

INDUSTRIAL WAREHOUSE

387 Bluewater Road

Industrial - For Lease

387 Bluewater Road, Bedford, NS B4B 1J7

kw COMMERCIAL
ADVISORS[®]



EXECUTIVE SUMMARY

387 BLUEWATER ROAD



OFFERING SUMMARY

AVAILABLE SPACE:	4,300 SF
UNIT DIMENSIONS:	56' x 76'
CEILING HEIGHT:	16.5' - 17.5' Clear
LOADING:	1 x Grade Loading
HEATING:	Suspended Natural Gas Fired & Heat Pump
ZONING:	ILI - Light Industrial Zone
MUNICIPAL SERVICES:	Water & Sewer
LEASE RATE:	\$14.00 Net + \$5.50 CAM & Tax

PROPERTY OVERVIEW

Industrial warehouse property with single unit grade loading door, or drive-thru grade loading door unit available. 16.5' - 17.5' Clear ceiling height. 387 Bluewater Road was newly constructed in 2015. Available June 1, 2025.

LOCATION OVERVIEW

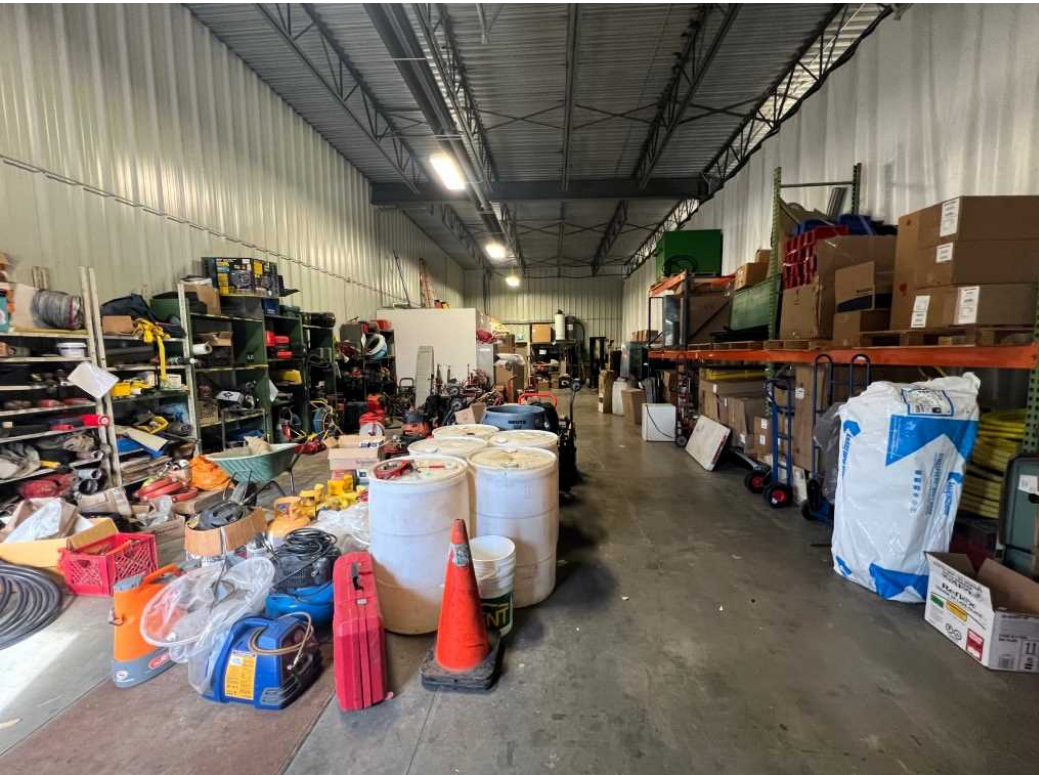
The subject property is located at 387 Bluewater Road on a cul-de-sac near the Kearney Lake Road and the south side of the Atlantic Acres Business Park. The property is part of a new 15 acre phased privately owned business park called Bluewater Business Park.

The Atlantic Acres Business Park is one of the main industrial parks of HRM and stretches from the Kearney Lake Road to the Hammonds Plains Road, and is in close proximity to two major roads that lead to the Highway 102.

Atlantic Acres is 8 kilometres from the Port of Halifax, and 25 kilometres from the Halifax International Airport.

PROPERTY PHOTOS

387 BLUEWATER ROAD



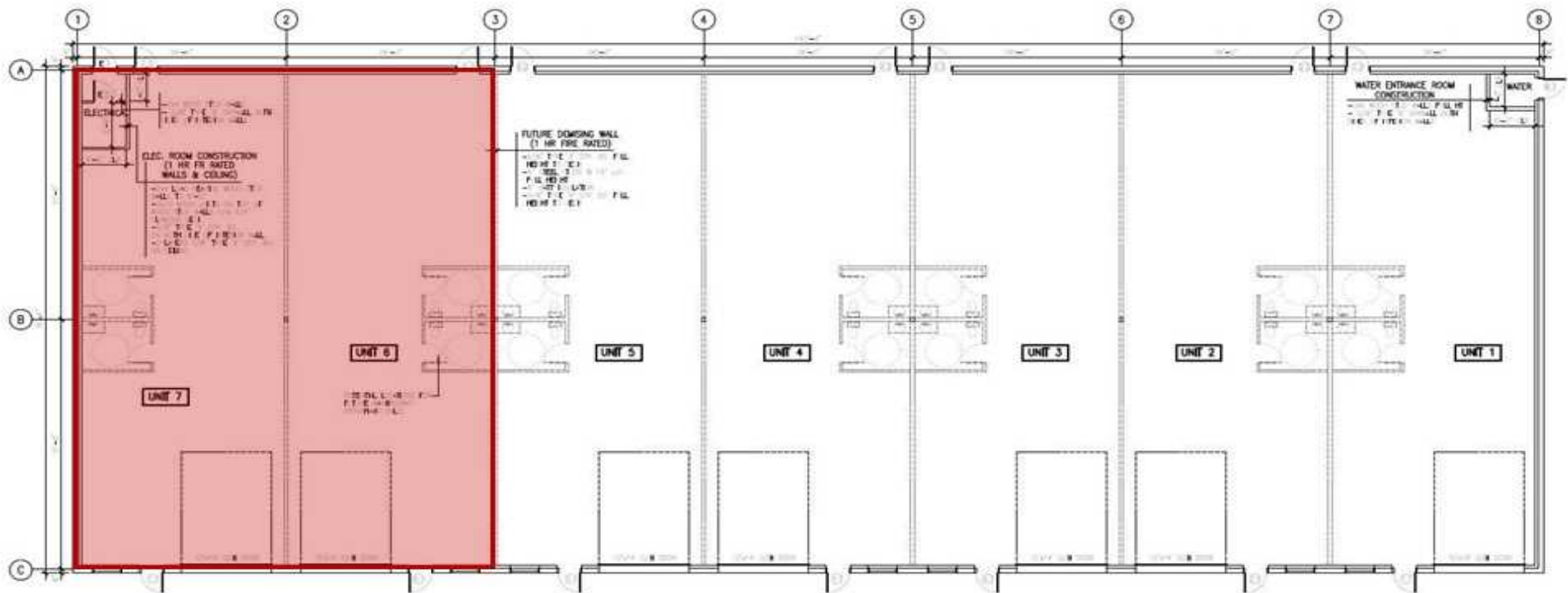
PROPERTY PHOTOS

387 BLUEWATER ROAD



BUILDING FLOOR PLAN

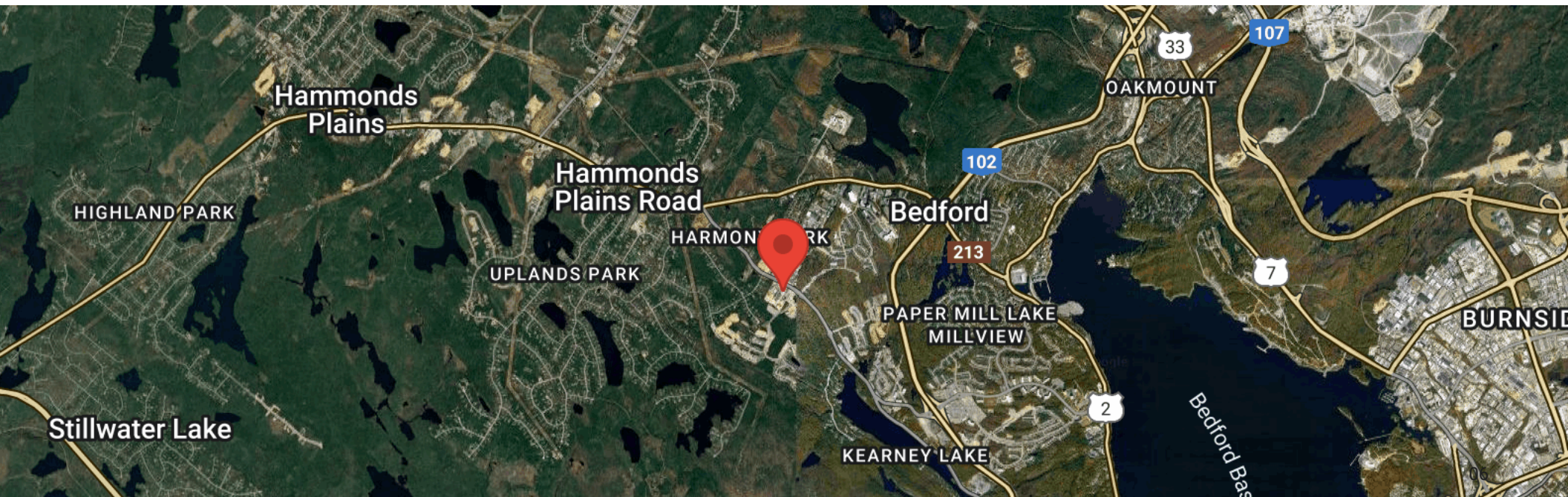
387 BLUEWATER ROAD



Units 6 & 7

LOCATION MAPS

387 BLUEWATER ROAD



CONTACT INFORMATION

387 BLUEWATER ROAD



MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCOMMERCIAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCOMMERCIAL.COM