

INDUSTRIAL - FOR LEASE

9 Alicia Scott Avenue

Industrial Warehouse - For Lease



9 Alicia Scott Avenue | Mount Uniacke, NS B0N 1Z0

kww COMMERCIAL
ADVISORS[®]

PROPERTY SUMMARY

ALICIA SCOTT AVENUE



Property Summary

Building Size:	12,000 SF
Available Space:	5,000 SF - 12,000 SF
Column Spacing:	50' x 20'
Ceiling Height:	16' x 18'
Loading:	Dock & grade loading
Electrical:	600 Volt, 100 Amp 3 Phase Power
Zoning:	BP (Business Park)
Lease Rate:	\$15.50 Net
CAM & Tax:	\$4.50 (2023 Budget)
Available:	January 2024

Property Overview

New construction industrial building in the growing area of Mount Uniacke
3 Unit sizes available (5,000 SF, 6,000 SF or 12,000 SF)
Easy highway access via Highway 101 exit 3

Location Overview

Alicia Scott Avenue is located in the newer section of the Mount Uniacke Industrial Park, off Lady Mary Way, off James Boyle Drive.

Mount Uniacke, located within the Municipality of East Hants is located at Exit 3 on the twinned 110km/h Highway 101, and is the logical extension of Lower, Middle and Upper Sackville in the HRM. 12 minutes or 18.2 KM gets you to the Bedford Bypass for convenient access to Larry Uteck, and the Burnside Industrial Park via magazine hill, and future Burnside access via Burnside connector to Highway 102 exit adjacent Duke Street, Bedford (2023 target completion).

In 2016, East Hants had one of the most economically active populations in Nova Scotia, with 66.3% of residents (age 15 years and over) in employment.

PROPERTY PHOTOS

ALICIA SCOTT AVENUE



PROPERTY PHOTOS

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PROPERTY PHOTOS

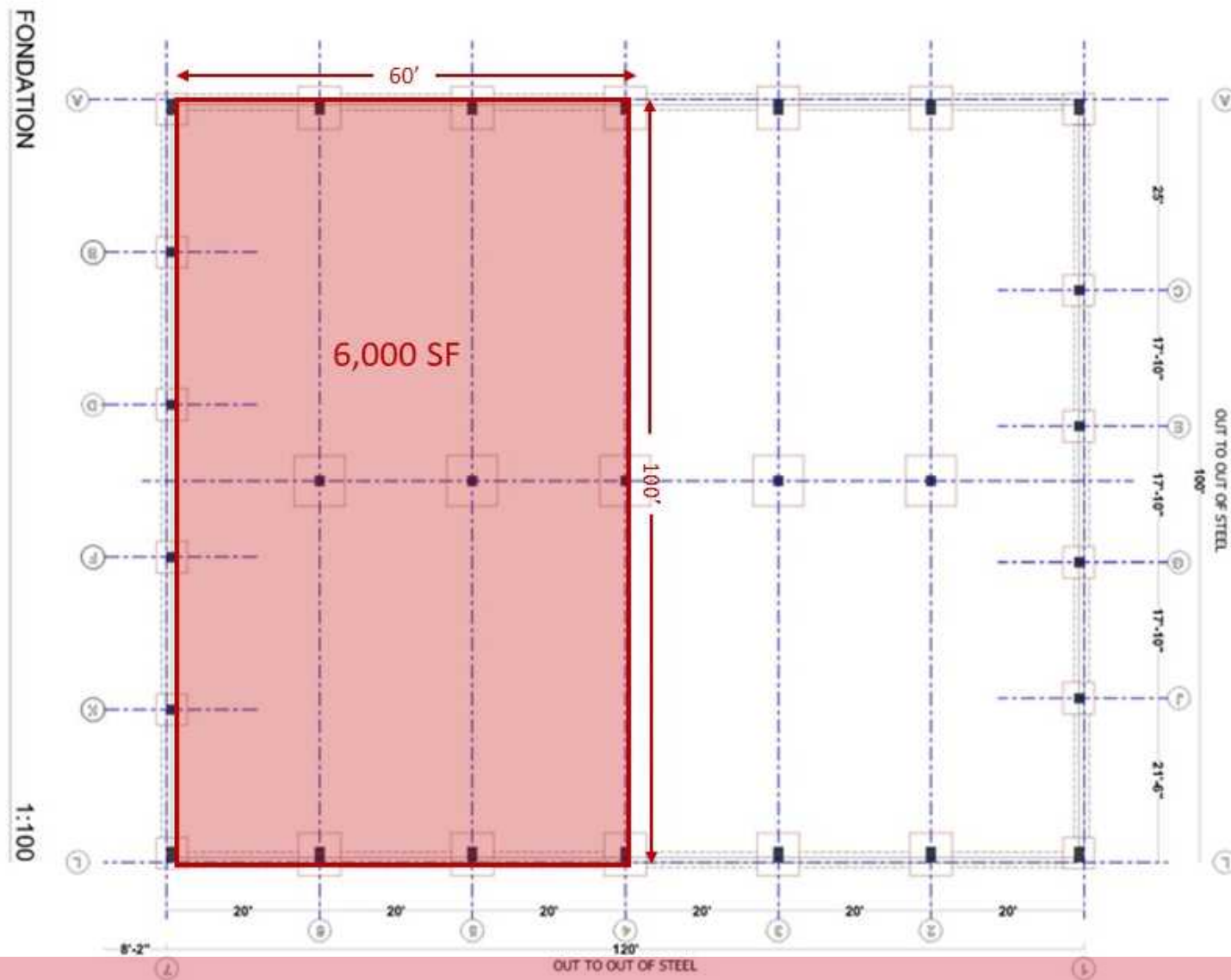
ALICIA SCOTT AVENUE



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FLOOR PLAN

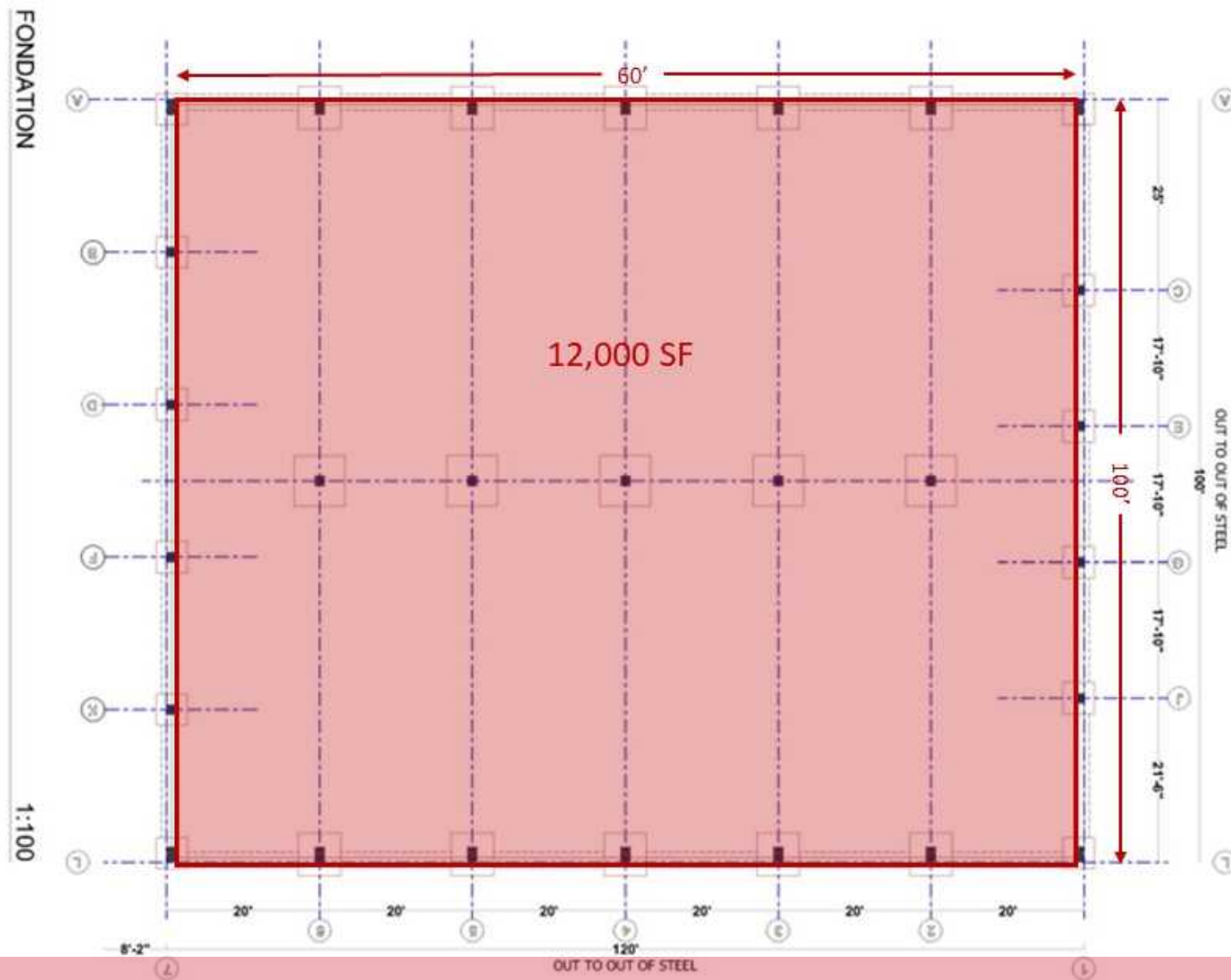
ALICIA SCOTT AVENUE



Option 2: 6,000 SF

FLOOR PLAN

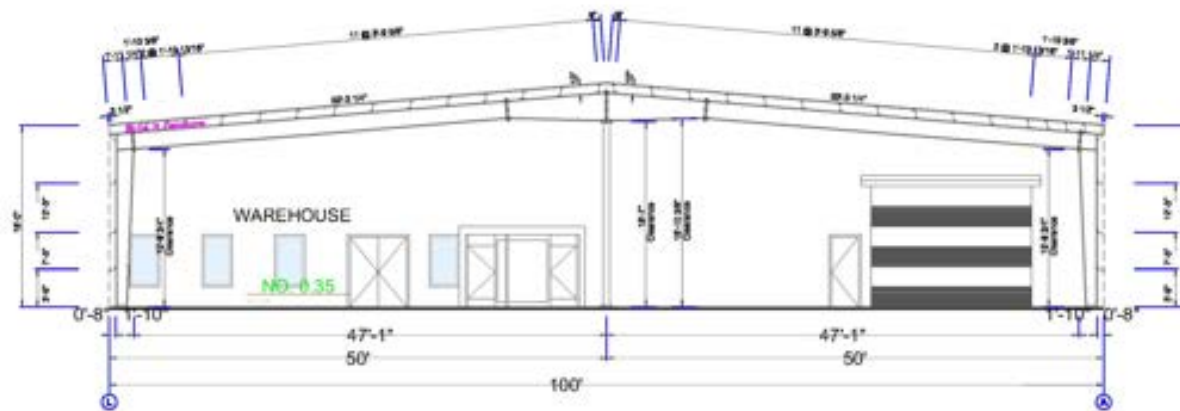
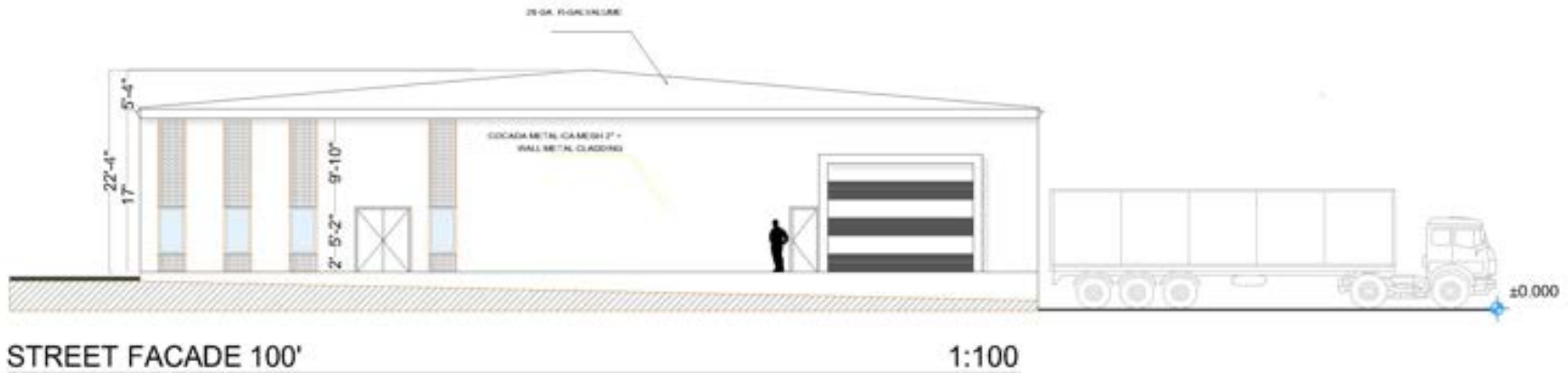
ALICIA SCOTT AVENUE



Option 3: 12,000 SF

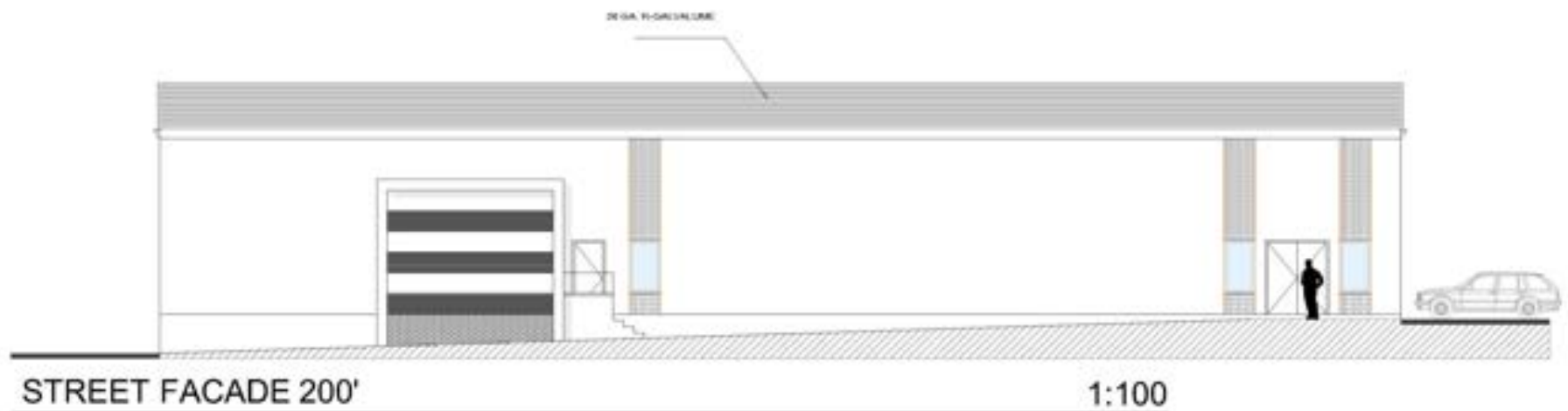
BUILDING FACADE

ALICIA SCOTT AVENUE



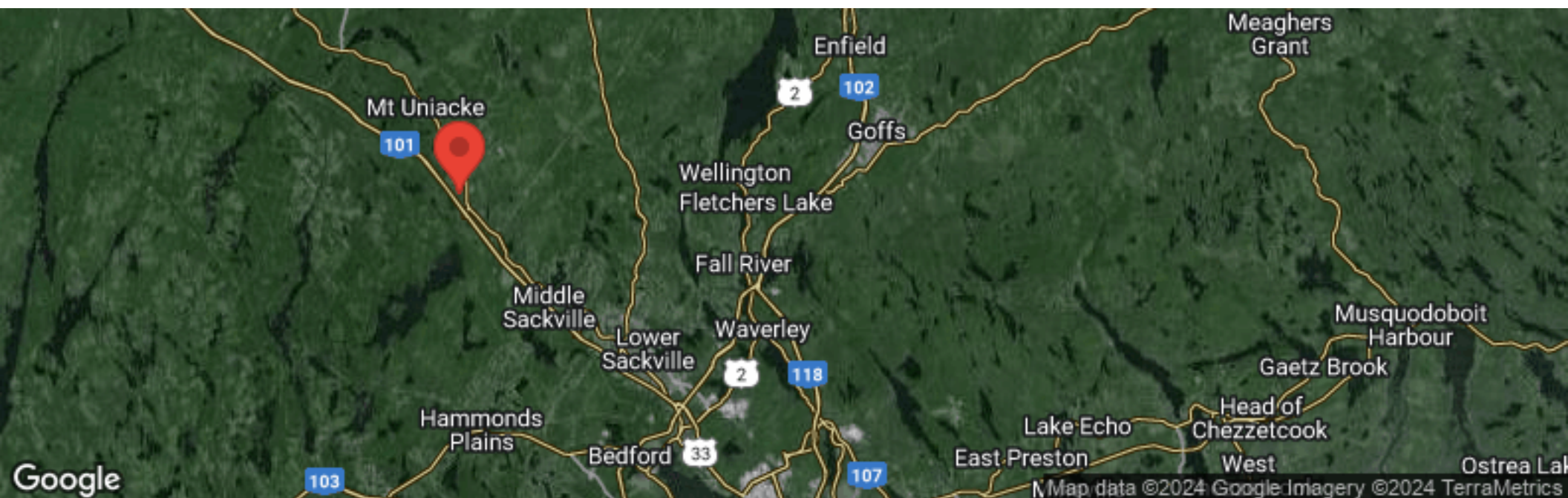
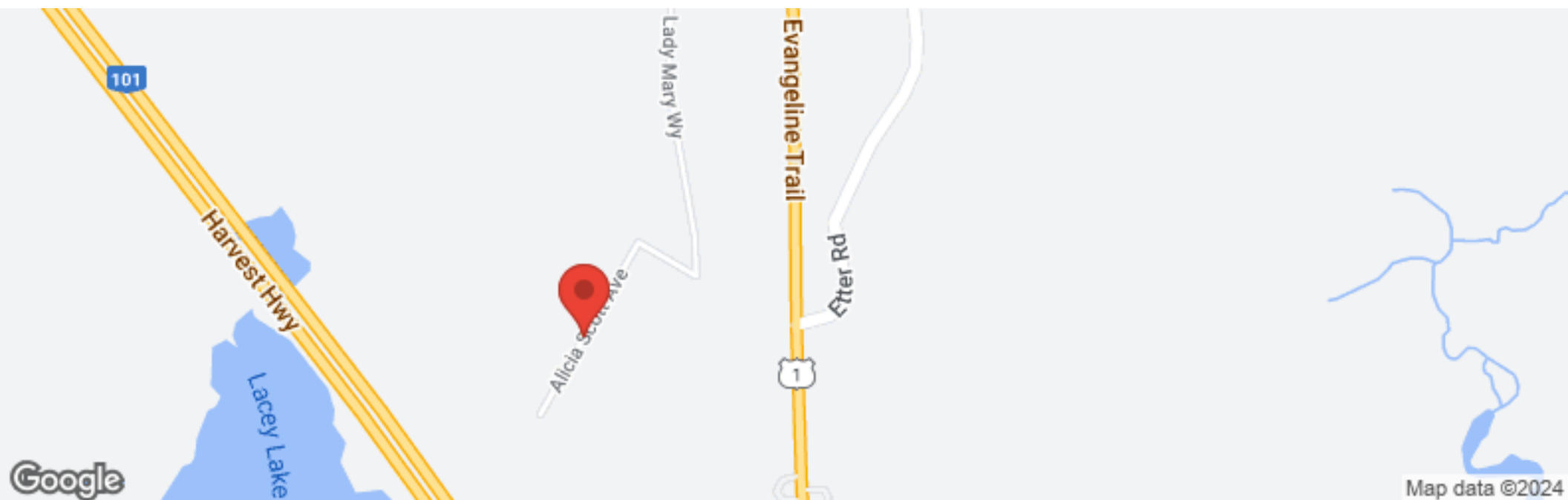
BUILDING FACADE

ALICIA SCOTT AVENUE



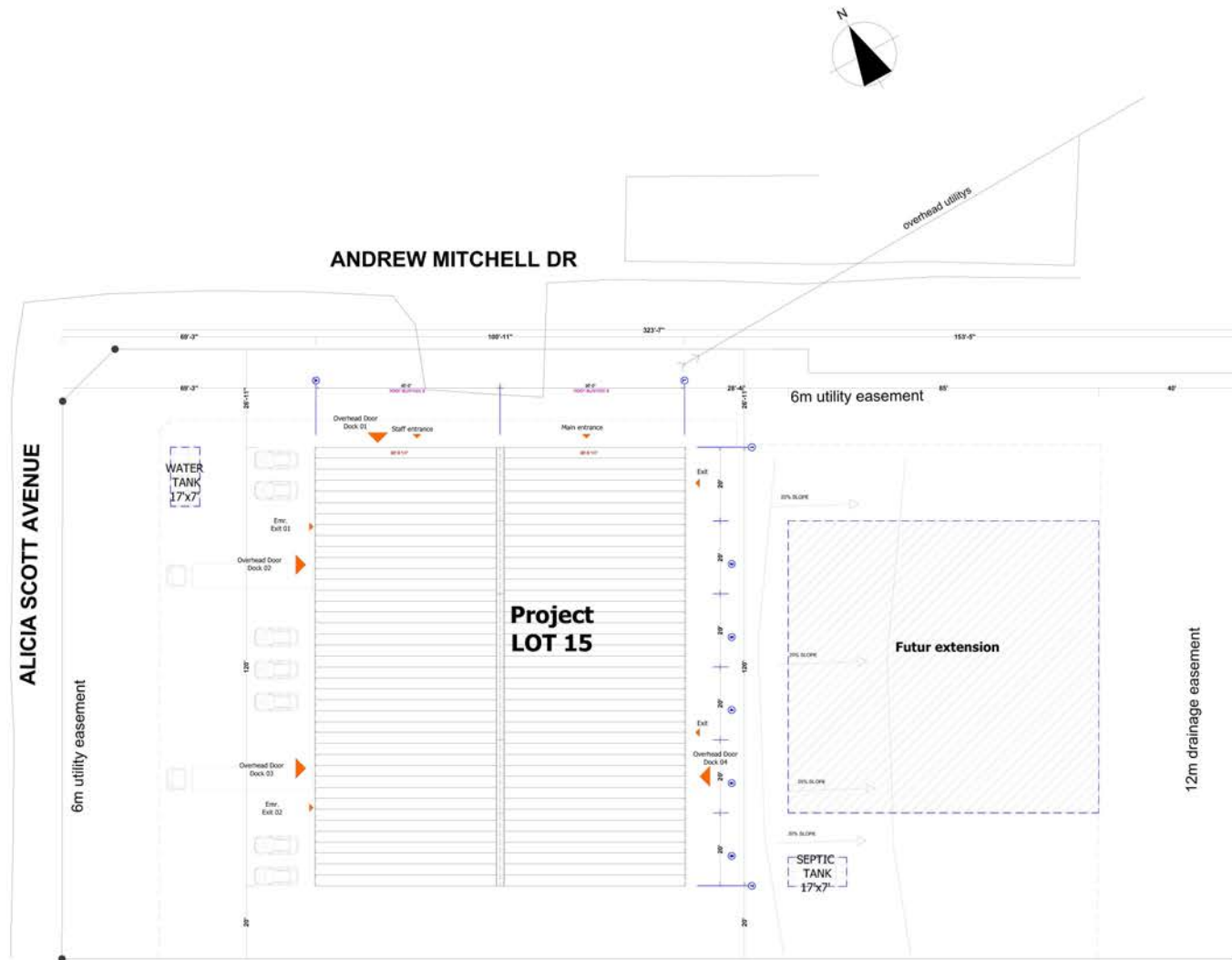
LOCATION MAPS

ALICIA SCOTT AVENUE



SURVEY PLAN

ALICIA SCOTT AVENUE



LOCATION PLANE
Scale 1/100

Owner	Walid Sallam
Specialty	ARCHITECTURE
Plan of	Location plan
Reviewed by	Drawn by
Scale	Date
INDICATED	27.12.22
Revised	
Code	A-01
1 OUT OF 63	

CONTACT INFORMATION

ALICIA SCOTT AVENUE

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