

INDUSTRIAL FOR LEASE



389 BLUEWATER ROAD

389 BLUEWATER ROAD, BEDFORD, NS B4B 1J7



FOR LEASE

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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EXECUTIVE SUMMARY

389 BLUEWATER ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Industrial
AVAILABLE SPACE:	2,176 SF (Units 3, 4, 5) 2,098 SF (Unit 6) Up to 8,626 SF (Combined)
CEILING HEIGHT:	18' Clear
GRADE DOORS:	Two 14' x 12' grade loading doors per bay
POWER:	Up to 600 Volt, 100 Amp, 3-phase power
LEASE RATE:	\$16.00 Net
CAM & TAX:	\$5.50

PROPERTY OVERVIEW

This industrial space features flexible sizes from 2,098 SF to 8,626 SF across Units 3, 4, 5, and 6. Highlights include 18' clear ceilings, two 14' x 12' grade loading doors per bay, one barrier-free washroom, and up to 600 Volt, 100 Amp, 3-phase power per unit, with Unit 6 including an electrical room. The units measure 28' x 76' individually, with a total vacancy spanning 112' x 76', making it ideal for diverse industrial needs.

LOCATION OVERVIEW

Situated in the Atlantic Acres Business Park in Bedford, Nova Scotia, 389 Bluewater Road offers an ideal location for industrial and commercial ventures, surrounded by a robust business community. The area hosts a mix of established industrial operations, including warehouses and distribution centers, alongside growing residential developments in Bedford and Hammonds Plains, enhancing its appeal with a skilled local workforce and proximity to major highways like 102, connecting to the Port of Halifax (8 km) and Halifax Stanfield International Airport (25 km). Nearby, notable commercial hubs feature high-tech office spaces, such as the occupied RIM building with IBM and Bell Aliant, and the recently completed EON Place, fostering a dynamic environment for logistics, manufacturing, and service-based industries.

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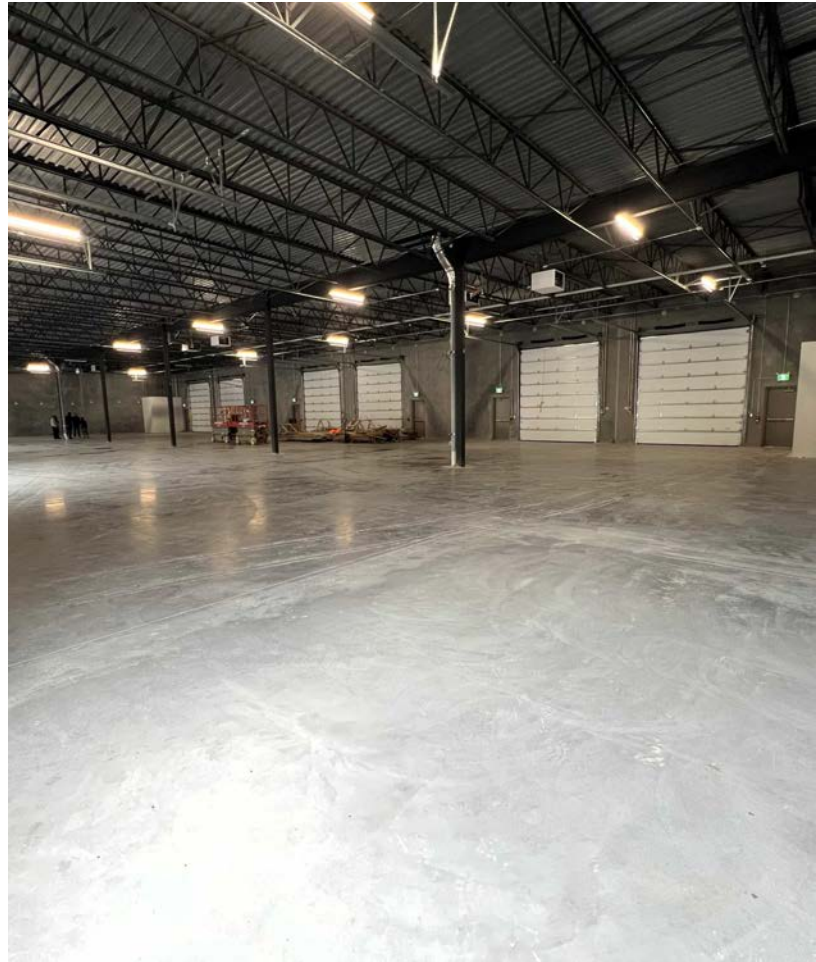
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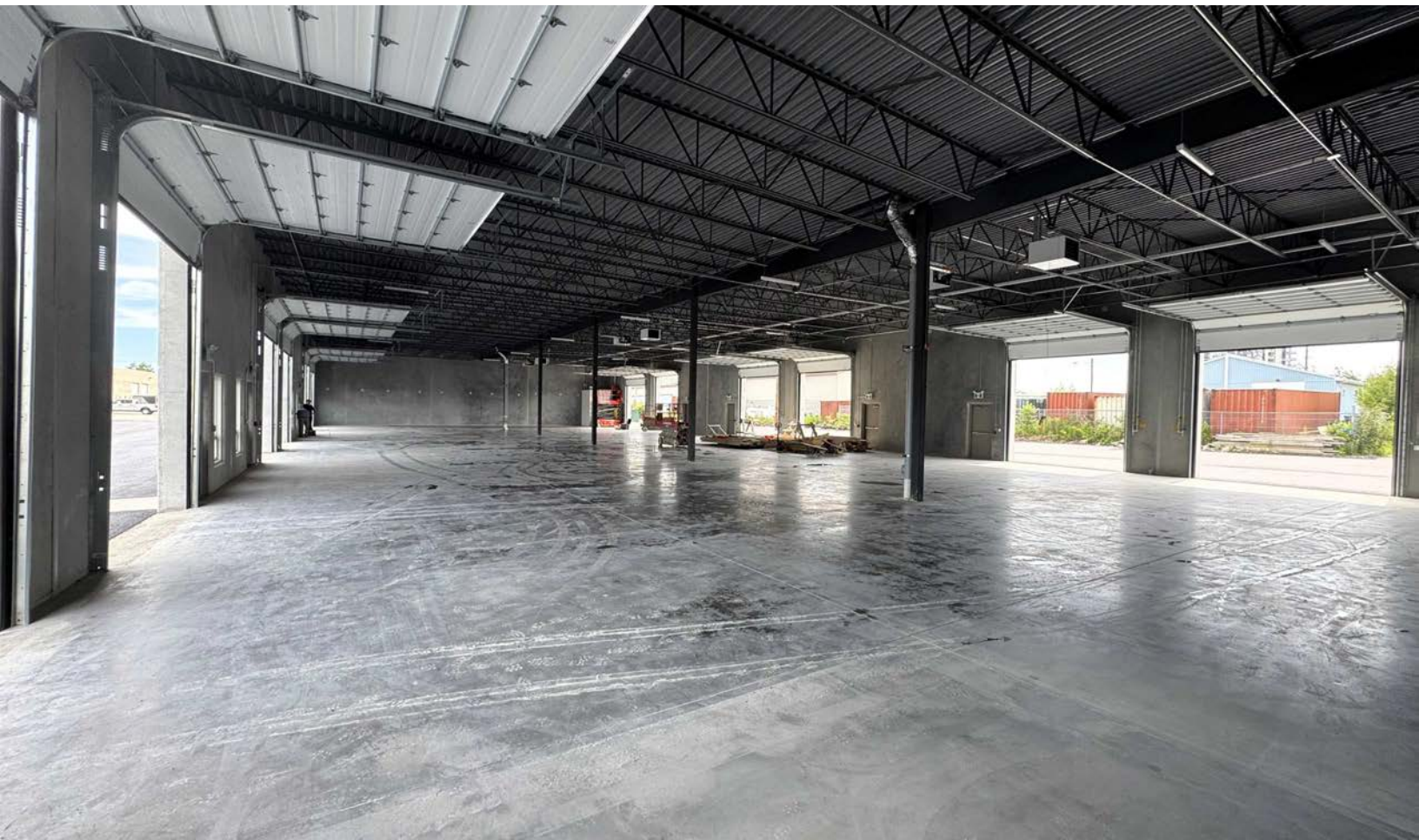
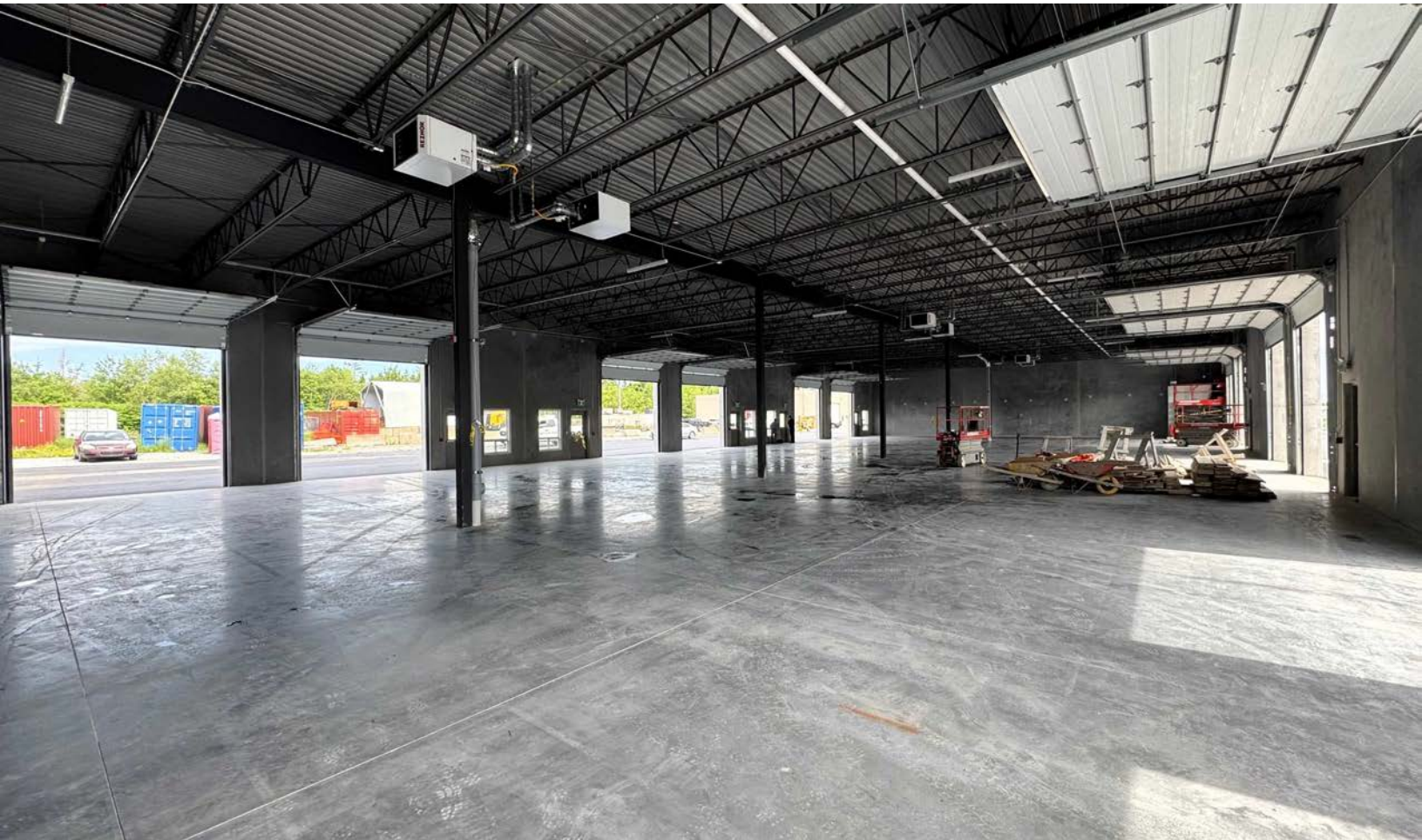
PROPERTY PHOTOS

389 BLUEWATER ROAD



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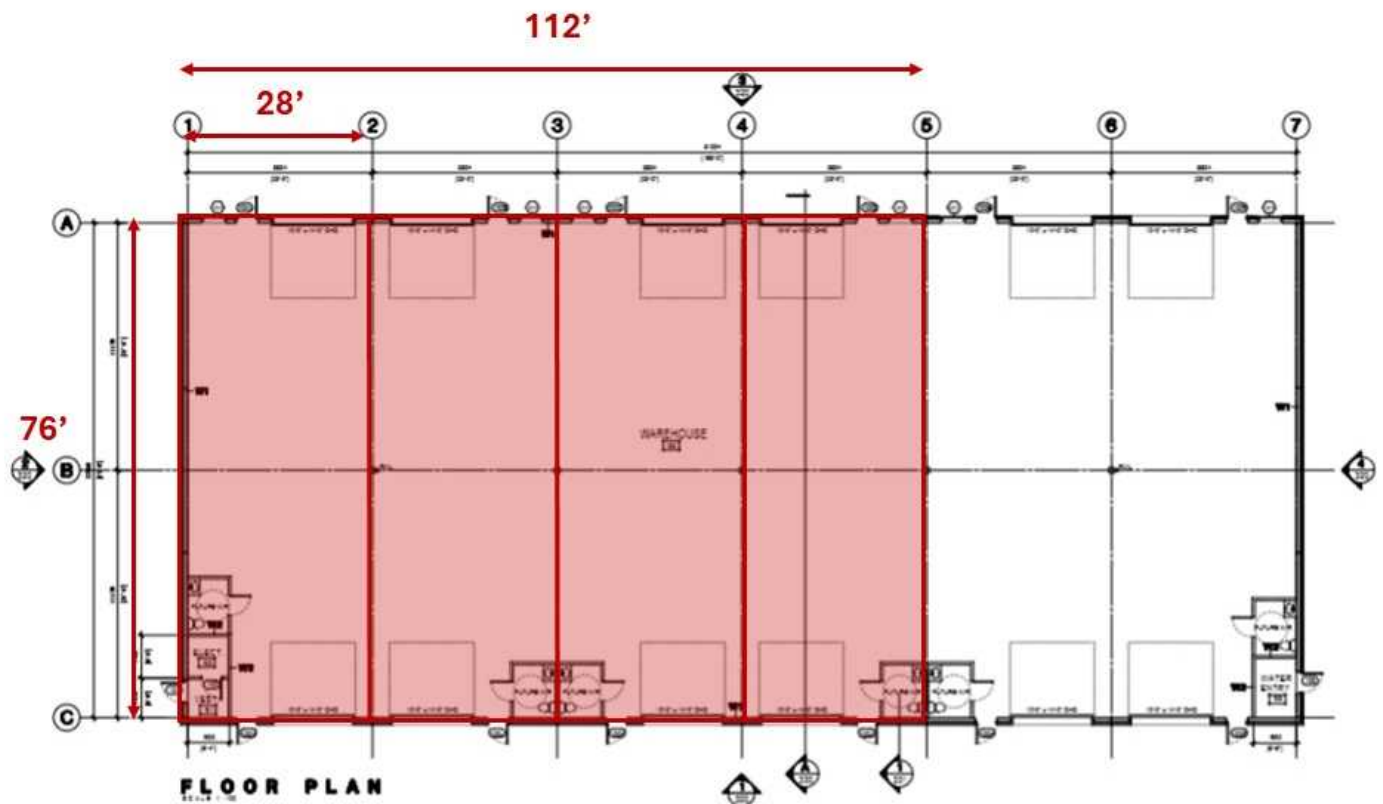
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FLOOR PLAN

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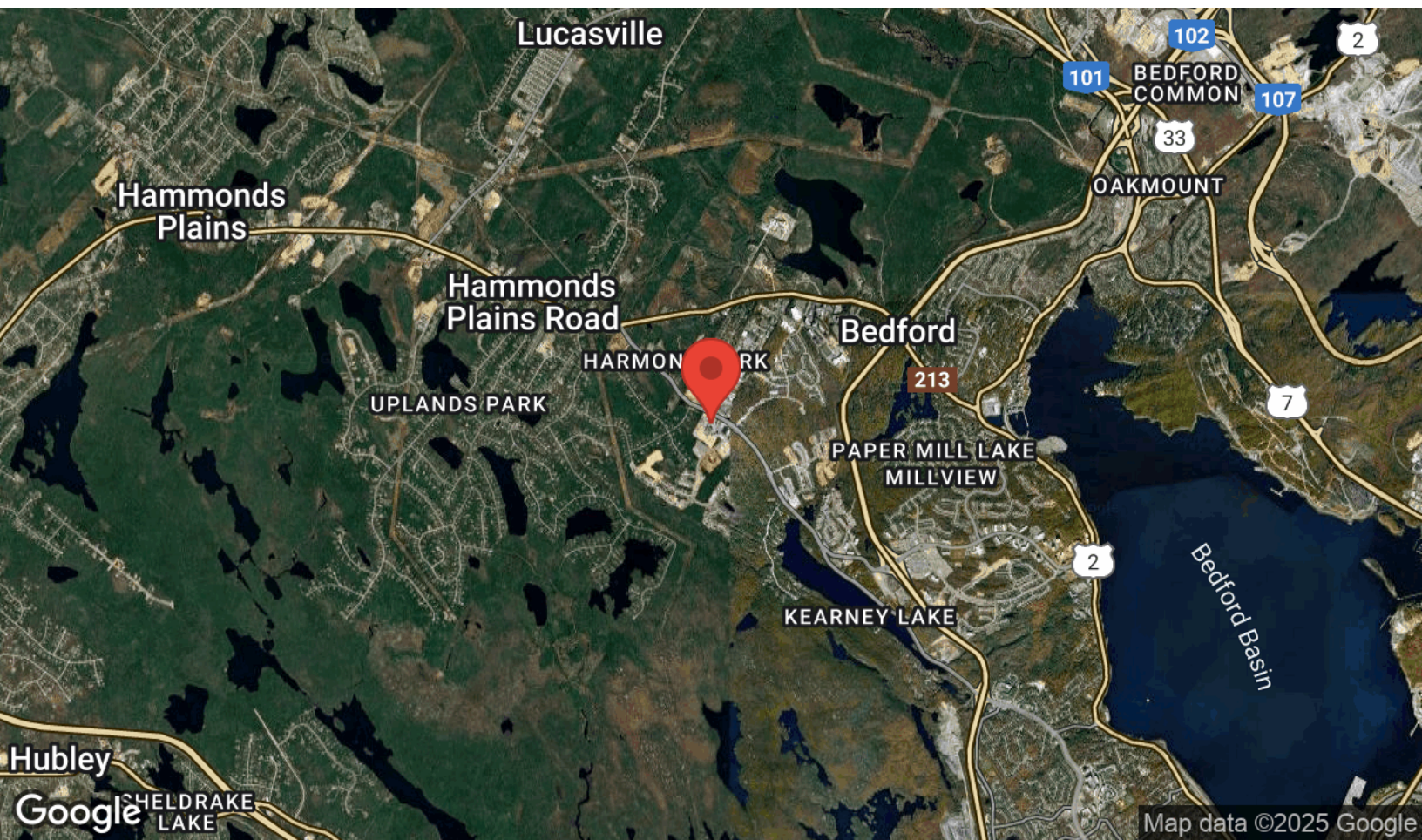
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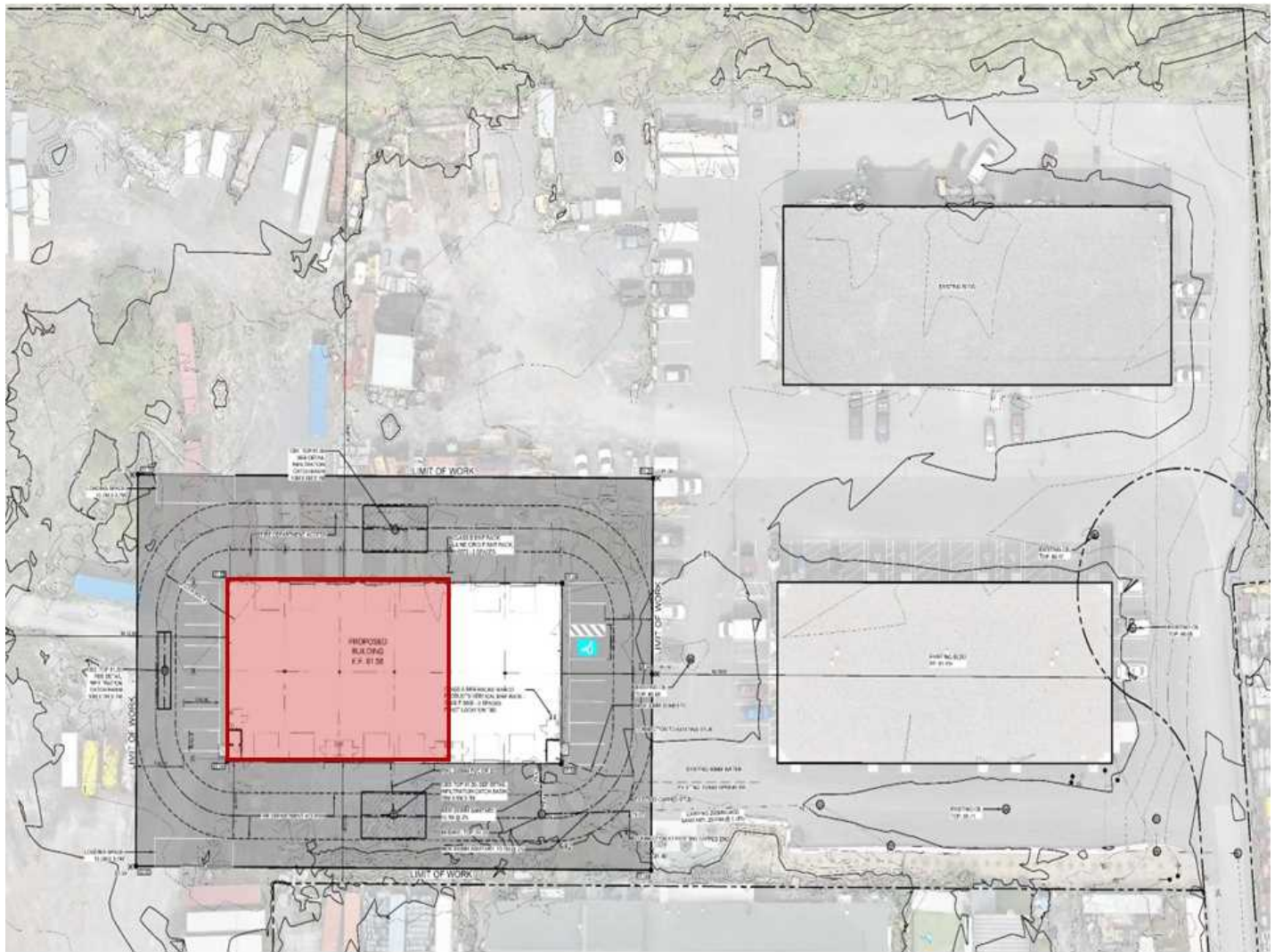
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LOCATION MAPS

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CONTACT INFORMATION

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