

INDUSTRIAL FOR SALE OR LEASE



34 ISNOR DRIVE

34 ISNOR DRIVE, BURNSIDE, NS B3B 1W3



FOR SALE OR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

PHIL BOLHUIS

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PROPERTY TYPE:	Industrial
BUILDING SIZE:	11,520 SF
CLEAR HEIGHT:	24.5'
LOADING:	2 Dock loading 14' x 12' Grade level loading
ELECTRICAL:	225 Amp 600 Volt 3 phase
LOT SIZE:	1.3 Acres (to be subdivided)
PARKING:	Ample paved parking
ZONING:	BGI (Burnside General Industrial)
LIST PRICE:	\$3,995,000
LEASE RATE:	\$14.50 Net PSF + \$6.32 CAM & Tax

PROPERTY OVERVIEW

- Single tenant clear span pre-engineered steel building (60' x 168' base area)
- Waste oil fired forced air heat, electric baseboard, ducted heat pump and radiant tube propane
- Sprinklered
- 28,000 SF secured fenced compound
- Easy access to Highway 102 and 118



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PROPERTY PHOTOS

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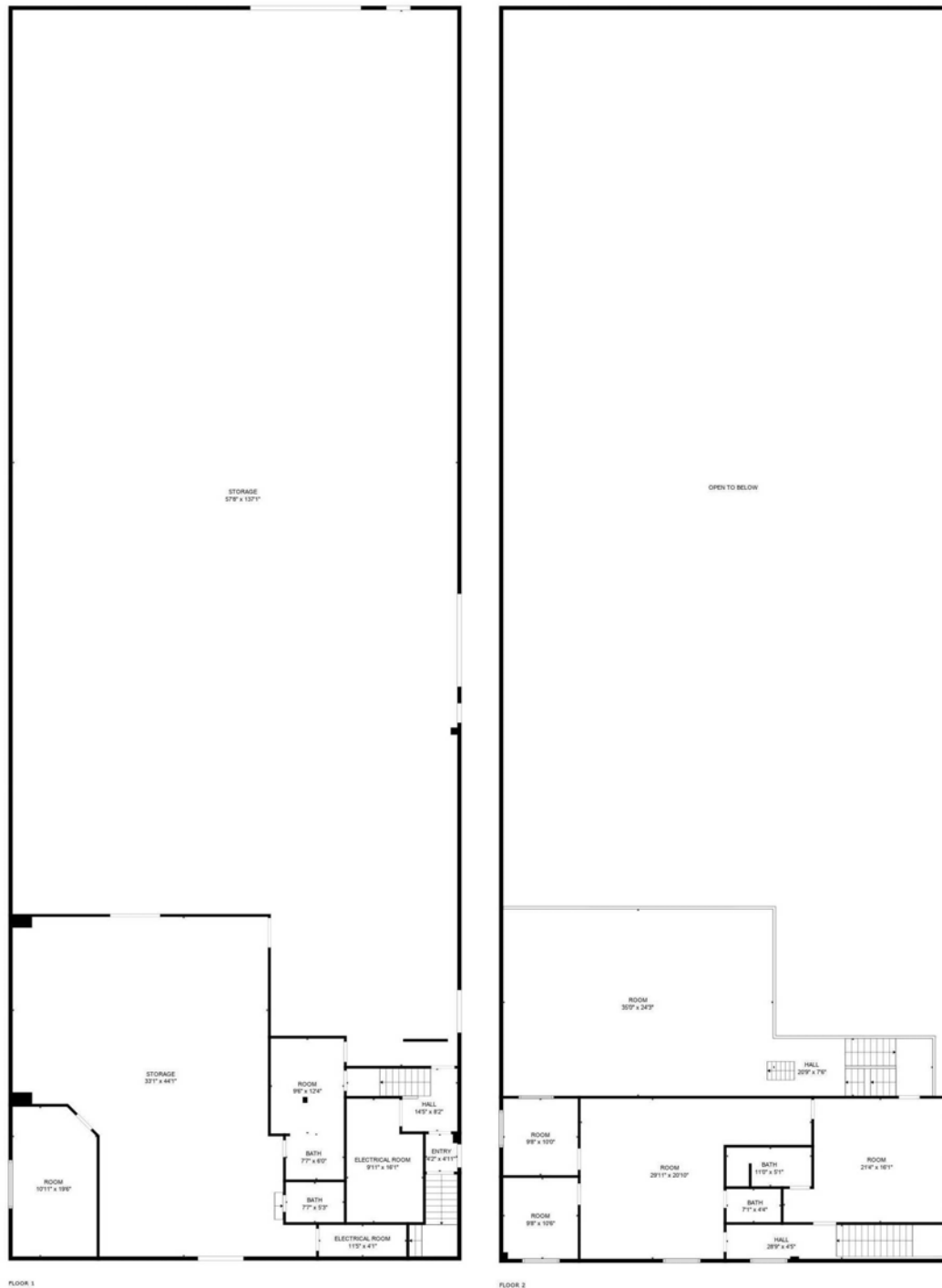
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FLOOR PLAN

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Total scanned area: 11877 sq. ft

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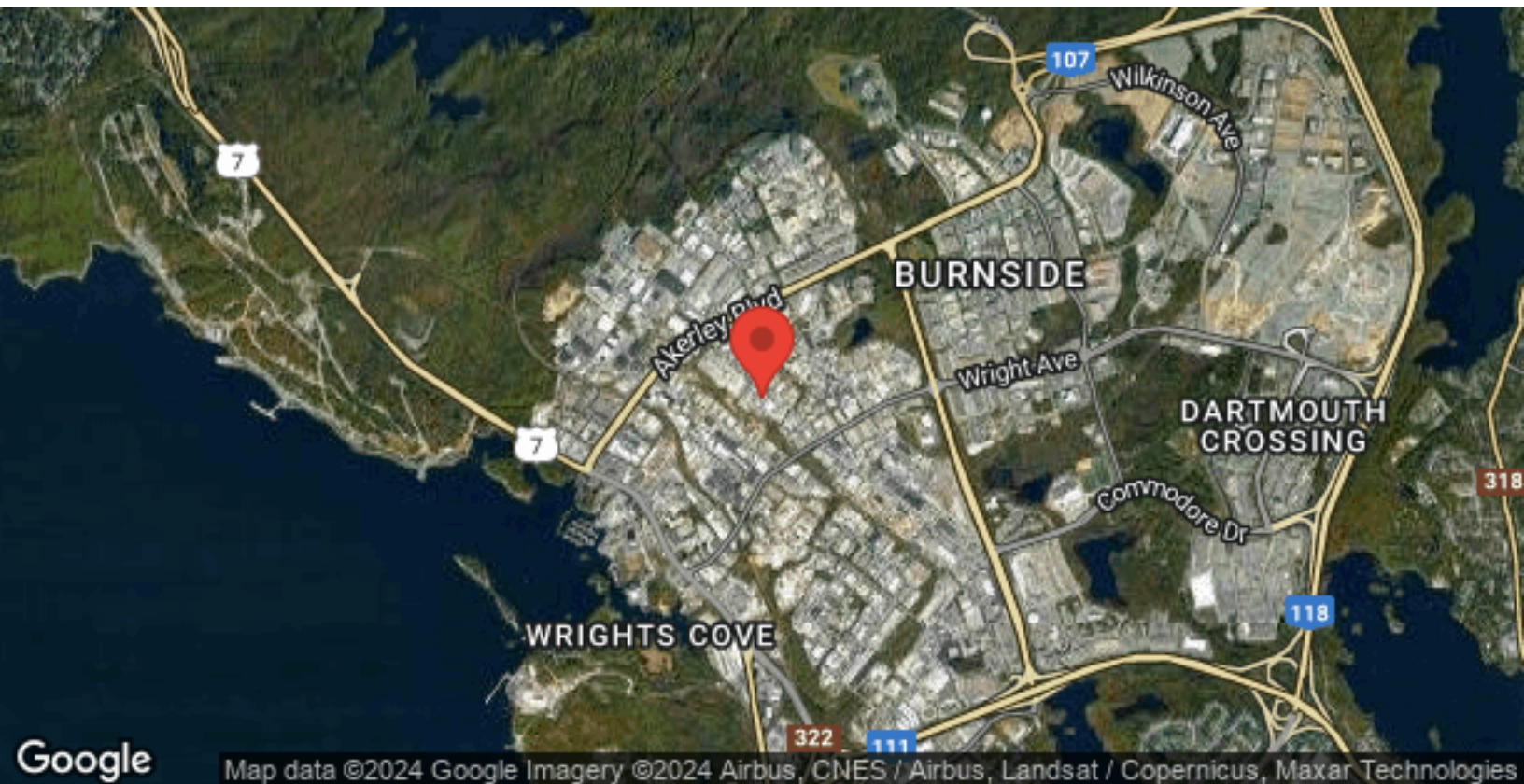
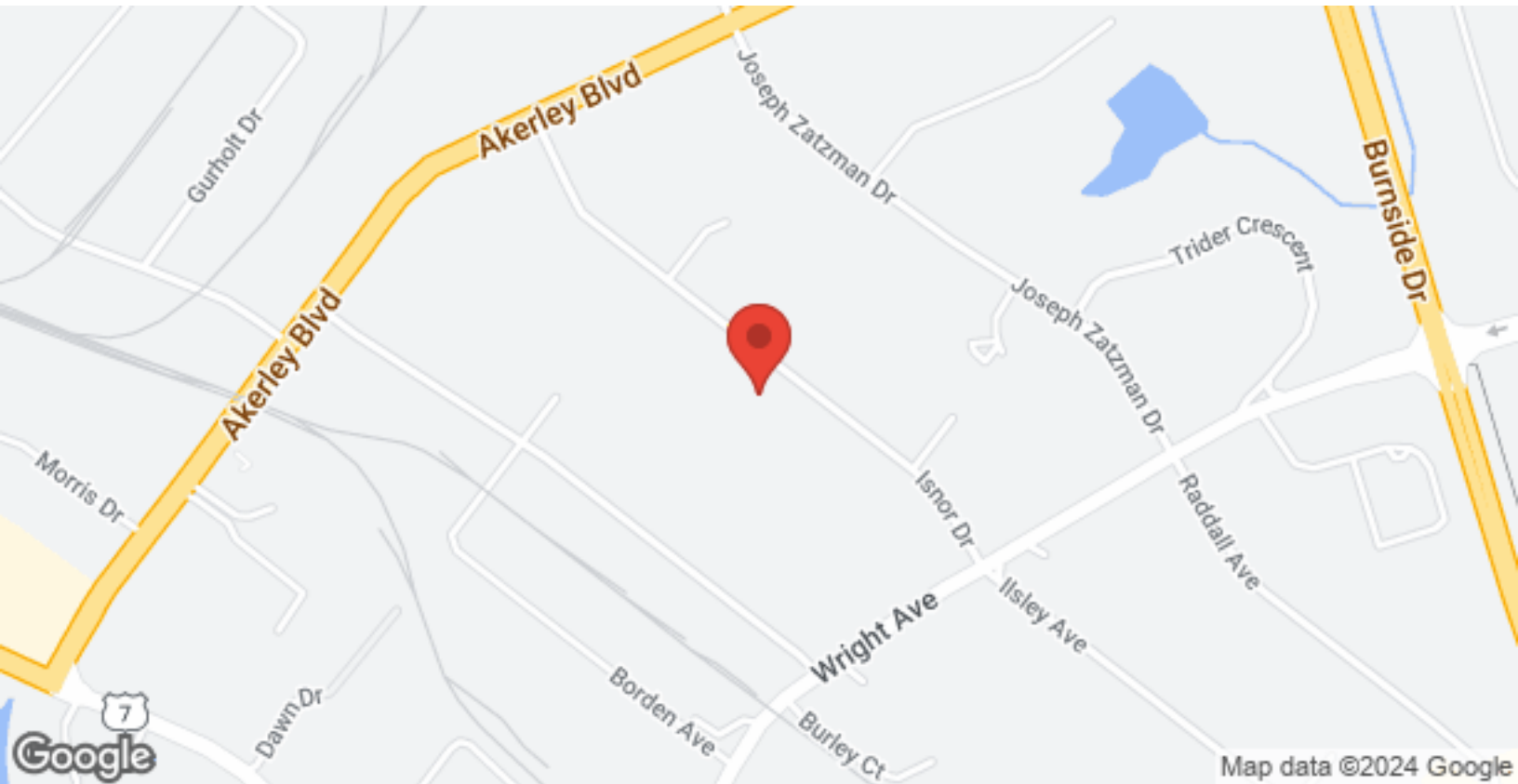
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LOCATION MAPS

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BUSINESS MAP

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CONTACT INFORMATION

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