

INDUSTRIAL FOR LEASE

Elmsdale Lot 174 TJ — Elmsdale Business Park

Industrial - For Lease

Elmsdale Lot 174 T J, Elmsdale, NS B2T 1A8

kww COMMERCIAL
ADVISORS[®]

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ELMSDALE LOT 174 T J

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PROPERTY SUMMARY

ELMSDALE LOT 174 T J



PROPERTY SUMMARY

Property Type:	Industrial
Available Space:	12,500 SF (Building Total)
Unit 1:	3,072 SF
Unit 2:	3,200 SF
Unit 3:	3,200 SF
Unit 4:	3,101 SF
Zoning:	Elmsdale Business Park (BP)
Lease Rate:	\$17.00 Net
CAM & Tax:	\$6.00 (Utilities Extra)

PROPERTY OVERVIEW

New construction concrete tilt-up building
24' Clear height
12' x 14' Grade level loading doors
35' x 90' Bays
Utilities separately metered (Electricity & Natural Gas)
Availability: May 2026

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.

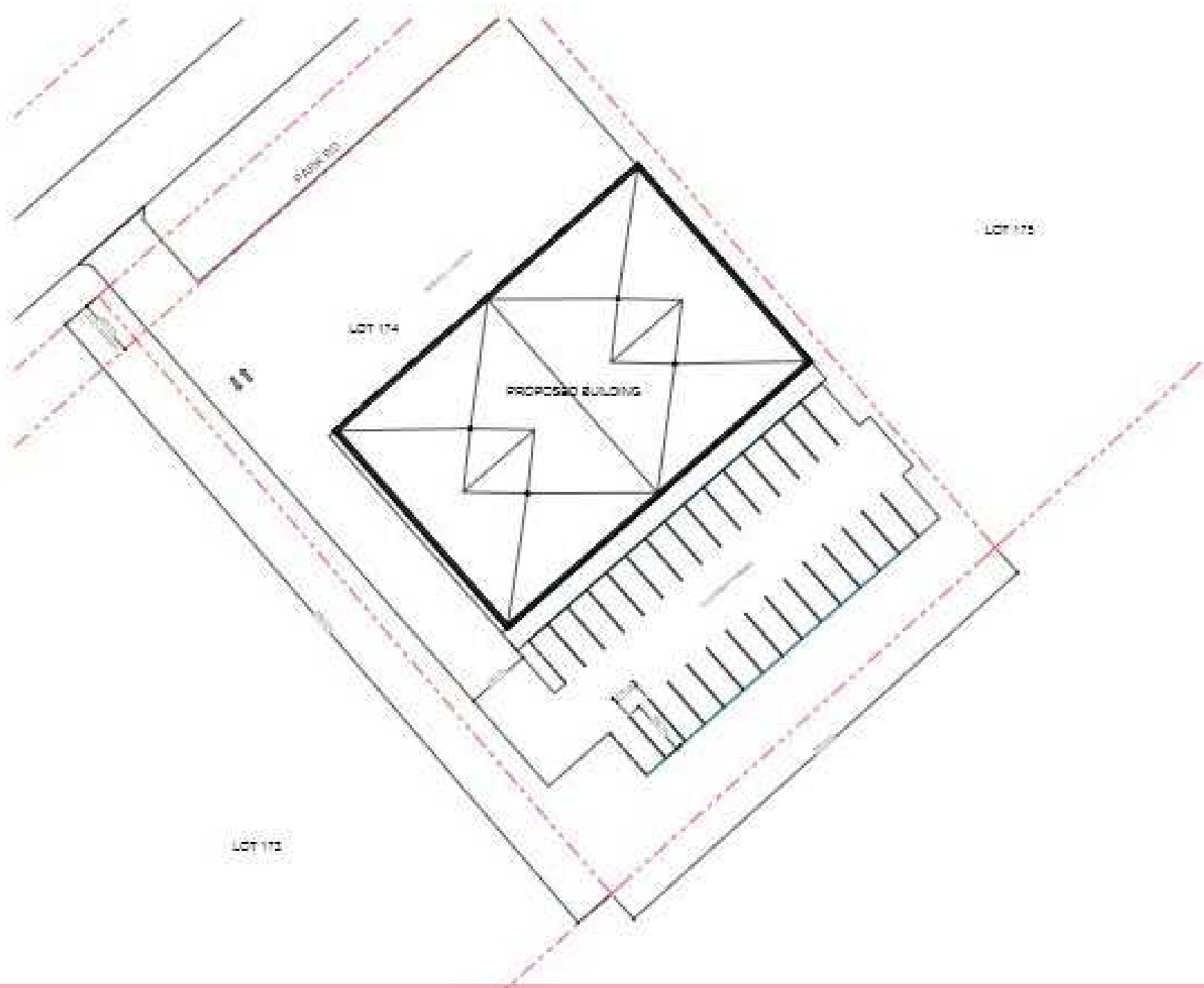
PROPERTY PHOTOS

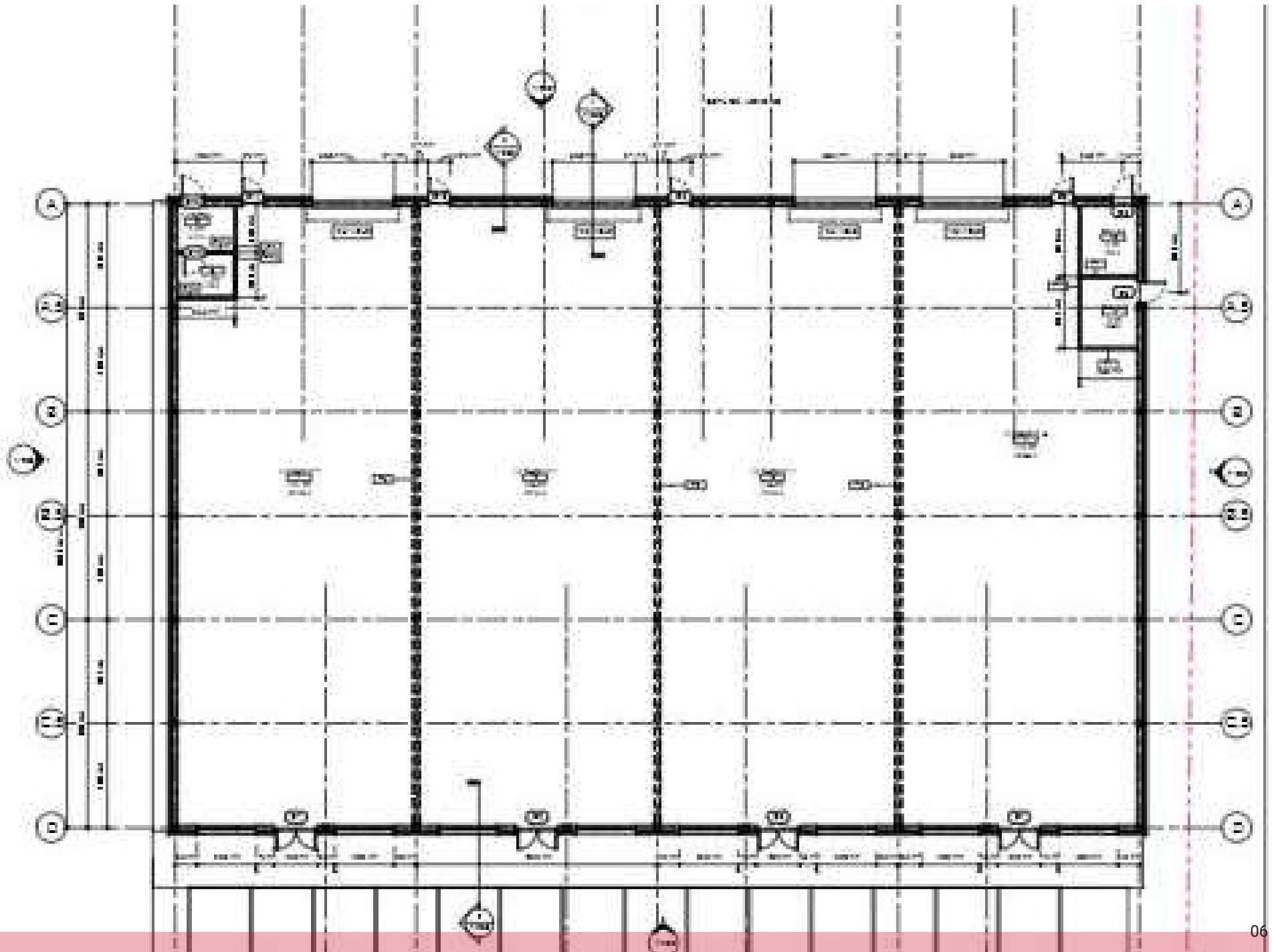
ELMSDALE LOT 174 T J



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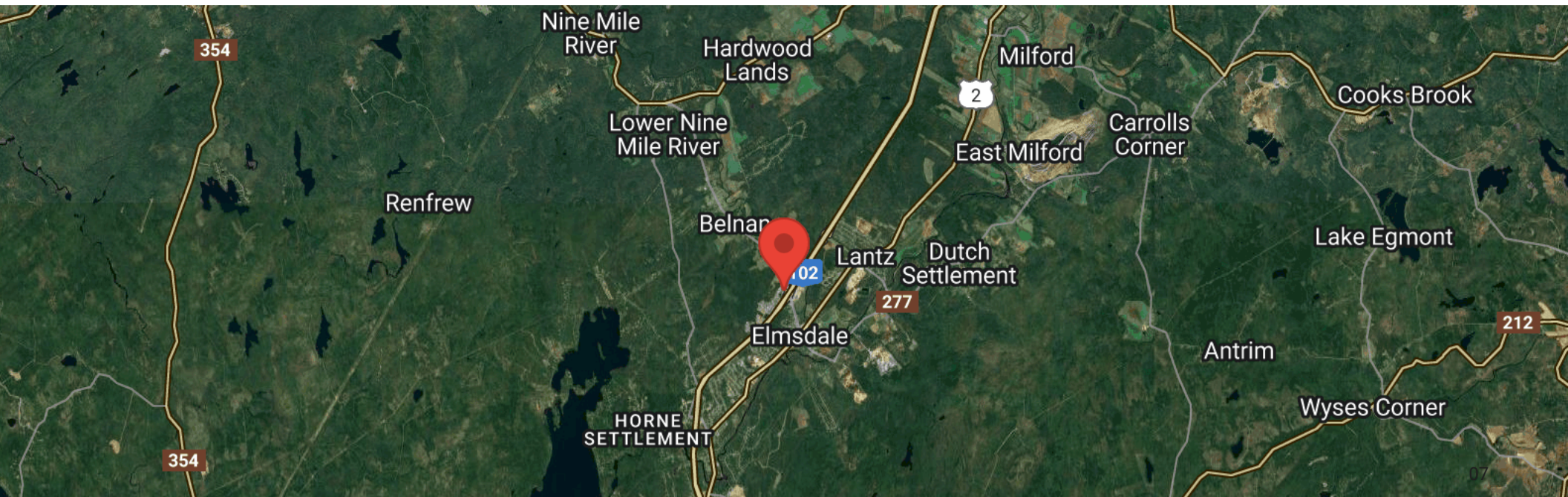
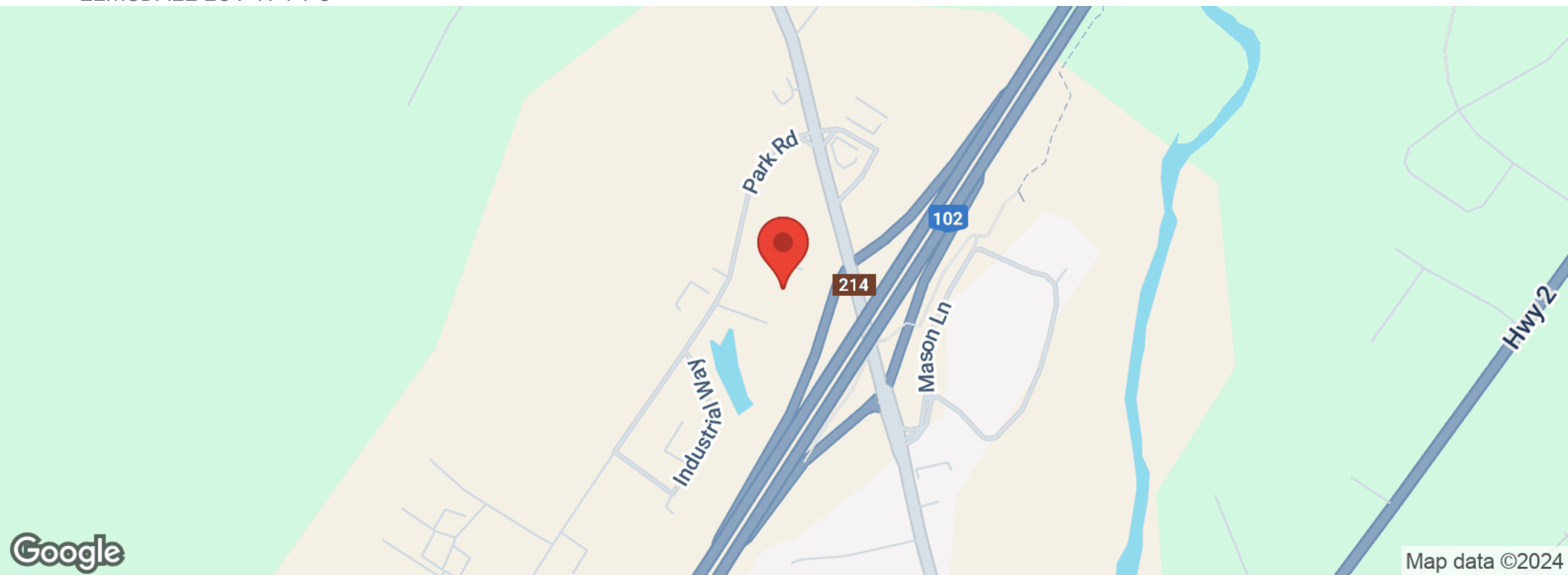
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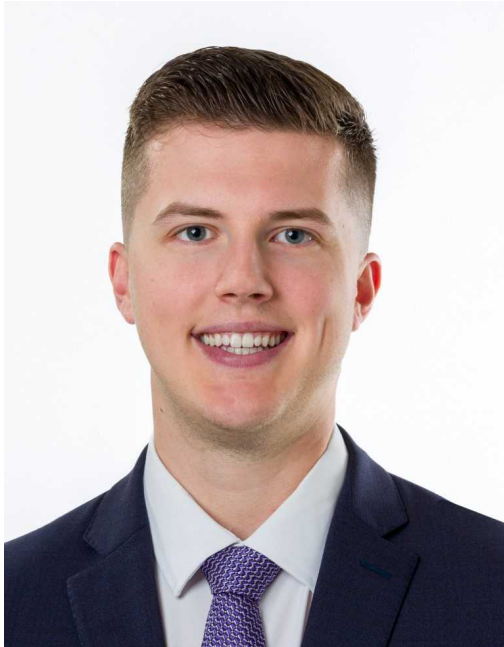
LOCATION MAPS

ELMSDALE LOT 174 T J



CONTACT INFORMATION

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