

FOR SALE/LEASE

114 LANCASTER CRESCENT | DEBERT, NS

INDUSTRIAL WAREHOUSE | 2 BUILDINGS — 10,000 SF & 50,000 SF

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the lands and buildings located at 114 Lancaster Crescent, Debert, NS B0M 1G0

Civic Address:	114 Lancaster Crescent, Debert, NS B0M 1G0
Property Type:	Industrial
PID #:	20117982
Year Built:	1977 & 2007
Building Size:	Combined 60,000 SF
Construction Style:	Pre-engineered steel
Lot Size:	4.47 Acres
Parking:	Asphalt paved parking
Assessed Owner:	Newport Custom Metal Fabrications Inc.
Assessed Value:	\$1,067,500 (2023 Commercial Taxable)
List Price:	\$5,749,000
Lease Rate:	10,000 SF building has leaseshold in place 50,000 SF building = \$11.00 Net + \$3.00 CAM & Tax



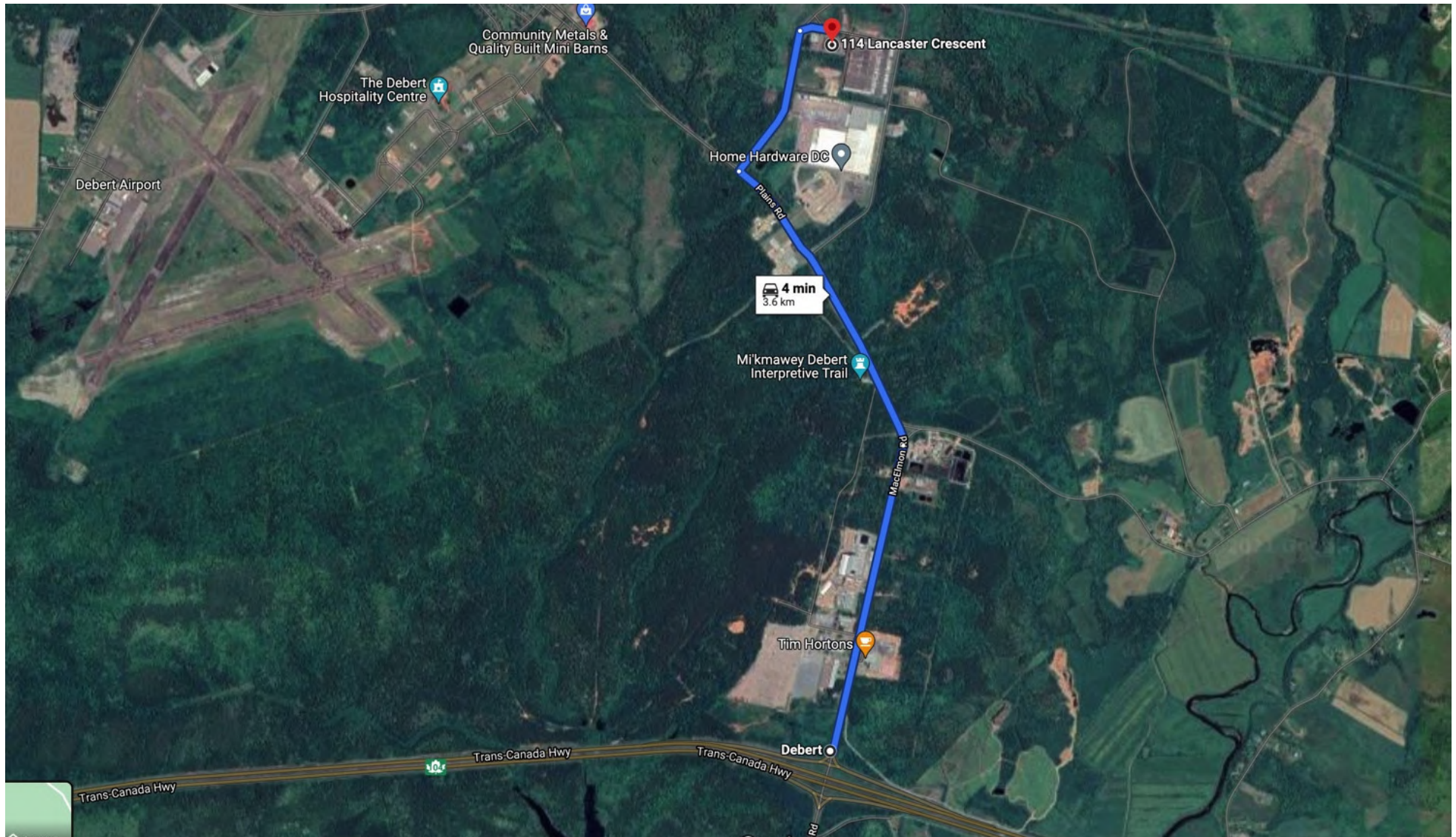
AREA OVERVIEW

The Debert Business Park is an excellent distribution hub for all Atlantic provinces and is home to distribution centres of Sobeys and Home Hardware. From direct access to major highways, international rail and airport options, international deep water ports, and even a dedicated airfield, Debert Business Park is the ideal base to get your goods where they need to go.

114 Lancaster Crescent is 78km (48 minutes) to the Halifax International Airport, 108km to the Port of Halifax, and 101 km to the Burnside Industrial Park. Trans Canada Highway 104 and Highway 102 via exit 15 provide excellent highway access.

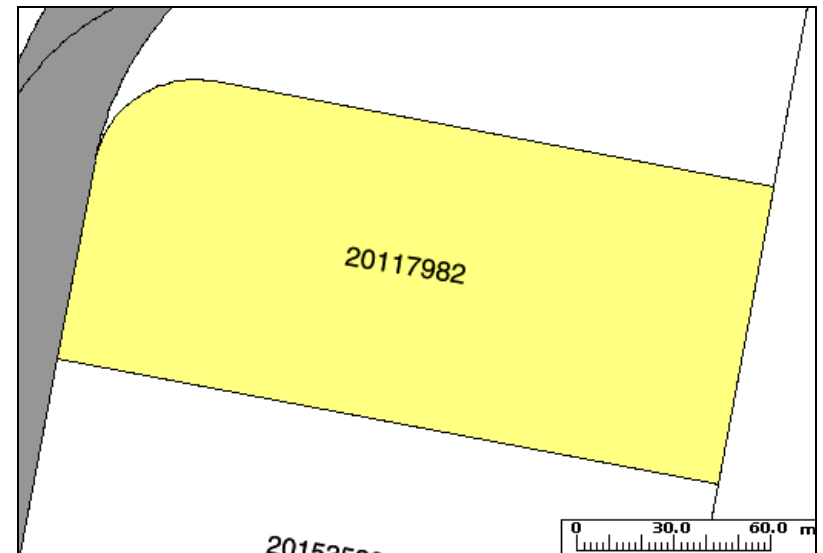


HIGHWAY PROXIMITY

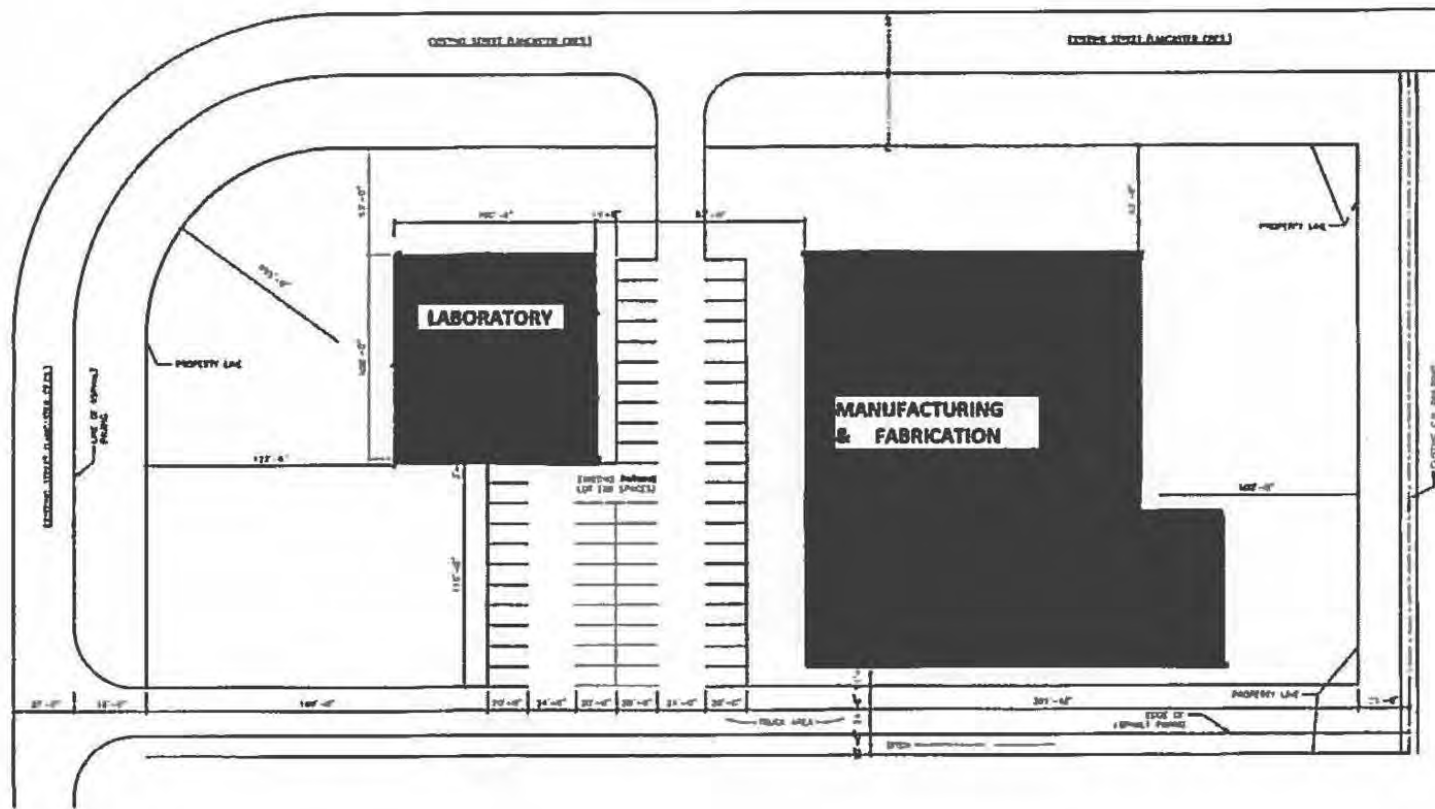


SITE SPECIFICATIONS

Civic Address:	114 Lancaster Crescent Debert, NS B0M 1G0
PID #:	20117982
Lot Size:	4.47 Acres
Municipal Services:	Water and sewer
Parking:	Asphalt paved parking
Assessed Value:	\$1,067,500 (2023 Commercial Taxable)
Site Improvements:	Large paved parking lot and loading areas



SITE PLAN



BUILDING 1 OVERVIEW

Building Type:	Industrial
Building Size:	Building 1: 10,000 SF
Current Use:	Single tenant building
Construction Style:	Pre-engineered steel
Lighting:	High pressure sodium & florescent
Ceiling:	24' Clear height
Roof Type:	Steel
Building Dimensions:	100' x 100'
Column Spacing:	24' x 19' and 25' x 20'
Loading:	1 dock level loading door (14' x 14') 1 grade level (14' x 14')
Heating:	Oil fired hot water in floor
Fuel Type:	Oil
Electrical System:	600 Volt 200 Amp 3 phase power supply
Mezzanine:	Mezzanine with office build out
Property Features:	Existing racking available for use
Lease Rate:	Leasehold currently in place

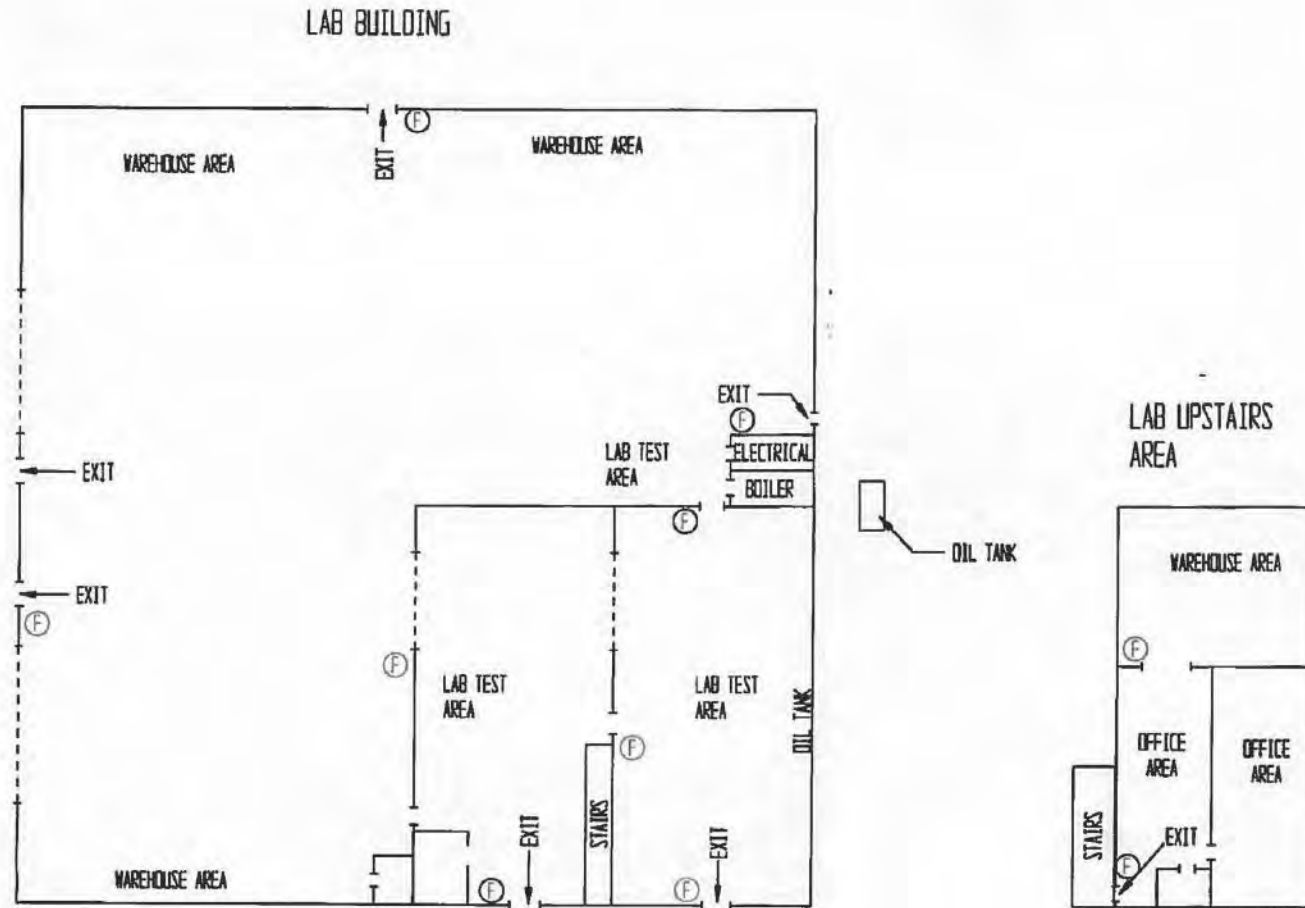


BUILDING 1



BUILDING 1 FLOOR PLAN

BUILDING DIMENSIONS: 100' X 100'

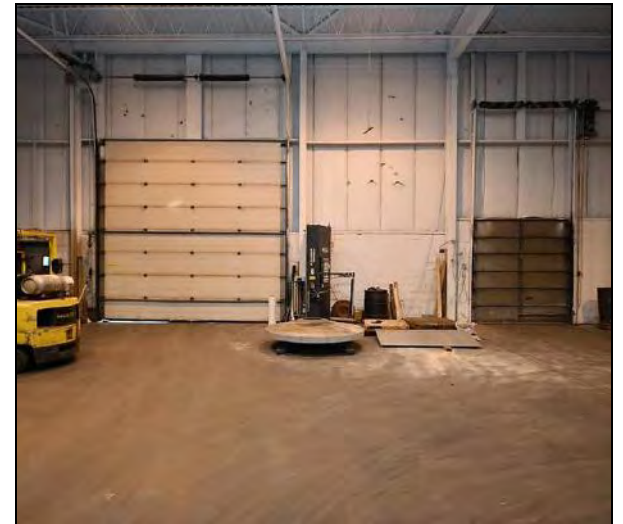


BUILDING 2 OVERVIEW

Building Type:	Industrial
Building Size:	Building 2: 50,000 SF (6,000 SF office)
Construction Style:	Pre-engineered steel
Current Use:	Metal manufacturing
Lighting:	High pressure sodium & florescent
Ceiling:	22' Clear height
Roof Type:	Tar and gravel
Building Dimensions:	202' x 231' x 75' x 25'
Column Spacing:	50' x 50'
Sprinkler System:	Wet: 680 gallons/minute 0.22 gallons/minute/SF
Loading:	2x 19' x 24' grade doors 1 dock level loading door 1 ramped grade level
Heating:	Oil fired forced air
Fuel Type:	Oil
Electrical System:	600 Volt 600 Amp 3 phase power supply
Mezzanine:	6,000 SF storage above office space
Cranes:	Munck 20 ton indoor crane
Premises Breakdown:	6,000 SF office/admin 6,000 SF mezzanine



BUILDING 2 WAREHOUSE



BUILDING 2 OFFICE

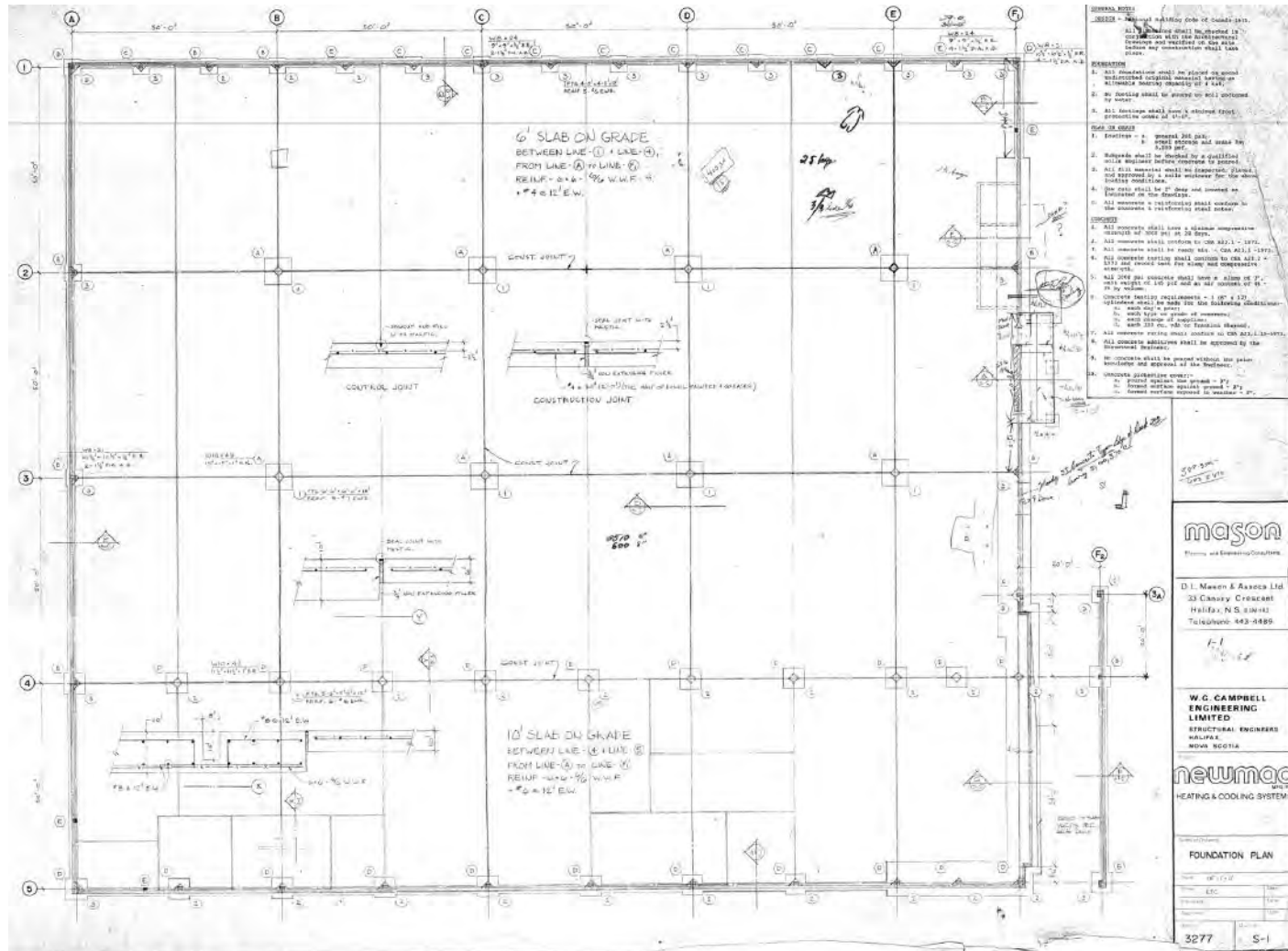


BUILDING 2 EXTERIOR



BUILDING 2 FLOOR PLAN

BUILDING DIMENSIONS: 202' X 231'



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