

INDUSTRIAL FOR SALE

55 Industrial Avenue

Industrial - For Sale

55 Industrial Avenue, Truro, NS B2N 6V1

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55 INDUSTRIAL AVENUE

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OFFERING SUMMARY

Property Type:	Industrial
PID #:	20335386
Building Size:	3,977 SF
Lot Size:	41,782 SF
Ceiling Height:	19.5' Clear Height in the Warehouse
Loading:	Four (4) 14' x 12' Grade Level Loading
Zoning:	BI (Business Industrial)
Assessed Owner:	Agricultural Enterprises Limited
Assessed Value:	\$193,600.00 (Commercial Taxable 2026)
List Price:	\$950,000

PROPERTY OVERVIEW

55 Industrial Avenue offers a 3,977 SF pre-engineered steel industrial building (built in 1979) with a new roof installed in 2023. The warehouse features four (4) 14' x 12' grade-level loading doors, 19.5' clear ceiling height, 200 Amp / 600 Volt 3-phase power, and radiant tube propane heat, with electric heat in the office area. Zoned Business Industrial (BI), the property is well-suited for a wide range of industrial and commercial uses.

LOCATION OVERVIEW

55 Industrial Avenue is strategically located in the Truro Business Park, one of Central Nova Scotia's key industrial hubs and home to a strong mix of manufacturing, distribution, and service-based businesses. The property offers excellent access to Highway 102 and Highway 104 (Trans-Canada Highway), providing efficient connections to Halifax (approximately 1 hour), Halifax Stanfield International Airport (about 40 minutes), and Moncton, NB (approximately 2 hours). Its central location within the province makes it an ideal base for companies serving markets across Nova Scotia and Atlantic Canada.

PROPERTY PHOTOS

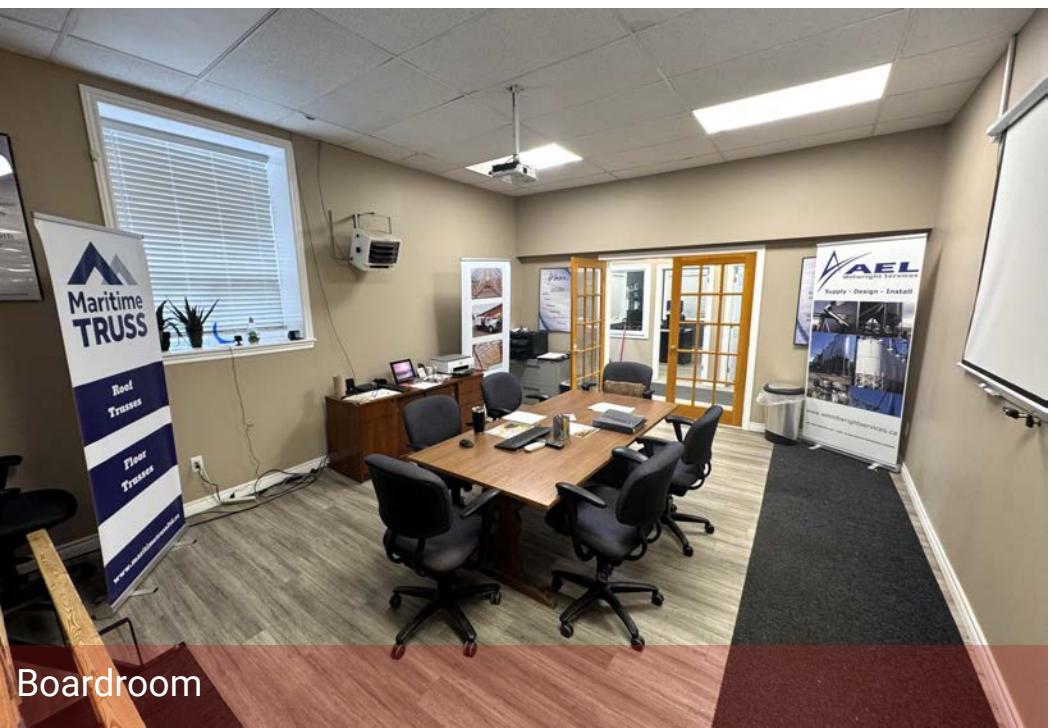
55 INDUSTRIAL AVENUE



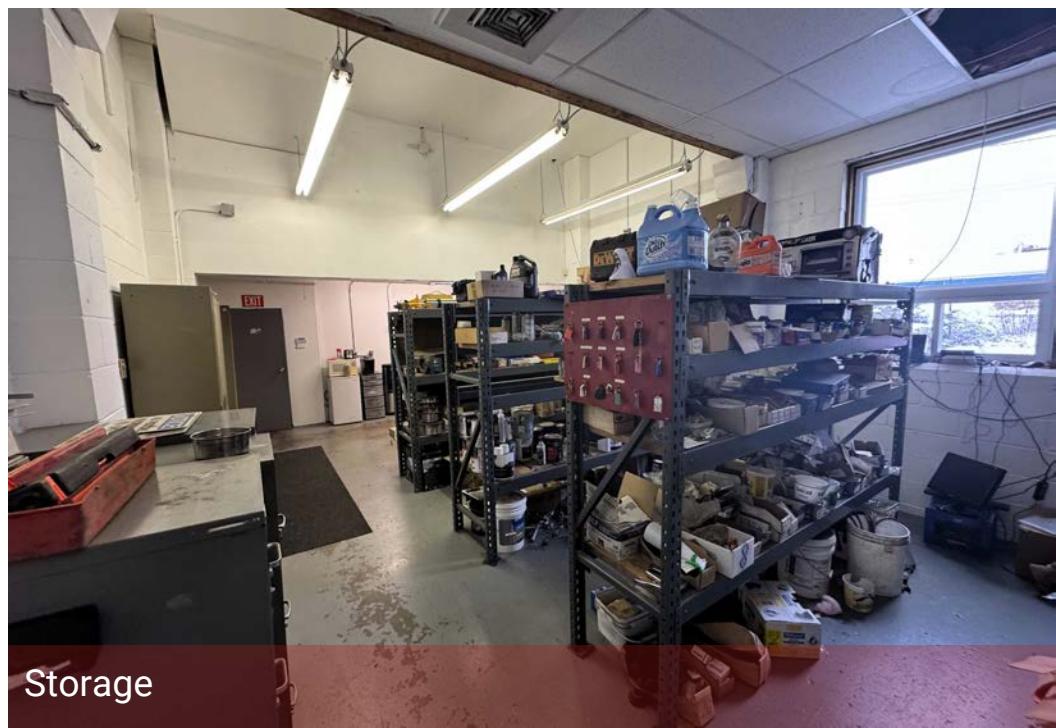
Private Office



Private Office



Boardroom

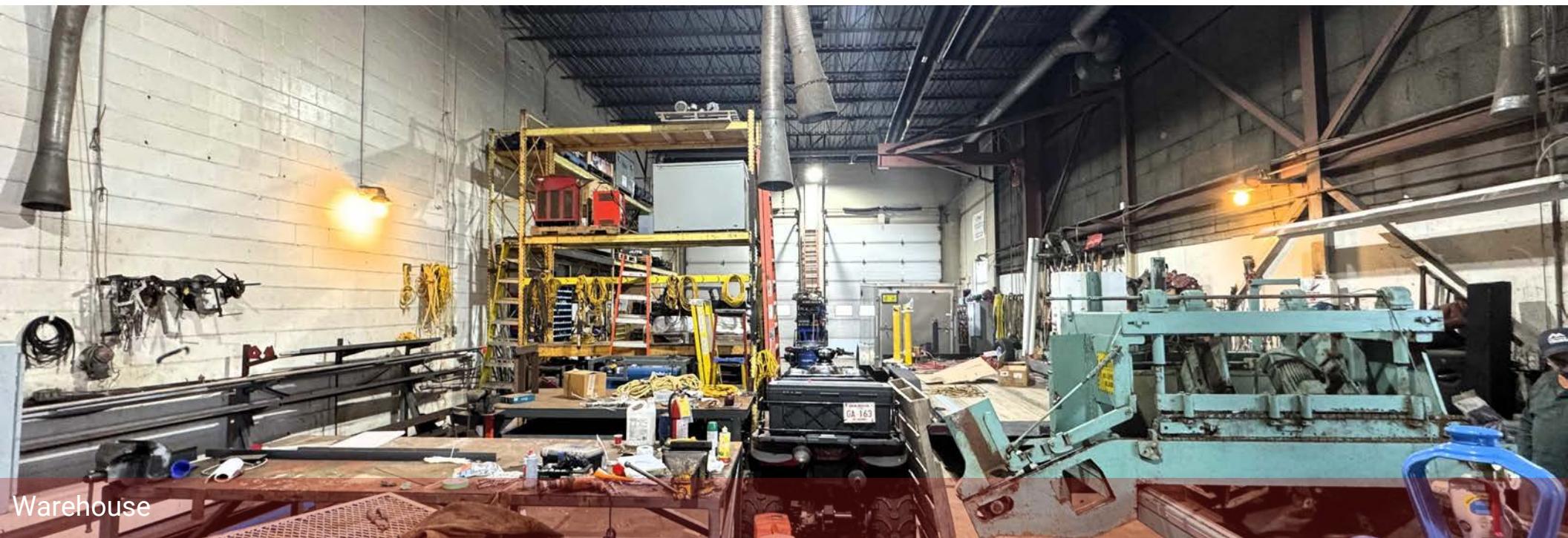


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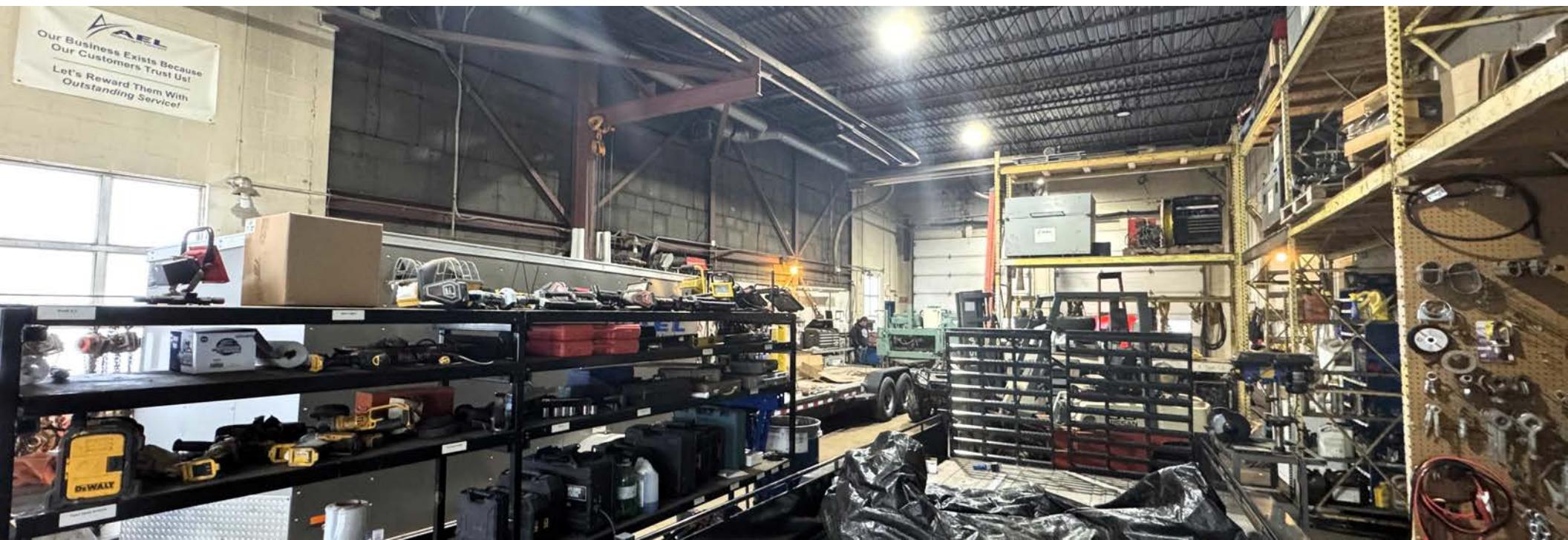
PROPERTY PHOTOS

55 INDUSTRIAL AVENUE

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Warehouse



PROPERTY PHOTOS

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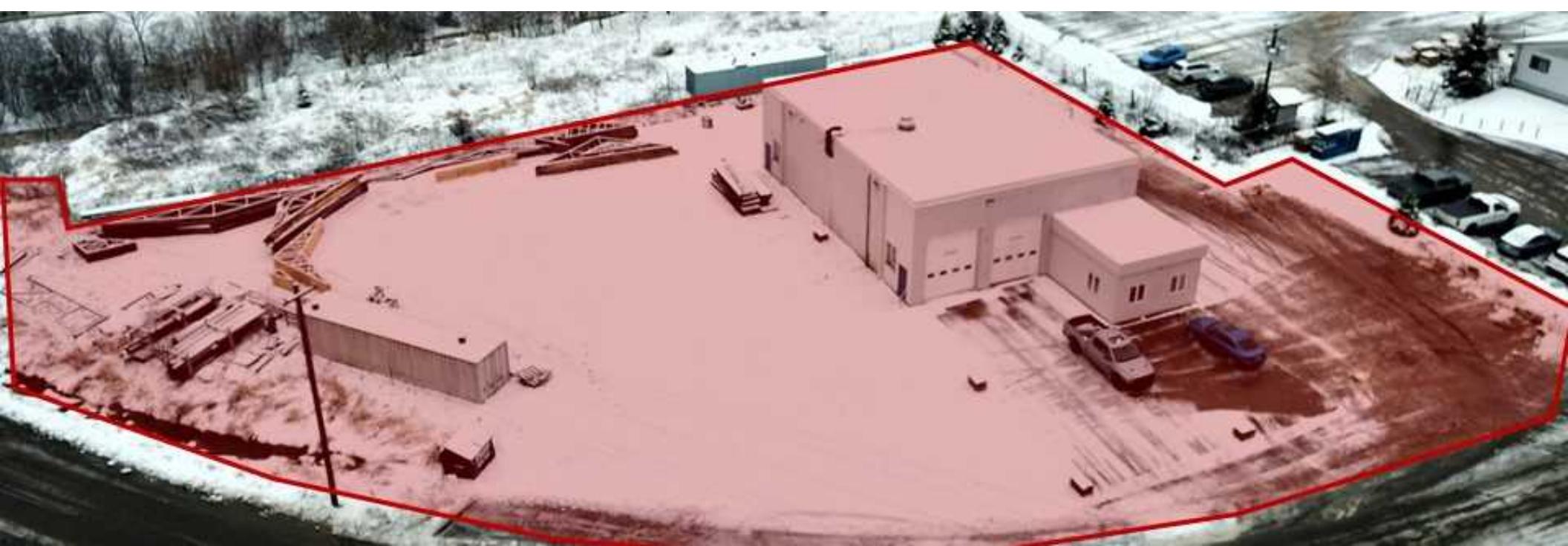
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PROPERTY PHOTOS

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BUILDING OVERVIEW

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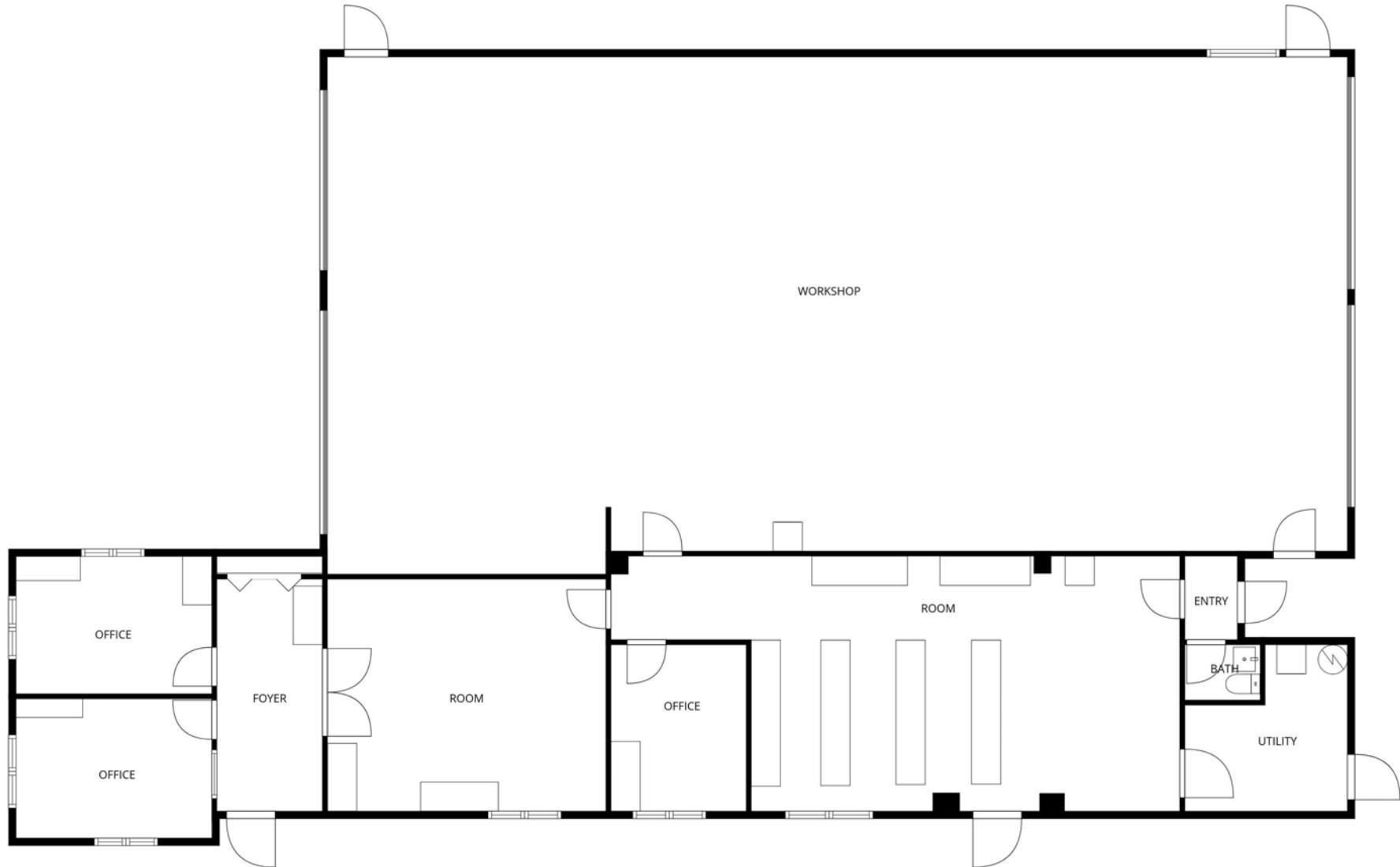


BUILDING SPECIFICATIONS

Property Type:	Industrial
Building Size:	3,977 SF
Construction Type:	Pre-Engineered Steel
Foundation:	Concrete
Roof Type:	New Roof (2023)
Year Built:	1979
Ceiling Height:	19.5' Clear (Warehouse)
Loading:	Four (4) 14' x 12' Grade Level Loading
Electrical:	200 Amp 600 Volt 3 Phase Power Supply
Lot Size:	41,782 SF
Heating:	Radiant Tube Propane (Warehouse) Electric (Office)
Water & Sewer:	Municipal
Zoning:	BI (Business Industrial)
List Price:	\$950,000

FLOOR PLAN

55 INDUSTRIAL AVENUE



3D FLOOR PLAN

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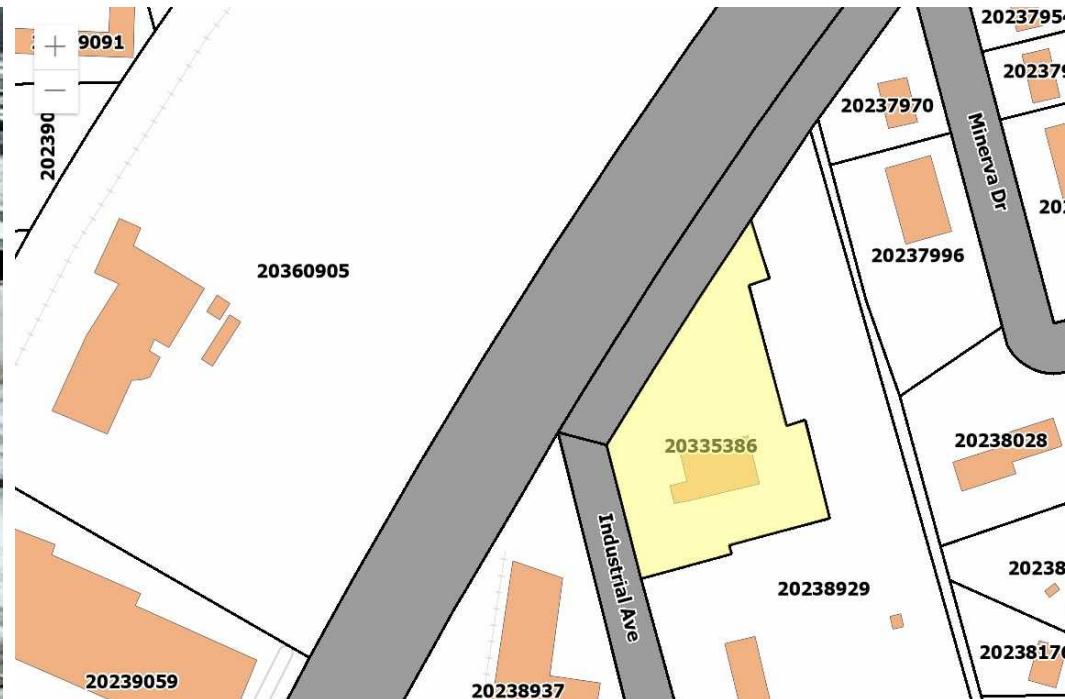
LOT DIMENSIONS

55 INDUSTRIAL AVENUE



LOCATION & HIGHLIGHTS

55 INDUSTRIAL AVENUE

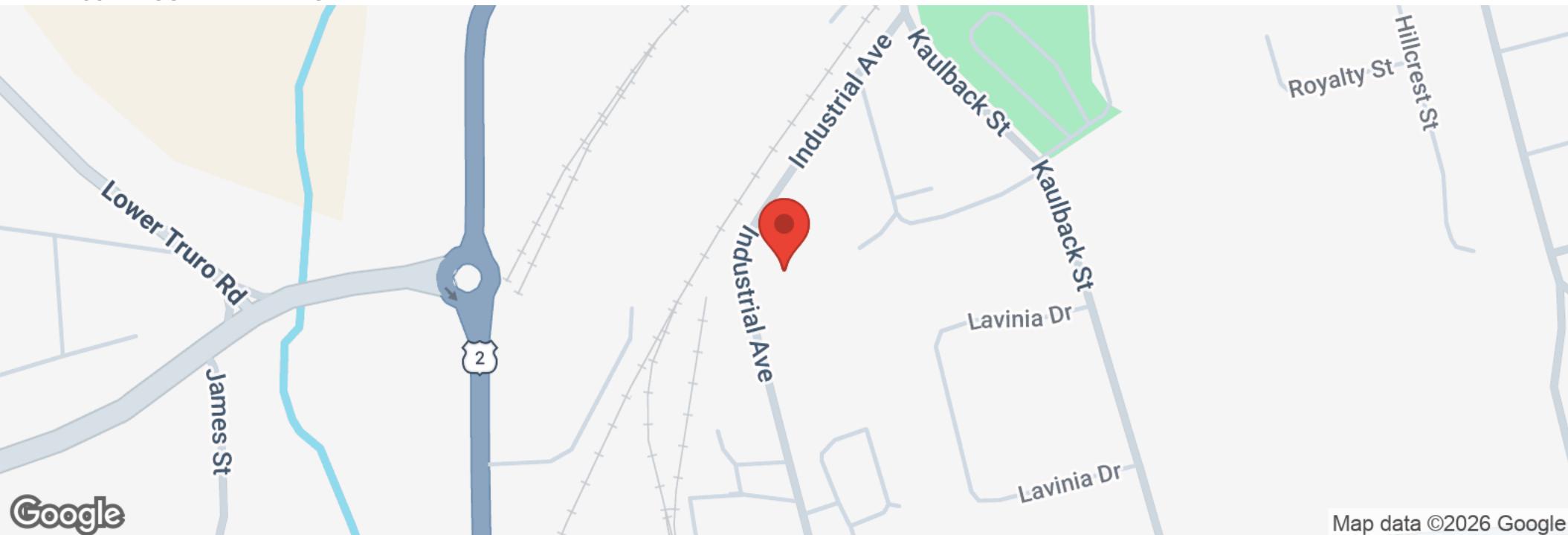


55 Industrial Avenue is ideally situated within the well-established Truro Business Park, a central Nova Scotia industrial hub home to nearly 50–70 diverse businesses engaged in manufacturing, processing, distribution and professional services, including operations like Northeast Nutrition, Scotsburn/Agropur, Truro Cannabis Inc., Intertape Polymer Inc., MGM Automated Doors and other local manufacturers and service firms.

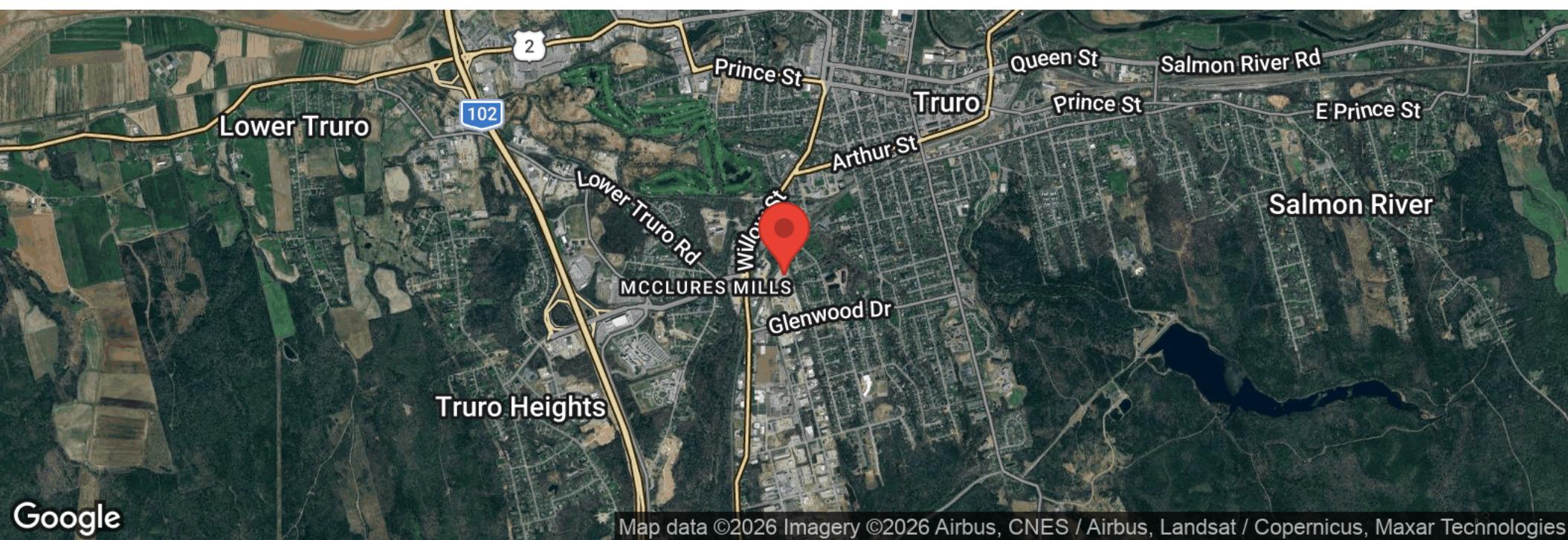
The park's strategic location just minutes from Highway 102 and Highway 104 (Trans-Canada Highway) provides seamless east-west and north-south access across Nova Scotia and into Atlantic Canada. It's approximately one hour to Halifax, about 40 minutes to Halifax Stanfield International Airport, and roughly two hours to Moncton, making it an excellent logistics base for provincial and regional distribution. This central location, combined with strong surrounding commercial and industrial activity, underscores the property's appeal for a wide range of industrial and service-oriented users.

LOCATION MAPS

55 INDUSTRIAL AVENUE



Map data ©2026 Google



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10.1 PERMITTED USES

Table 10.1: Business Industrial (BI) Zone Permitted Uses

	AS-OF-RIGHT	CONDITIONAL USE	SITE PLAN APPROVAL	DEVELOPMENT AGREEMENT
Accommodations	👍			
Adult Entertainment		👍		
Animal and Pet Services	👍			
Animal Hospital	👍			
Animal Shelter	👍			
Artisan Studio	👍			
Automobile Repair	👍			
Automobile Sales and Rentals	👍			
Automobile Service Station	👍			
Automobile Wash and Detailing	👍			
Bank and Financial Institution	👍			
Beverage Room, Lounge and Cabaret	👍			
Brewery, Winery, and Distillery	👍			
Broadcasting and Communications	👍			
Construction Industry	👍			
Correctional Facility	👍			
Club	👍			
Community Institution	👍			
continued...				



Kennel	👍
Manufacturing, Processing, and Assembly	👍
Neighbourhood Clinic	👍
Office and Professional Use	👍
Parking Lots	👍
Parking Structure	👍
Parks and Open Space	👍
Personal Services	👍
Printing	👍
Recreation Facility, Commercial	👍
Recreation Facility, Indoor	👍
Recreation Facility, Outdoor	👍
Recycling and Material Recovery	⚠️
Religious Institution	👍
Repair Shop	👍
Residential (up to 4 units)	⚠️
Restaurant	👍
Restaurant, Drive-Thru	👍
Retail	👍
Scientific and Technical Service	👍
Stadia and Auditoria	👍
Taxi Depot	👍
Transportation Facilities and Depots	👍
Utilities	👍
Warehousing & Storage	⚠️
Waste Management and Remediation	⚠️
Wholesale Use	👍

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