

# INDUSTRIAL FOR SALE

## 130 Bluewater Road

Industrial - For Sale

130 Bluewater Road, Bedford, NS B4B 1G7





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## PHIL BOLHUIS

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2854

C: (902) 293-4524

philbolhuis@kwcommercial.com

## MATT OLSEN

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2492

C: (902) 489-7187

mattolsen@kwcommercial.com

Nova Scotia

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**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1





SECTION I  
PROPERTY OVERVIEW



# EXECUTIVE SUMMARY

130 BLUEWATER ROAD



## OFFERING SUMMARY

<b>PID #:</b>	40269490
<b>CONSTRUCTION TYPE:</b>	Pre-Engineered Steel Building
<b>BUILDING SIZE:</b>	3,741 SF (Main Level) 1,480 SF (Storage Mezzanine)
<b>HEATING &amp; COOLING:</b>	Natural gas forced air and ductless heat pump
<b>ELECTRICAL:</b>	200 Amp 120/240V 3 Phase Power Supply
<b>LOADING:</b>	Two (2) 14' High Grade Level Doors
<b>LOT SIZE:</b>	1.9 Acres
<b>YARD:</b>	40' x 80' Salt Dome with Concrete Pad
<b>ZONING:</b>	ILI (Light Industrial)
<b>ASSESSED OWNER:</b>	AMK Barrett Investments Inc.
<b>ASSESSED VALUE:</b>	\$732,600.00 (Commercial Taxable 2025)
<b>LIST PRICE:</b>	\$3,599,000

## PROPERTY OVERVIEW

Free-standing flex industrial building located in the Atlantic Acres Industrial Park, Bedford, Nova Scotia. Includes multiple private offices and open office area, kitchenette, two washrooms, and large open warehouse space. Ductless heat pump control temperature through the offices and natural gas forced air heats the warehouse. Beautifully landscaped with easy access to Highways 101 and 102. Opportunity for new owner to subdivide into multiple PID's.

## LOCATION OVERVIEW

The subject property is located at 130 Bluewater Road on a cul-de-sac near the Kearney Lake Road and the south side of the Atlantic Acres Business Park.



# PROPERTY PHOTOS

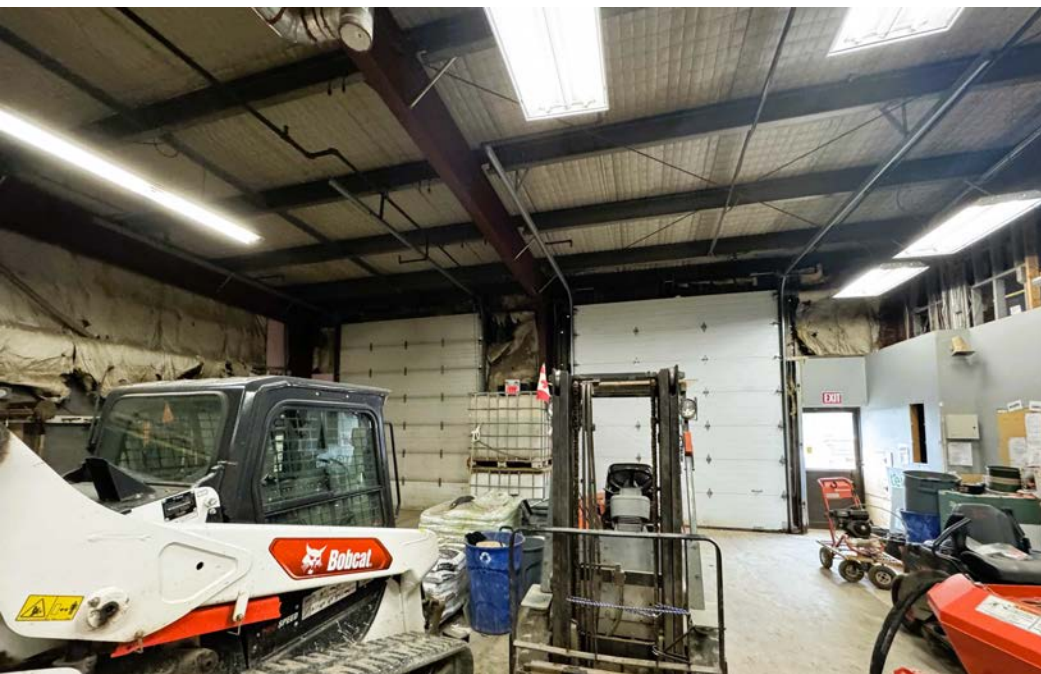
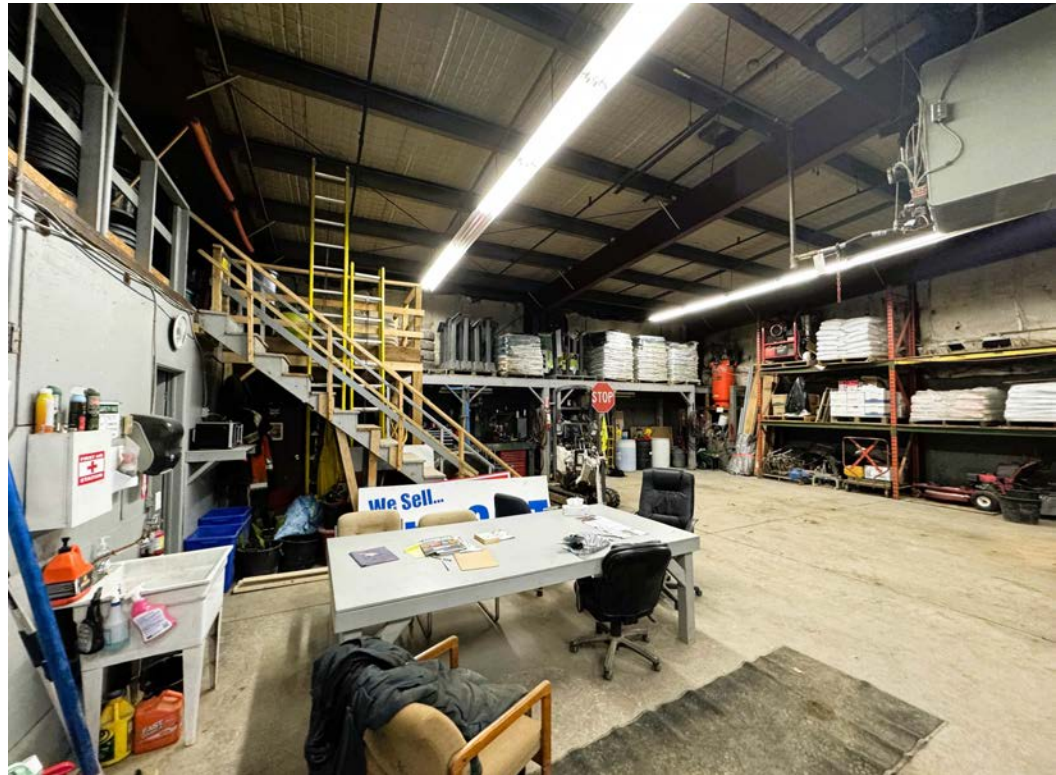
130 BLUEWATER ROAD





# PROPERTY PHOTOS

130 BLUEWATER ROAD





# PROPERTY PHOTOS

130 BLUEWATER ROAD





# PROPERTY PHOTOS

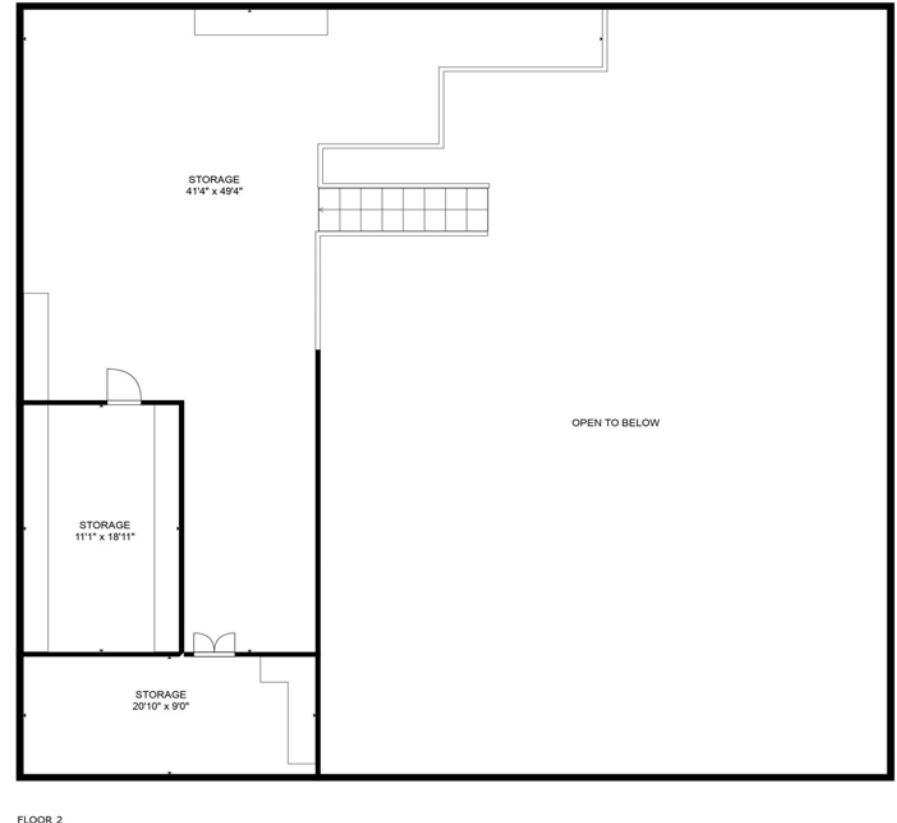
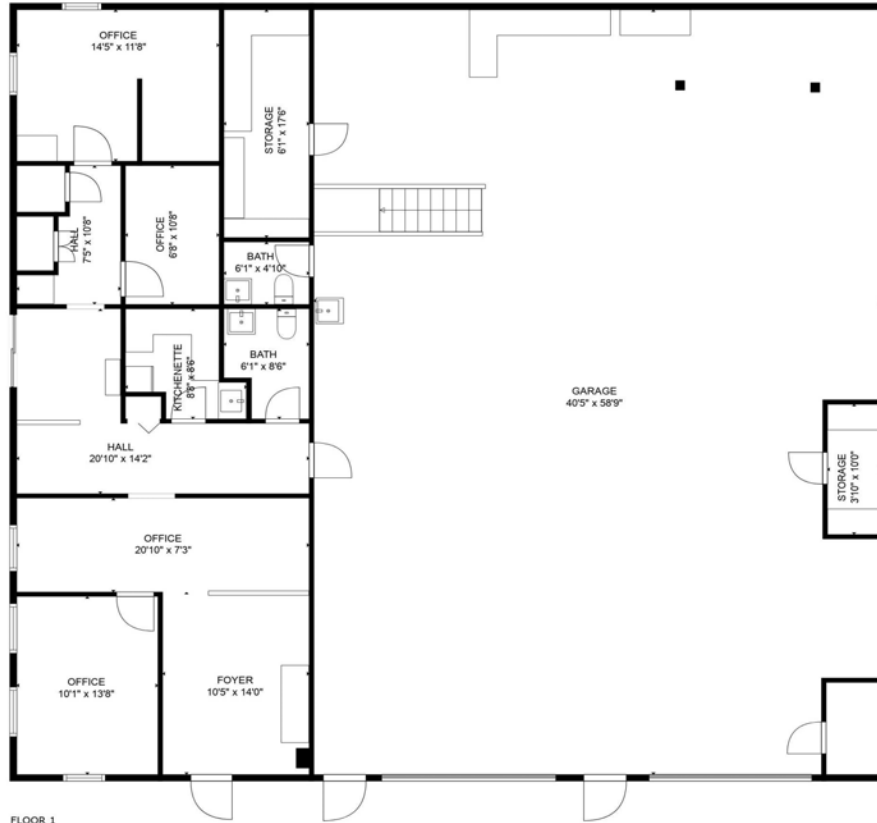
130 BLUEWATER ROAD





# FLOOR PLANS

130 BLUEWATER ROAD



**ESTIMATED AREAS**  
GLA FLOOR 1: 1147 sq. ft EXCLUDED AREAS 2594 sq. ft  
GLA FLOOR 2: 0 sq. ft EXCLUDED AREAS 3738 sq. ft  
Total GLA 1147 sq. ft, total area 5221 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



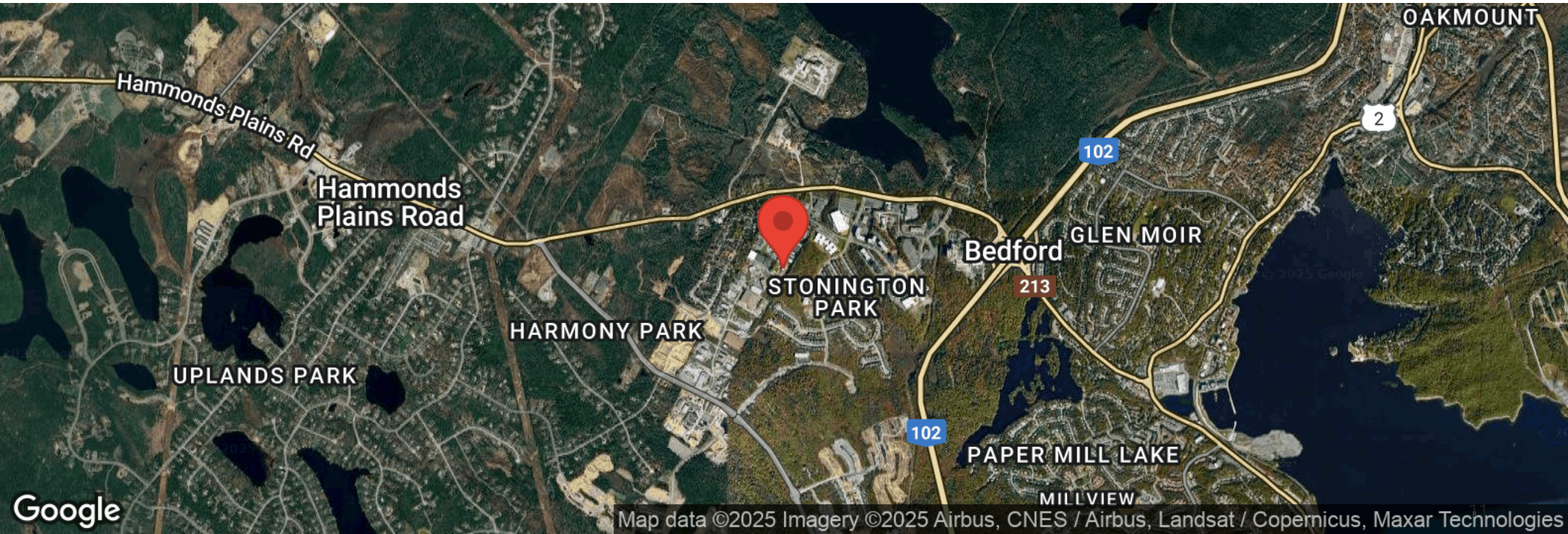
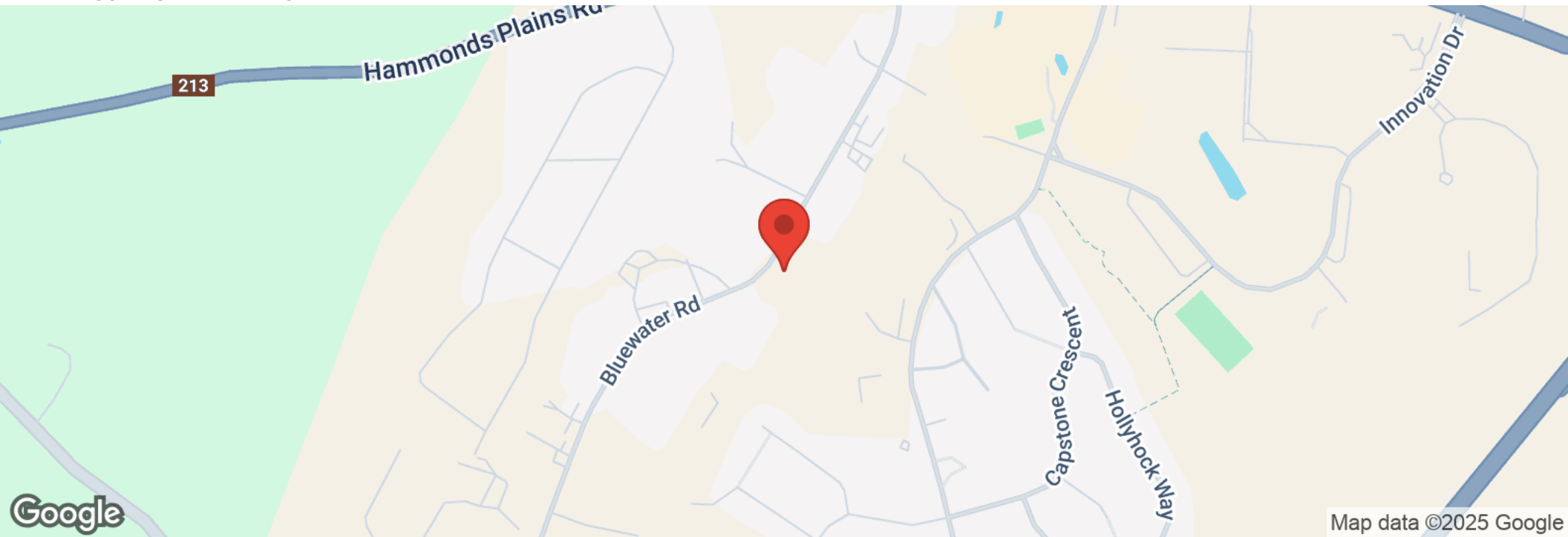


SECTION II  
LOCATION OVERVIEW



# LOCATION MAPS

130 BLUEWATER ROAD





## LOCATION & HIGHLIGHTS

130 BLUEWATER ROAD



The Atlantic Acres Business Park itself is a well-established industrial zone, stretching from Kearney Lake Road to Hammonds Plains Road, and benefits from its close proximity to major transportation arteries. This connectivity positions 130 Bluewater Road as an attractive location for businesses seeking efficient logistics and accessibility. The park is approximately 8 kilometers from the Port of Halifax, a critical gateway for international trade, and 25 kilometers from the Halifax Stanfield International Airport, facilitating both domestic and global operations. The surrounding residential growth in Bedford and Hammonds Plains also supports a growing workforce and consumer base, enhancing the area's appeal for commercial ventures.

### Distances to Key Venues in HRM

Downtown Halifax: Approximately 15-20 kilometers (20-25 minutes by car via Highway 102), offering access to financial institutions, corporate headquarters, and cultural attractions.

Halifax Stanfield International Airport: Roughly 25 kilometers (25-30 minutes by car), ideal for businesses with travel or shipping needs.

Port of Halifax: About 8 kilometers (10-15 minutes by car), a vital link for import/export activities.

Halifax Shopping Centre: Around 12 kilometers (15-20 minutes by car), providing retail and dining options for employees and clients.

This location combines industrial utility with strategic access to HRM's economic and logistical centers, making 130 Bluewater Road a prime spot for businesses looking to establish or expand in a dynamic and well-connected region. Its proximity to both urban amenities and transportation infrastructure supports a wide range of commercial activities, from manufacturing to professional services.



# BUSINESS MAP

130 BLUEWATER ROAD





# AERIAL MAP

130 BLUEWATER ROAD





### PART 17 LIGHT INDUSTRIAL (ILI) ZONE

No development permit shall be issued in a Light Industrial (ILI) Zone except for one or more of the following uses:

- a) warehouses and storage and distribution centres
- b) manufacturing, processing, assembly, recycling, or warehousing operations which are not objectionable uses;
- c) parking and or storage of industrial or heavy commercial vehicles, equipment and similar goods;
- d) trade centres
- e) building supplies sales
- f) auto service and supplies centres/outlets
- g) uses permitted in the Shopping Centre Zone (CSC);
- h) wholesalers
- i) full service and take-out restaurants
- j) furniture stores
- k) uses permitted in the CGB Zone, except office buildings, subject to CGB Zone provisions
- l) day care facilities; (RC-Mar 3/09;E-Mar 21/09)
- m) dry cleaning depot
- n) recycling depot
- o) uses permitted in the SU Zone
- p) bingo halls
- q) billiard/snooker club
- qa) Auto body repair shops on properties identified on Schedules C-1 and C-2 (NWCC-Mar 21/16; E-Apr 2/16)
- r) any uses accessory to the foregoing uses.

#### ZONE REQUIREMENTS ILI

In any Light Industrial (ILI) Zone no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area .....	5,000 sq. ft.
Minimum Lot Frontage.....	50 ft.
Minimum Front Yard.....	30 ft. setback
Minimum Rear Yard.....	0 ft. except 40 ft. where abutting a residential zone
Minimum Side Yard.....	0 ft. except 40 ft. where abutting a residential zone
Maximum Height of Building.....	52 ft.
Maximum Lot Coverage.....	70%

#### SPECIAL REQUIREMENTS: LANDSCAPING/ OUTDOOR DISPLAY AND STORAGE

- a) There shall be a landscaped area of at least 15 feet in depth running the length of and directly abutting the front lot line. This landscaped area shall extend the length of the front lot line and of the flankage lot line for a corner lot. Landscaping shall consist of existing vegetation and/or plantings as per Part 5, Section 32.
- b) A buffer 40 feet wide, beginning at the property line, shall be required for the for side or rear yards in an Industrial Zone which abut an existing residential use, vacant land zoned for

- residential use, or a Park or Institutional Zone.
- c) No outdoor storage shall be located:
  - i) within any required yard; nor
  - ii) within any yard which abuts lands fronting on an arterial road; except where a fence or other visual barrier is provided to completely screen the use.
- d) Outdoor display may be permitted provided it does not occur on the required 15 Ft. landscaped area described above and required abutting yards as per Part 5, Section 24 b).
- e) External fuel storage tanks shall be screened unless located at the rear of the building.





SECTION III

CONTACT INFORMATION



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130 BLUEWATER ROAD

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**MATT OLSEN**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-489-7187 | [MATTOLSEN@KWCOMMERCIAL.COM](mailto:MATTOLSEN@KWCOMMERCIAL.COM)



**PHIL BOLHUIS**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-293-4524 | [PHILBOLHUIS@KWCOMMERCIAL.COM](mailto:PHILBOLHUIS@KWCOMMERCIAL.COM)



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130 BLUEWATER ROAD

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### **KW COMMERCIAL ADVISORS**

1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

### *PRESENTED BY:*

#### **PHIL BOLHUIS**

Commercial Real Estate Advisor  
O: (902) 407-2854  
C: (902) 293-4524  
philbolhuis@kwcommercial.com

#### **MATT OLSEN**

Commercial Real Estate Advisor  
O: (902) 407-2492  
C: (902) 489-7187  
mattolsen@kwcommercial.com  
Nova Scotia

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