

INDUSTRIAL/OFFICE FOR LEASE

475 MACELMON ROAD

475 MACELMON ROAD, DEBERT, NS B0M 1G0



KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

475 MACELMON ROAD



OFFERING SUMMARY

PROPERTY TYPE: Industrial / Office

AVAILABLE SPACE: 3,000 SF (Units 4/5)
4,200 SF (Unit 9)

CLEAR HEIGHT: 16.5' Clear height

DOCK DOORS: Dock level loading

POWER: 347/600 Volt 3 phase power

HEATING: Oil fired heating

LEASE RATE: \$10.00 Net

CAM & TAX: \$3 CAM & Tax

LEASE TERM: Available Immediately

PROPERTY OVERVIEW

Explore the potential of 475 MacElmon Road, Debert, Nova Scotia – a versatile industrial/office space available immediately with a competitive lease rate. Enjoy features like dock level loading, an 18' clear height, robust 347/600 Volt 3 phase power, and oil-fired heating, making it the ideal setting for your business operations.

LOCATION OVERVIEW

Discover the strategic advantage of 475 MacElmon Road in Debert, Nova Scotia – a commercial hub where your business can thrive. Situated near major East Coast markets, this location combines accessibility with cost-efficiency, surrounded by a vibrant mix of retail, industrial, and service businesses. Benefit from top-notch connectivity via Highway 101 and proximity to essential amenities, making it an ideal spot for growth and investment.

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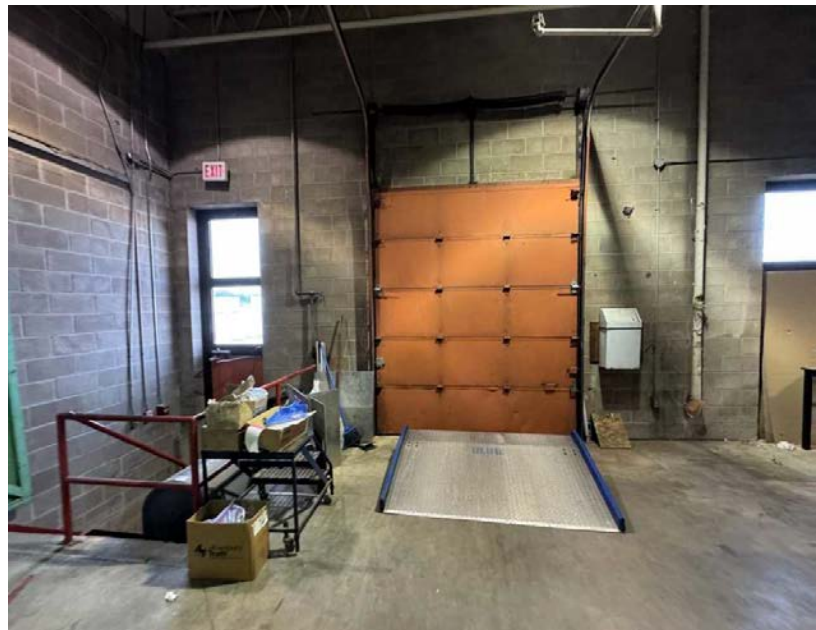
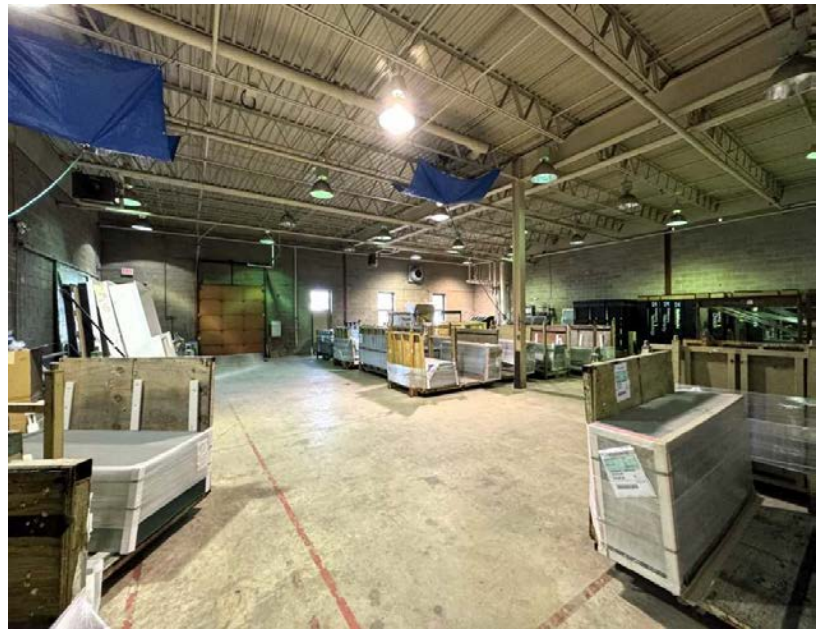
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PROPERTY PHOTOS

475 MACELMON ROAD



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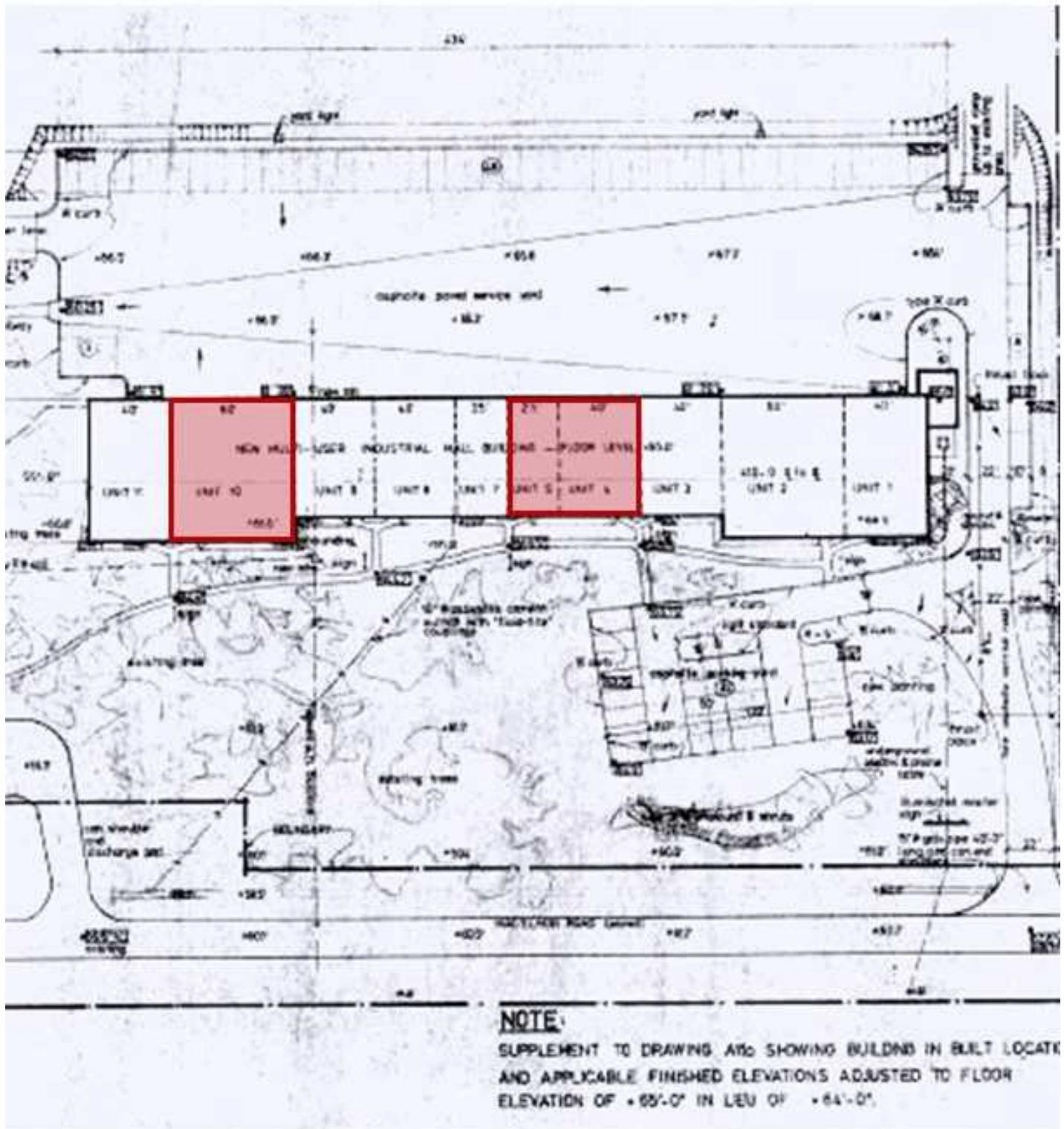


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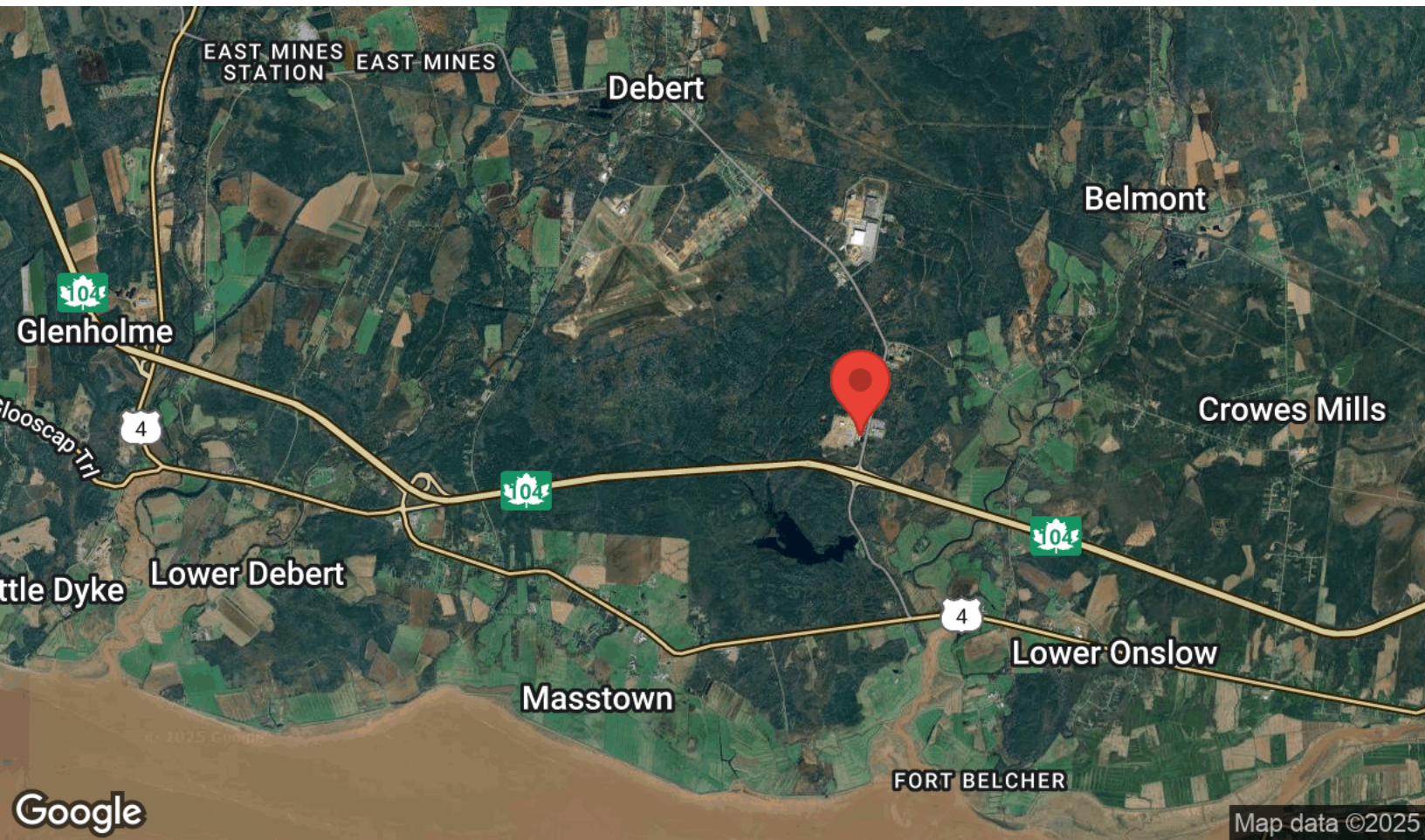
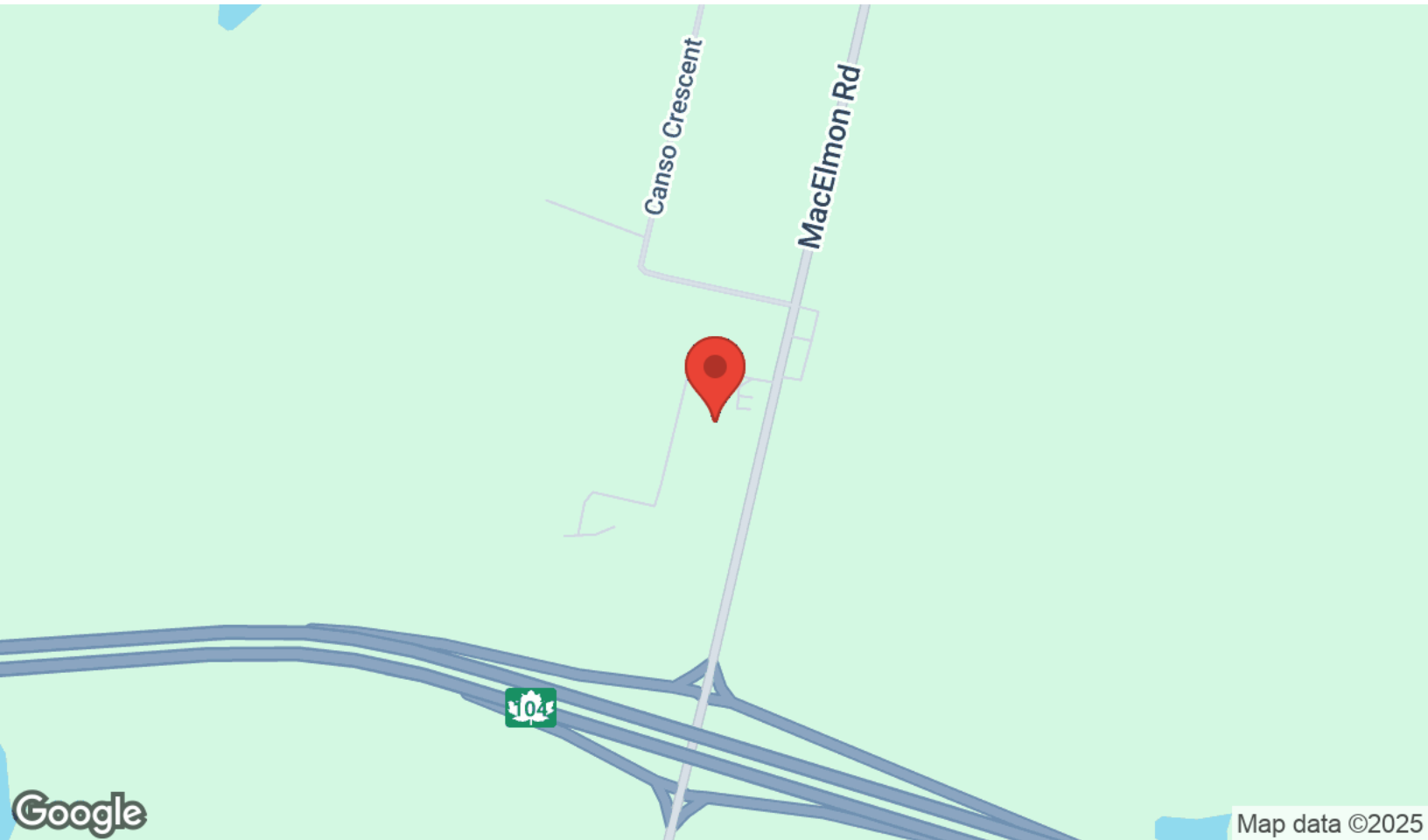
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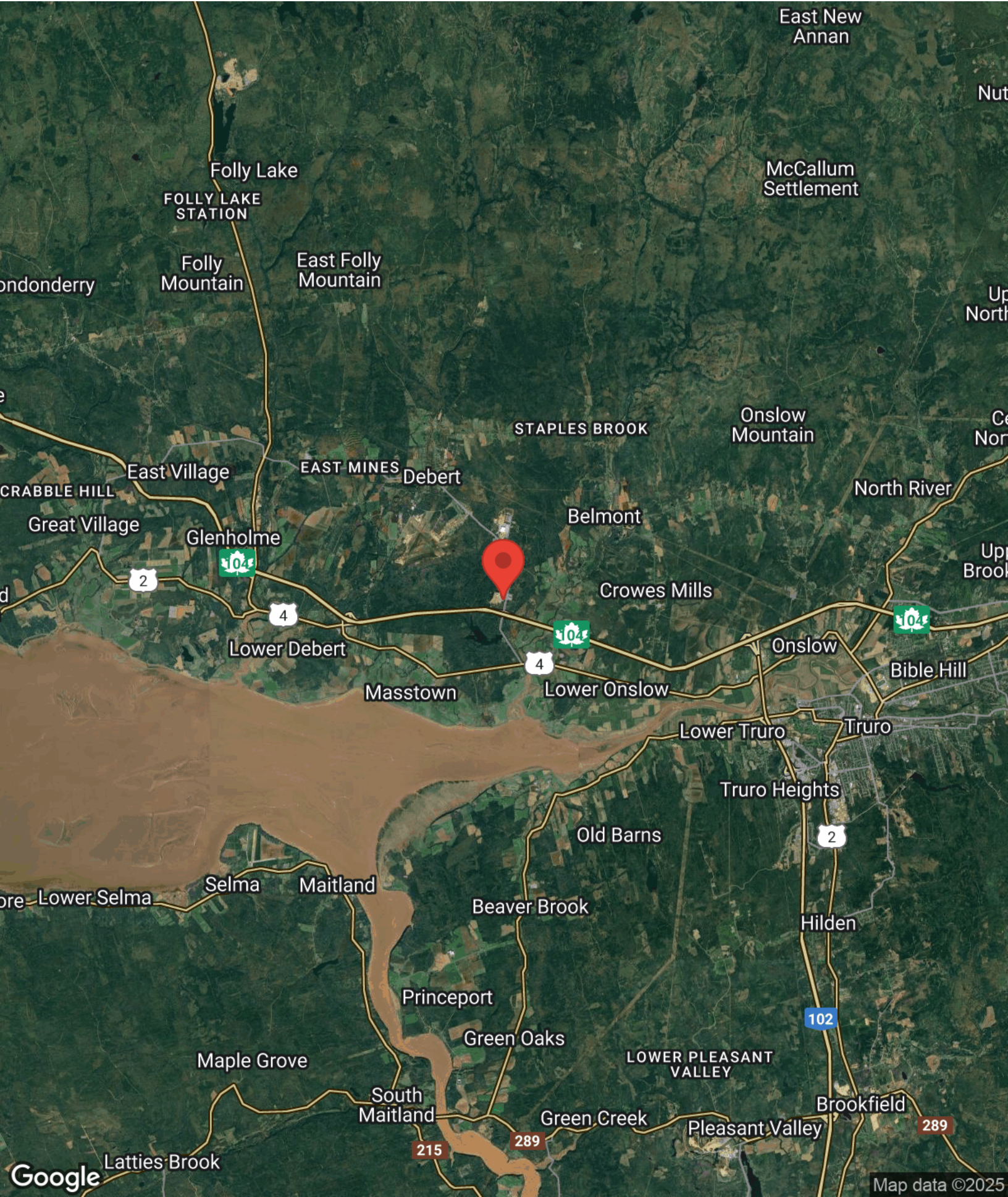
LOCATION MAPS

475 MACELMON ROAD



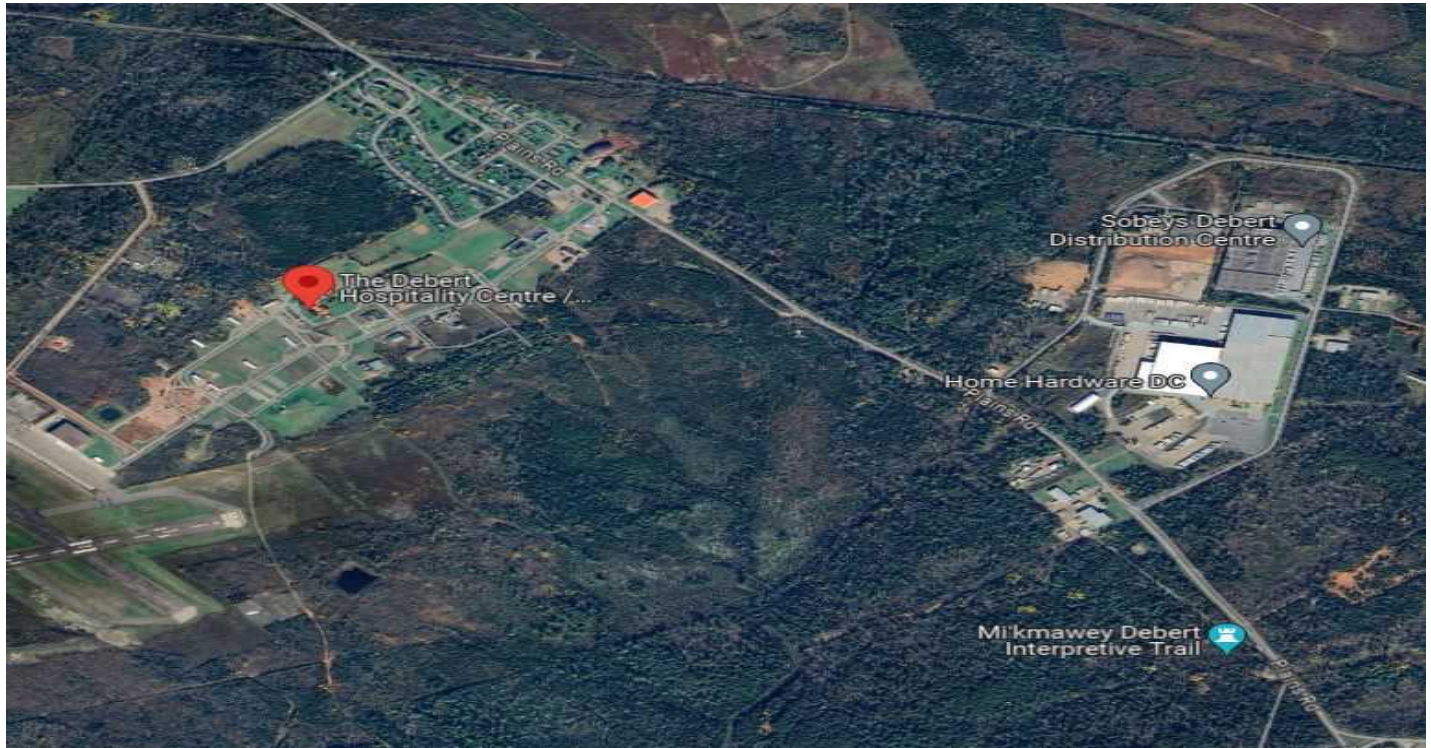
REGIONAL MAP

475 MACELMON ROAD



LOCATION & HIGHLIGHTS

475 MACELMON ROAD



Located at 475 MacElmon Road, Debert, Nova Scotia, this property is strategically positioned in a community known for its central location within the province. Debert is recognized for being a distribution hub, offering close proximity to major East Coast markets without the high costs associated with metropolitan areas. This location benefits from being adjacent to various businesses, including notable names like Sobeys, Home Hardware, and Tim Hortons, which underscores the area's commercial viability.

The property itself is part of a commercial complex, with specific units like Unit 10 and Unit 1 being highlighted in online listings. The area around 475 MacElmon Road is characterized by a mix of industrial, retail, and service-oriented businesses, making it an ideal spot for enterprises looking for a blend of accessibility and operational efficiency. The presence of several real estate listings for nearby properties suggests a vibrant market with potential for growth and investment.

Debert's strategic position also offers connectivity; it's not far from Highway 101, enhancing transport logistics for commercial entities. The community's infrastructure supports various business types, from retail to heavy industry, thanks to its proximity to transportation networks like rail lines and its closeness to the Strait of Canso, known for its marine infrastructure.

This location is not only about logistics; it's part of a community with amenities and services that cater to both businesses and residents, enhancing the quality of life and work environment. The property at 475 MacElmon Road, therefore, represents an opportunity for businesses looking to establish or expand within a supportive and strategically located commercial environment in Nova Scotia.

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