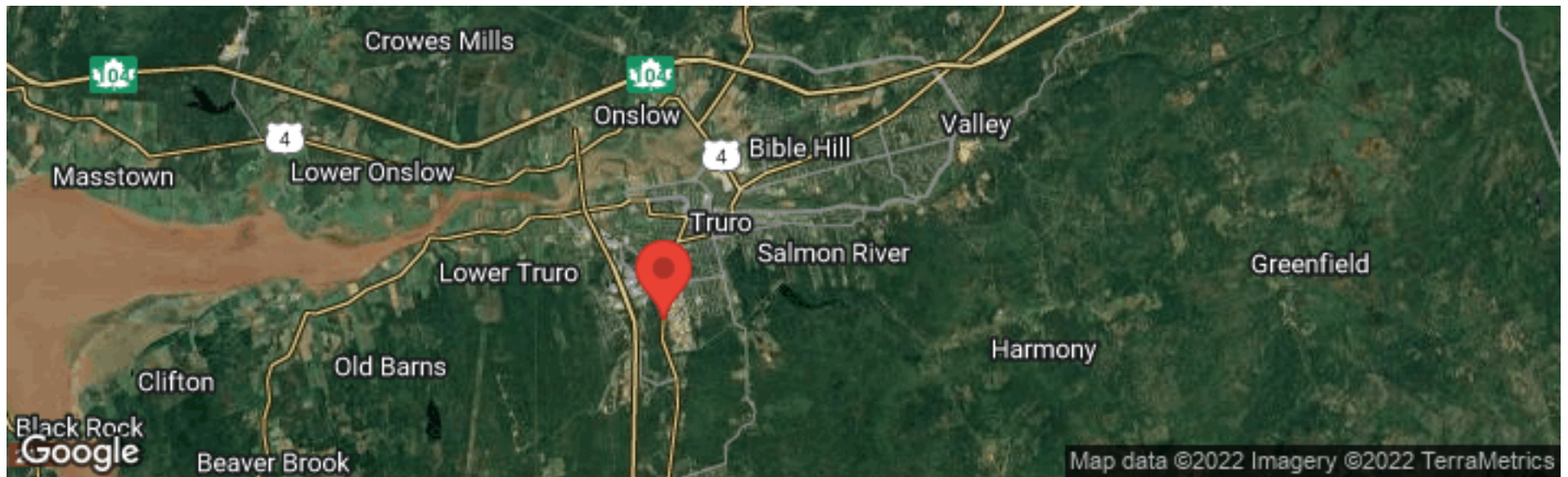
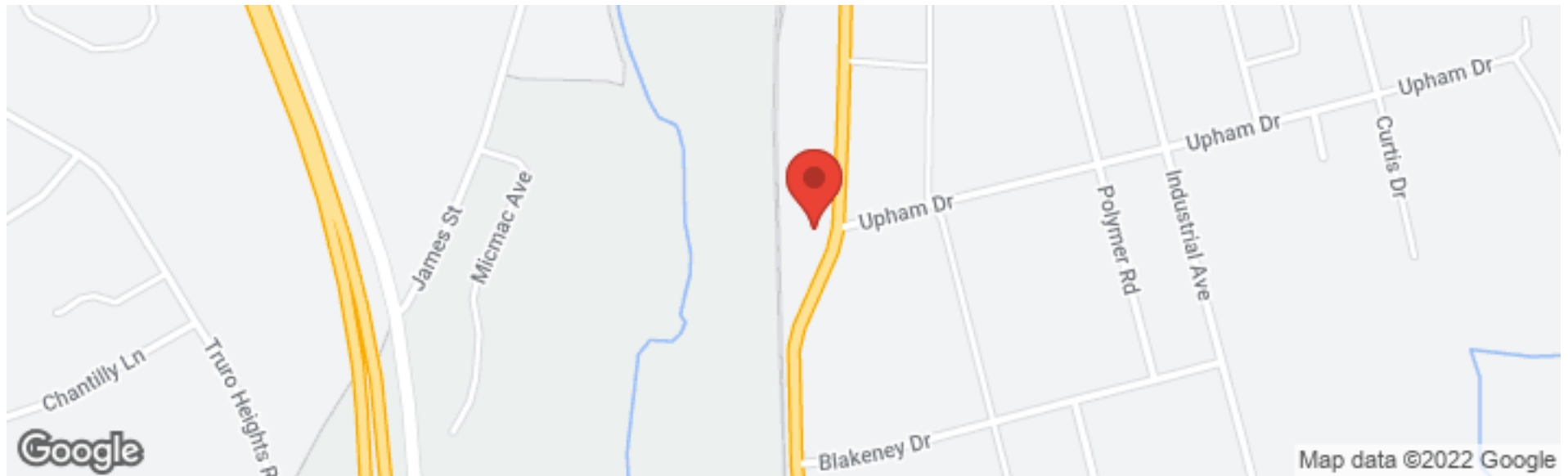


# SECTION I Location Overview



# Location Maps

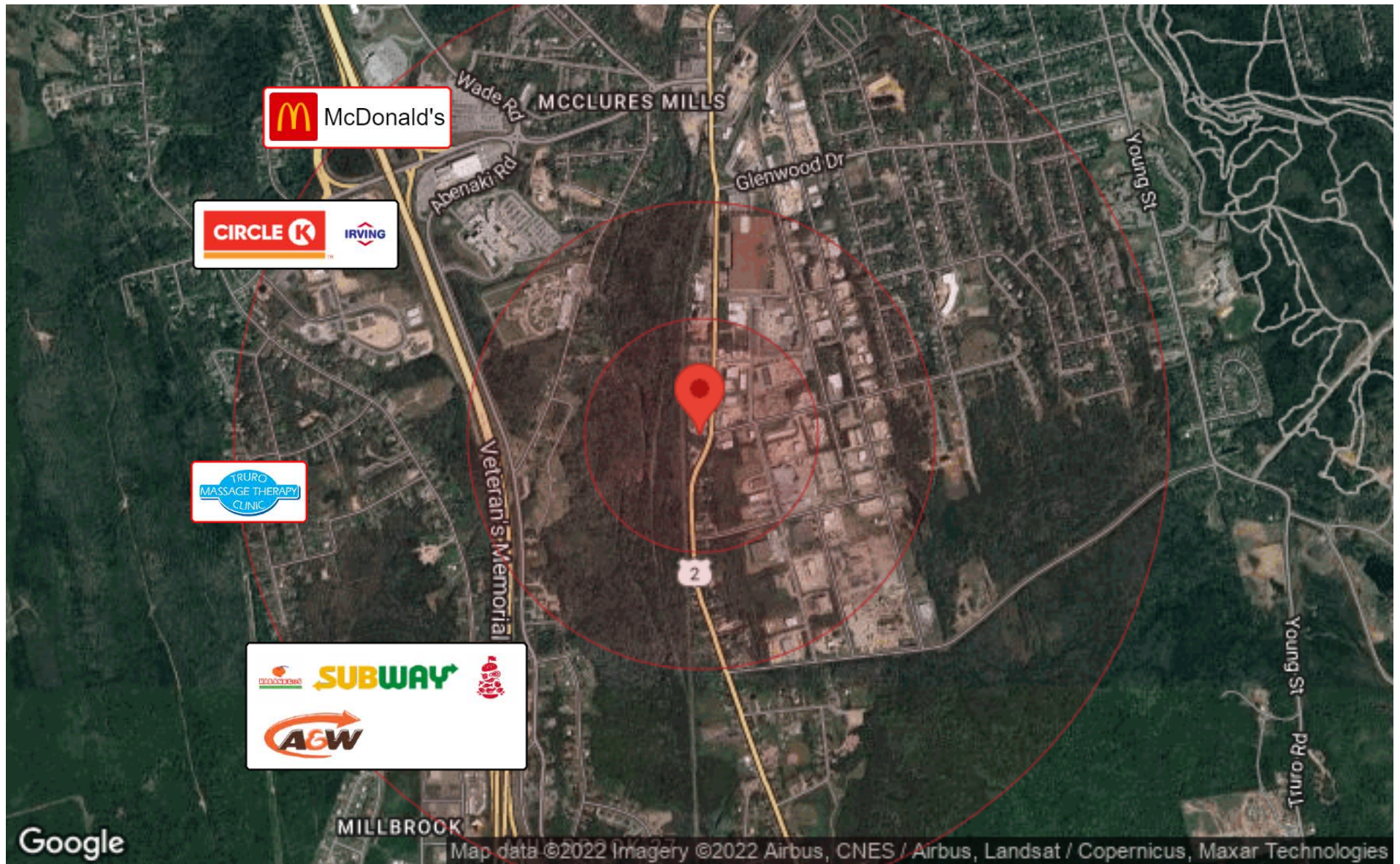
30 UPHAM DRIVE, TRURO, NS B2N 6W5





# Business Map

30 UPHAM DRIVE, TRURO, NS B2N 6W5





## SECTION II

# Property Overview



# Property Description

30 UPHAM DRIVE, TRURO, NS B2N 6W5



Available SF:	6,400 (over 2 levels)
Type:	Industrial Warehouse
Year Built:	1982
Construction Type:	Pre-Engineered Steel
Roof:	Steel
Ceiling Height:	14' Under 2nd level
Lot Size:	1 Acre
Site Dimensions:	194' x 224'
Heat:	Oil fired forced air furnace, propane hot water
HVAC:	Ducted Heat Pump
Power:	600 Volt 400 Amp 3 Phase
Municipal Services:	Water & Sewer
Loading:	1 Dock & 1 grade
Parking:	Gravel Graded
Yard:	Fenced Compound
Zoning:	M-1 Industrial
Assessed Value (2022):	\$145,900
Price:	\$575,000
Lease Rate:	\$10.00 Net
CAM & Tax:	\$3.00



# Property Photos

30 UPHAM DRIVE, TRURO, NS B2N 6W5



# Property Photos

30 UPHAM DRIVE, TRURO, NS B2N 6W5





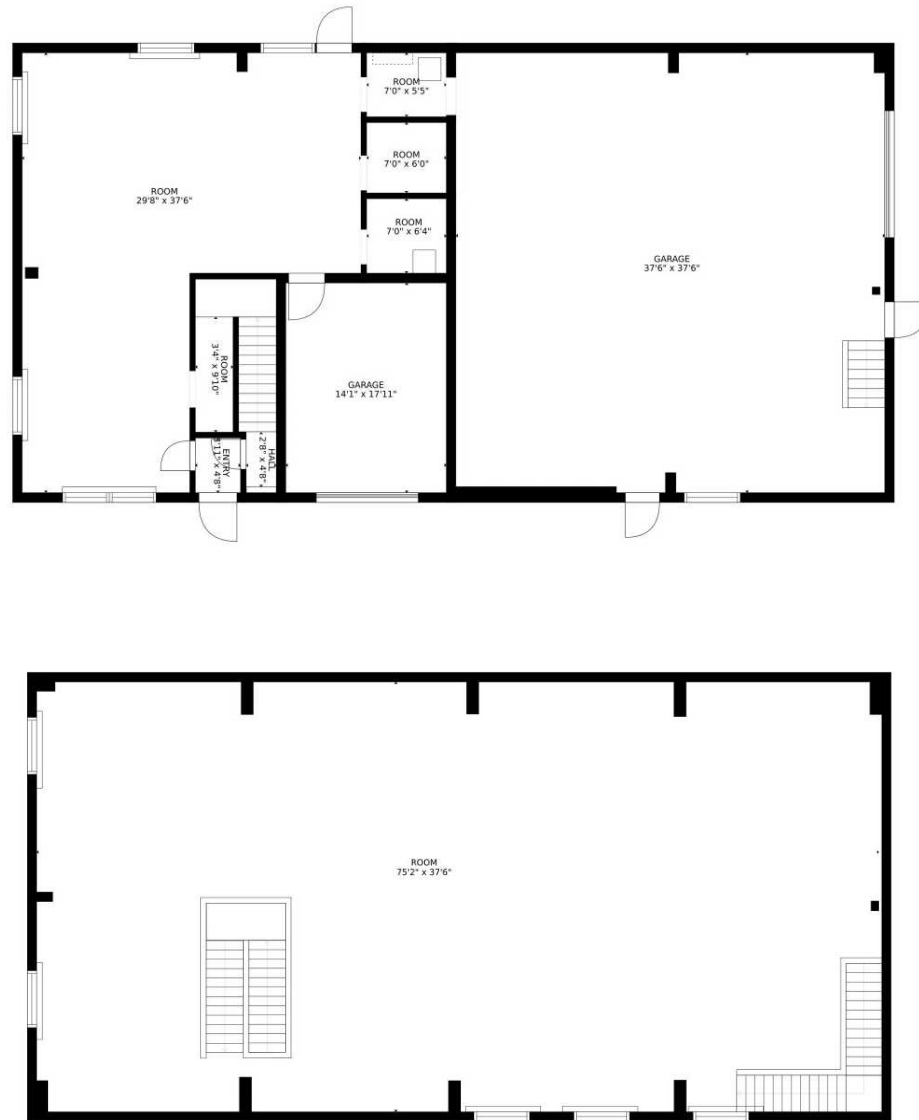
# Property Photos

30 UPHAM DRIVE, TRURO, NS B2N 6W5



# Floor Plans

30 UPHAM DRIVE, TRURO, NS B2N 6W5





# Zoning

30 UPHAM DRIVE, TRURO, NS B2N 6W5

## 7.1 Industrial (M1) Zone

### 7.1.1 Permitted Uses

Table 7.1 lists uses that are permitted in the Industrial (M1) Zone subject to all applicable requirements of this By-law.

**Table 7.1: M1 Zone Permitted Uses**

Animal Hospitals and Shelters	Printing Establishments
Animal Kennels	Recreational Vehicle Sales and Service
Automobile Sales, Rentals, and Service	Recycling Depot
Breweries	Repair Shop
Car Wash	Retail Lumber and Building Supplies
Construction Industries	Retail Stores
Dry-cleaning and Laundry	Service Industries
Emergency Services	Sports Fields & Courts
Equipment Depot	Stadia and Auditoria
Funeral Homes	Taxi and Bus Station
Garden and Nursery Sales and Supplies	Television, Radio, and Communications
Industrial Equipment Sales and Service	Transportation Facilities and Depots
Manufacturing, Processing and Assembly	Warehousing, Moving & Storage
Office and Professional	Wholesale Uses
Parking Lots and Structures	

### 7.1.2 Zone Requirements

The following requirements apply to the Industrial (M1) Zone:

**Table 7.2: M1 Zone Requirements**

Minimum Lot Area		4000.0 m <sup>2</sup>	43,056 ft <sup>2</sup>
Minimum Lot Frontage		30.0 m	98 ft
Minimum Front Yard		7.5 m	25 ft
Minimum Rear Yard	Abutting an M1 or M2 Zoned Property	7.5 m	25 ft
	Abutting a Residential or Public Use Zone	12.0 m	39 ft
Minimum Side Yard	Abutting an M1 or M2 Zoned Property	6.0 m	20 ft
	Abutting a Residential or Public Use Zone	9.0 m	30 ft
Minimum Flanking Yard		7.5 m	25 ft
Maximum Building Height	Within 30 m of a Residential or Public Use Zone	11.0 m	36 ft
	Over 30 m from a Residential or Public Use Zone	no limit	
Maximum Impermeable Surface Area		55 percent	

For additional details, see the Town of Truro Land Use By-law.

# Contact Information

30 UPHAM DRIVE, TRURO, NS B2N 6W5



**Matt Olsen, BA**  
**Industrial Sales & Leasing Specialist**  
**KW Commercial Advisors**

**(902) 489-7187 | [mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)**



**Phil Bolhuis, BCOMM**  
**Industrial Sales & Leasing Specialist**  
**KW Commercial Advisors**

**(902) 293-4524 | [philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)**

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