

# Industrial

## 415 Willow Street, Truro

INDUSTRIAL FOR SALE

415 Willow Street | Truro, NS B2N 6T2

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

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415 WILLOW STREET

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SECTION I  
PROPERTY OVERVIEW

# PROPERTY SUMMARY

415 WILLOW STREET



415 Willow Street, Truro, NS B2N 6T2

## Property Summary

Building Size:	58,435 SF over 2 buildings
PID#:	20238838
Type:	Light Industrial
Year Built:	1964 (renovated in 2016)
Construction Style:	Pre-Engineered Steel
Municipal Services:	Water & sewer
Parking:	Asphalt paved parking
Lot Size:	4.4 Acres
Loading:	6 Dock Level
Power:	400 Amp 600 V 3 Phase
Assessed Owner:	Eldis Incorporated
Assessed Value:	\$1,186,700 (2022 Commercial Taxable)
List Price:	\$3,750,000
Price PSF:	\$67.17

## Property Overview

4.4 Acre site featuring 2 large industrial warehouse buildings totaling 58,435 square feet (building 1, 37,598 SF over 2 levels & building 2, 20,837 SF). High end finished office/call centre and warehouse/storage space. Mix of dock & grade level loading and the opportunity for rail spur access.

## 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 an excellent hub for businesses servicing the entire province.

# BUILDING 1 OVERVIEW

415 WILLOW STREET



Building Type:	Industrial
Building Size:	18,799 SF Main Level + 18,799 SF Warehouse Basement
Current Use:	Owner-occupied
Construction Style:	Pre-engineered steel
Lighting:	LED
Ceiling:	12' Clear height main level 11' Clear basement
Roof Type:	Rubber membrane
Building Dimensions:	97' x 193'
Loading:	6 Dock level loading on concrete loading pad
Heating:	Oil fired forced air furnaces
Fuel Type:	Oil
Electrical System:	400 Amp 600 Volt 3 Phase
HVAC:	Roof mounted HVAC system with multiple zones/controls and high rate air exchange adequate for call centre use
Freight Conveyor:	High capacity conveyor belts to transfer product from basement warehouse to the main level
Drainage:	Storm sewer backup prevention system in place with multiple pumps in main system, including backup basement pump
Office Space:	High end finished office space with 17 private offices, data room with cooling, 3 multi-stall washrooms, 3 board room/meeting rooms, and a large lunchroom
Generator:	KOHLER oil fired generator that has capacity to run the entire building

# PROPERTY PHOTOS

415 WILLOW STREET



Call Centre Floor



Boardroom



Kitchenette

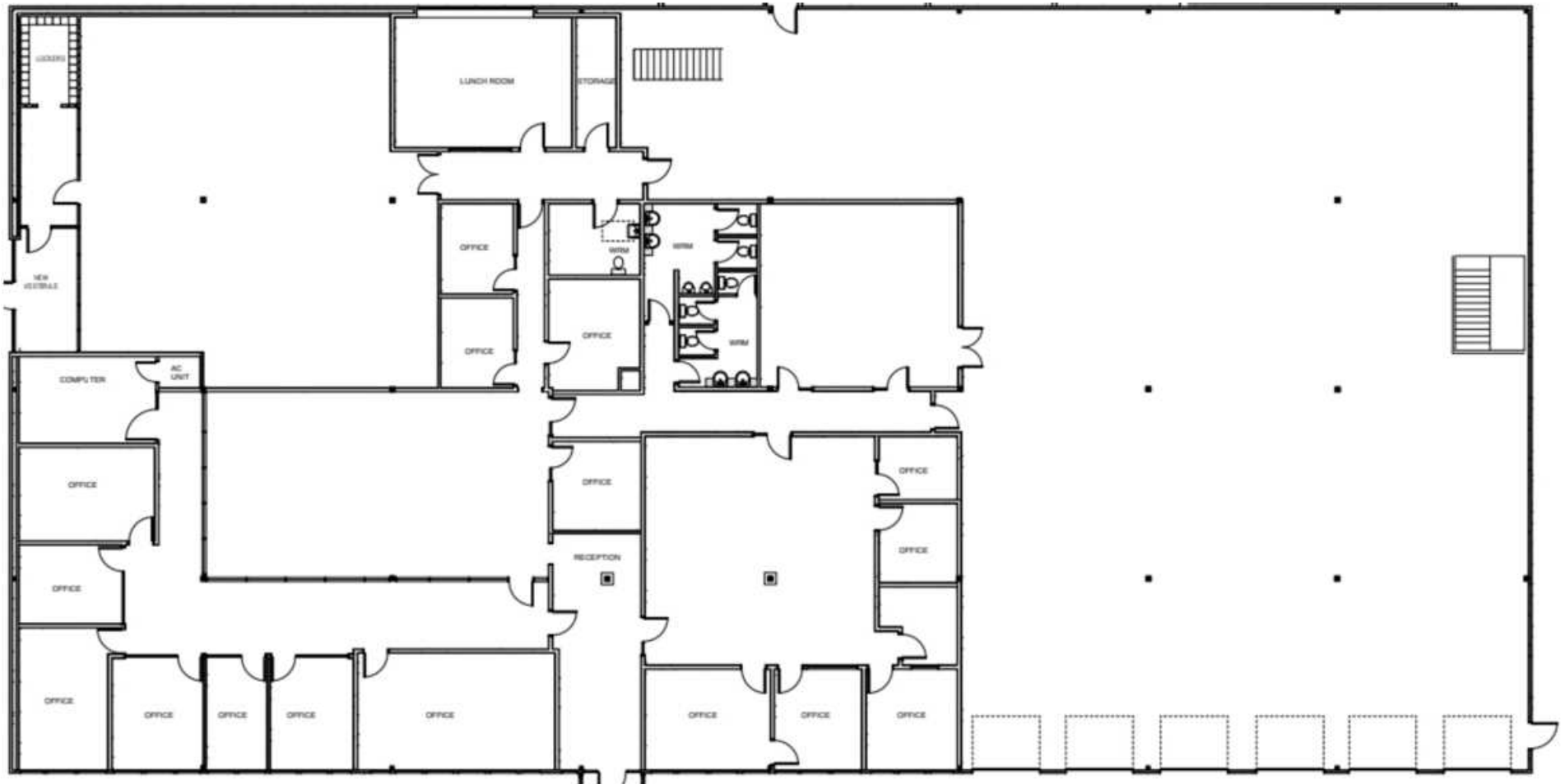
# PROPERTY PHOTOS

415 WILLOW STREET



# BUILDING 1 FLOOR PLAN (MAIN LEVEL)

415 WILLOW STREET





# BUILDING 2 OVERVIEW

415 WILLOW STREET

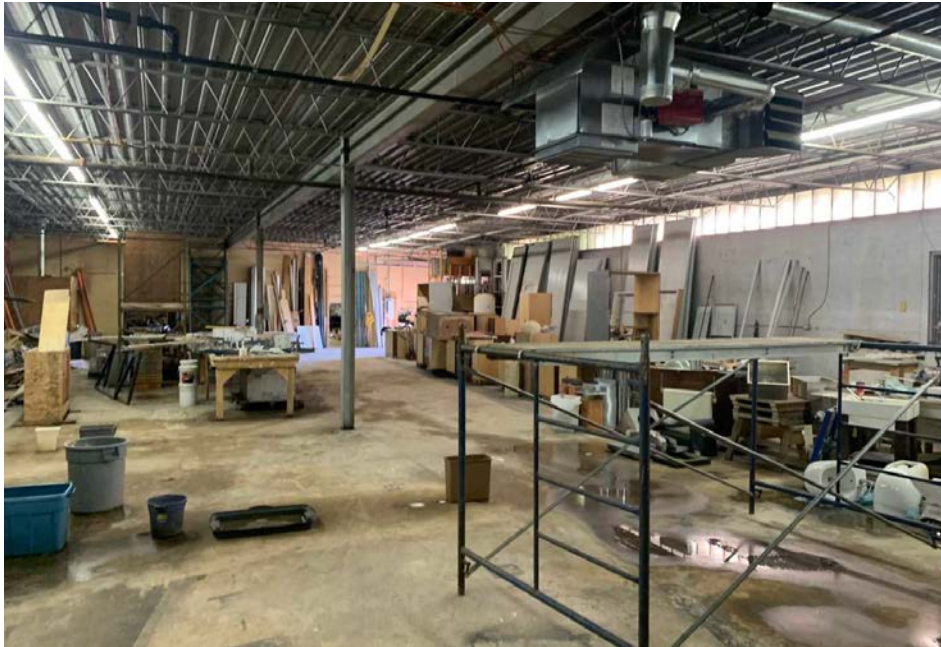


Building Type:	Industrial
Building Size:	20,837 SF
Construction Style:	Pre-engineered steel & wood frame
Lighting:	LED Strip
Ceiling:	10' - 12' Clear
Roof Type:	Rubber Membrane Over Pre-Eng Steel (Needs to be replaced)
Loading:	3 Dock level 2 Grade level
Sprinkler System:	Dry
Heating:	Oil fired forced air Oil fired hot water
Electrical System:	225 Amp 600 Volt 3 Phase



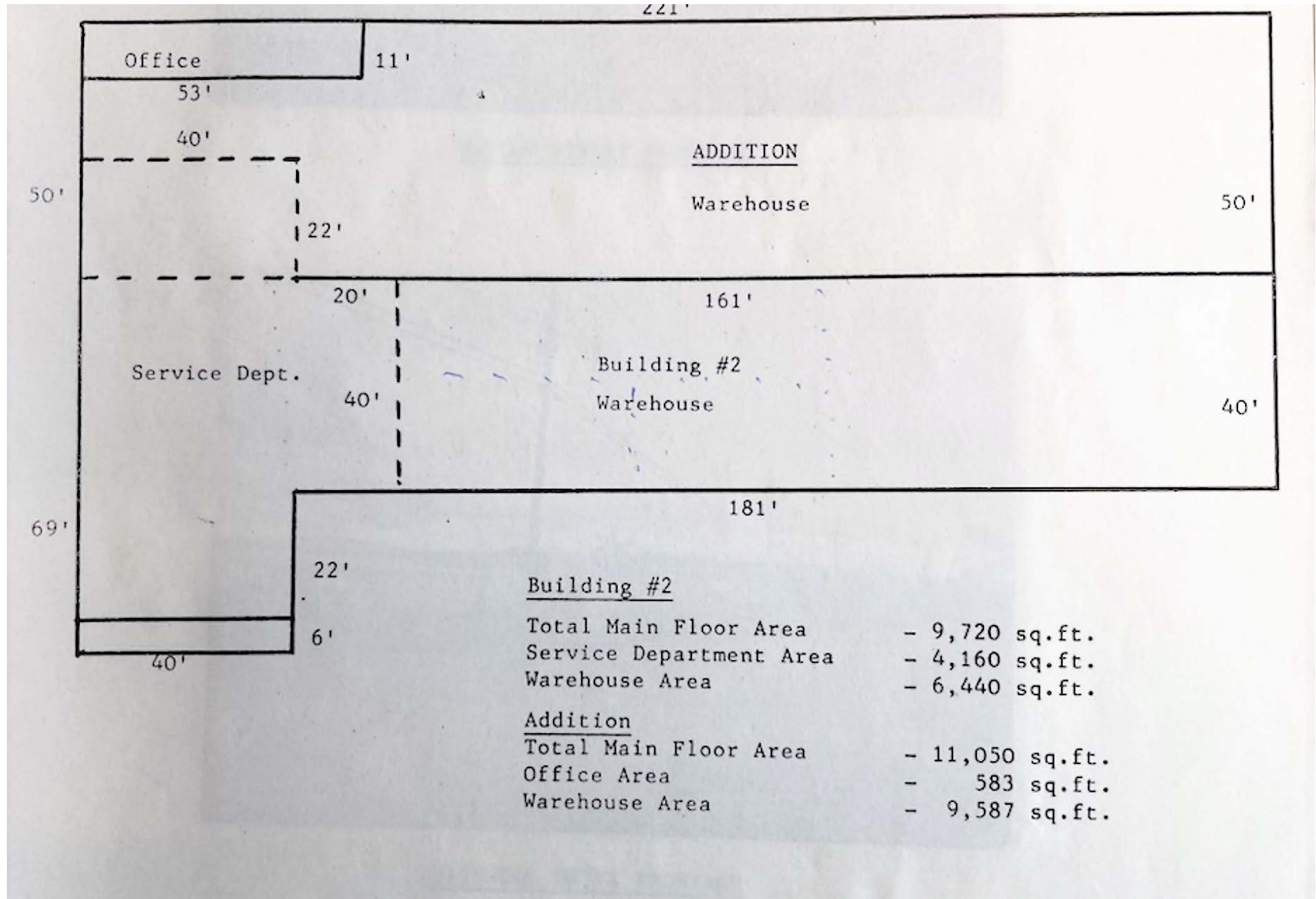
# BUILDING 2 PHOTOS

415 WILLOW STREET



# BUILDING 2 FLOOR PLAN

415 WILLOW STREET





Used Clothing  
Used clothing store

Bird Stairs (Truro) -  
Construction...

Carquest Auto Parts  
Auto parts store

Fastenal Canada

415 Willow St,  
Truro, NS B2N 6T2

Maritime Truss

Graybar Canada  
Electrical supply store

SOS4Companies  
Business Services

Hilltop Trailer Services  
Trailer supply store

E Lynds Enterprises

Anytime Office  
Administration Services

Central Nova

Turning Point United  
Pentecostal Church

Pretty Dr

Dahlia Pl

Aster Pl

Fundy Textile & Design

Tulip Pl

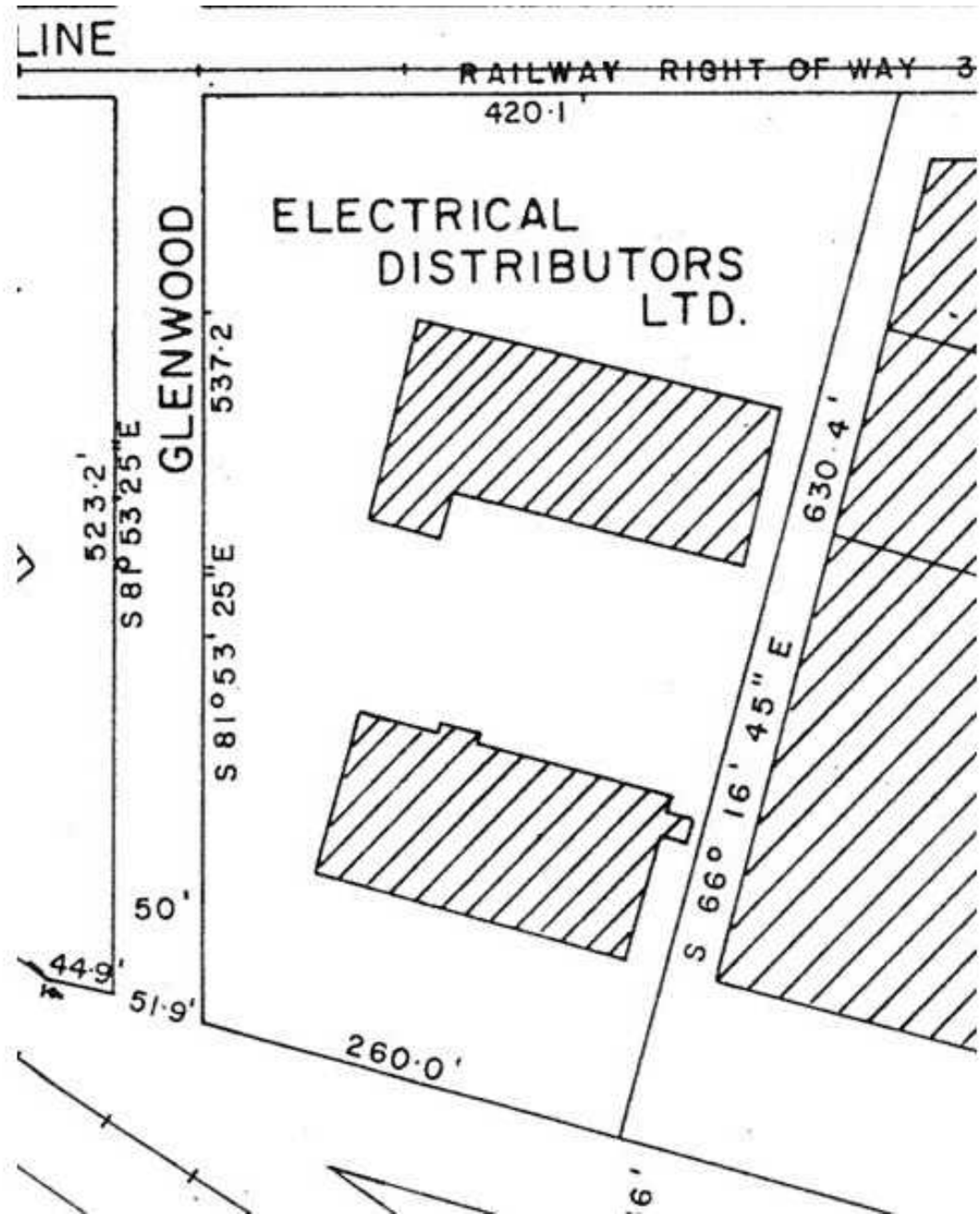
Fero Waste & Recycling

Abbe

SECTION II  
LOCATION

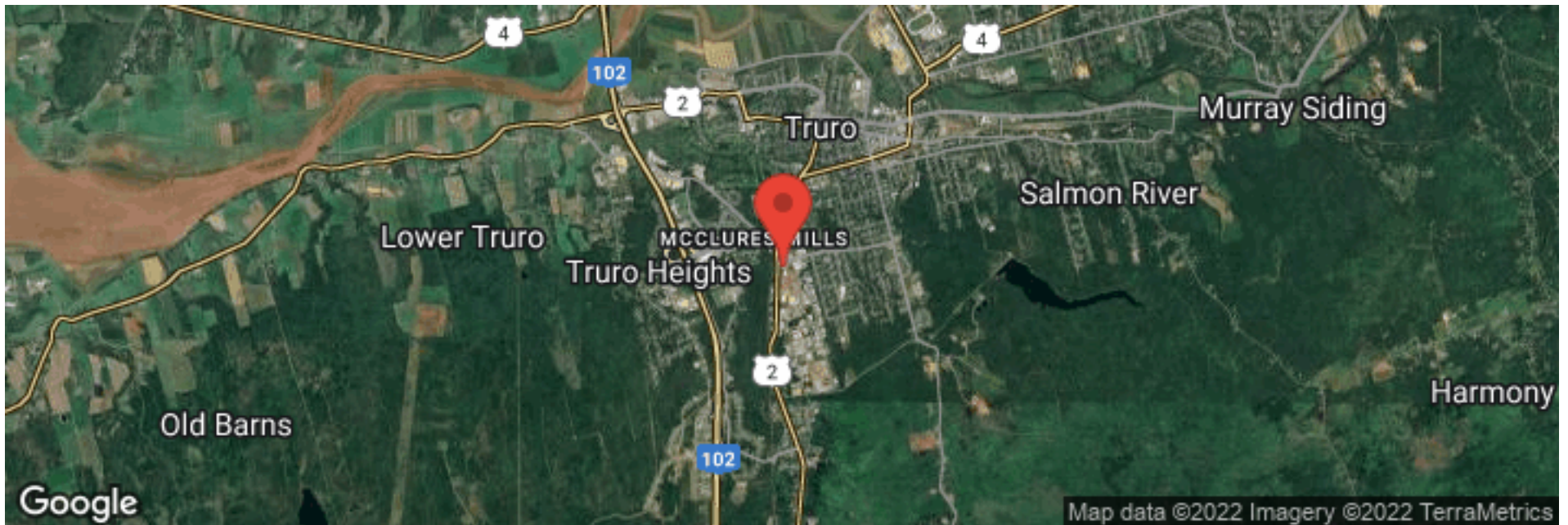
# SITE PLAN

415 WILLOW STREET



# LOCATION MAPS

415 WILLOW STREET



# BUSINESS MAP

415 WILLOW STREET





SECTION III

CONTACT INFORMATION



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