

INDUSTRIAL FOR SALE

55 Industrial Avenue

Industrial - For Sale

55 Industrial Avenue, Truro, NS B2N 6V1

kw COMMERCIAL
ADVISORS[®]

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55 INDUSTRIAL AVENUE

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

55 INDUSTRIAL AVENUE



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



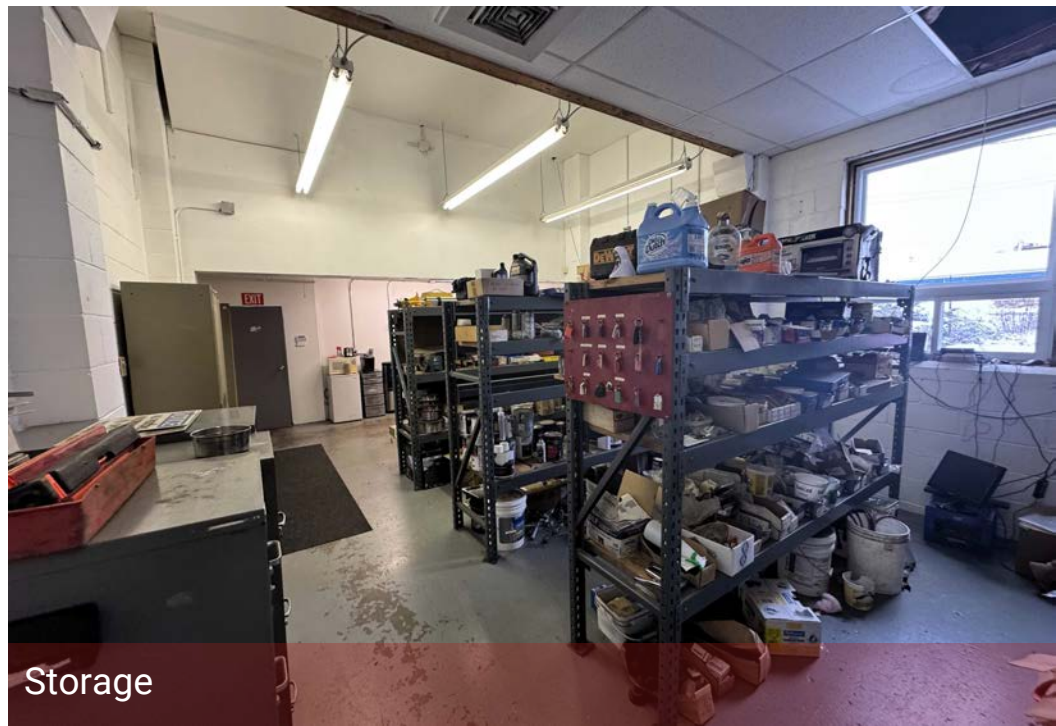
Private Office



Private Office



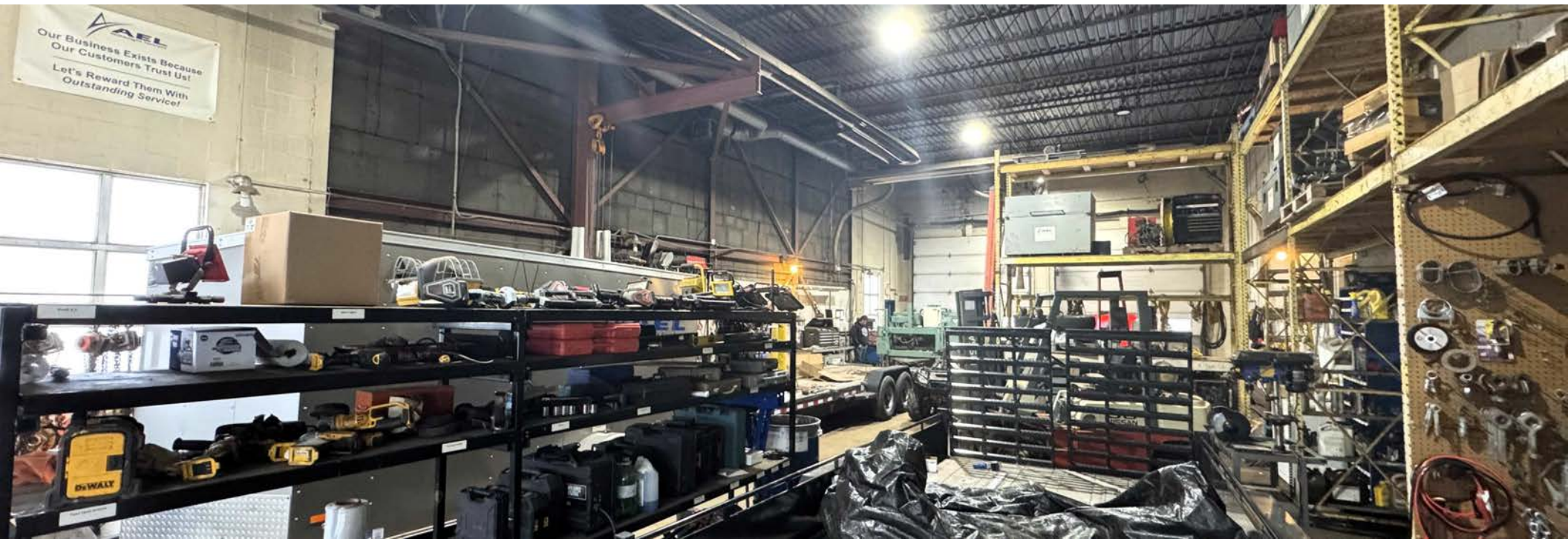
Boardroom



Storage

PROPERTY PHOTOS

55 INDUSTRIAL AVENUE



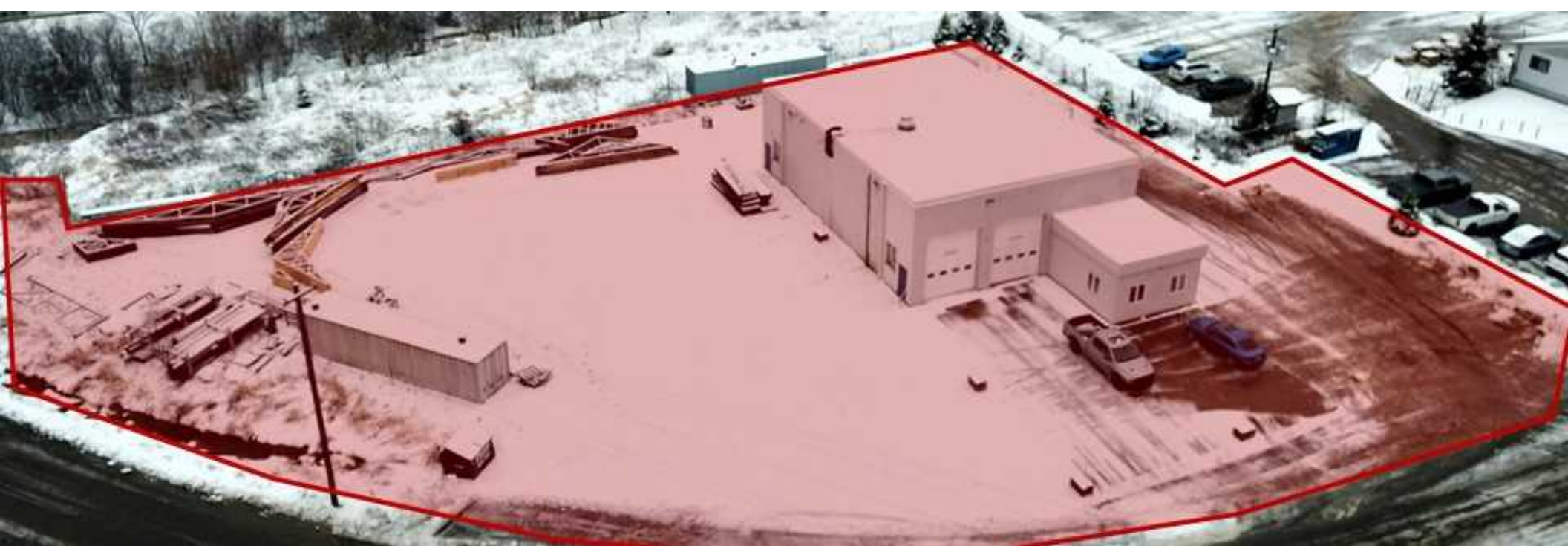
PROPERTY PHOTOS

55 INDUSTRIAL AVENUE



PROPERTY PHOTOS

55 INDUSTRIAL AVENUE



BUILDING OVERVIEW

55 INDUSTRIAL AVENUE

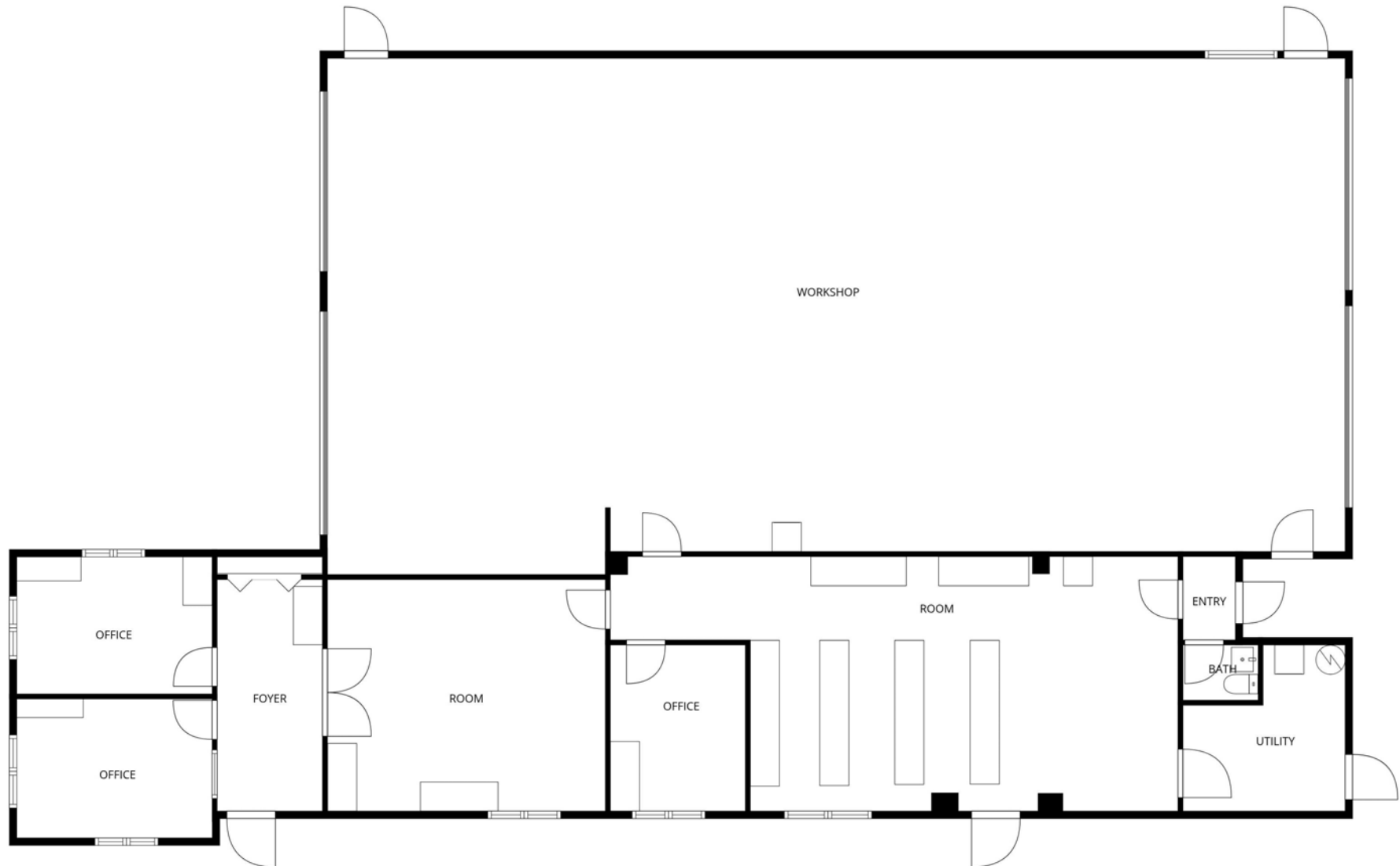


BUILDING SPECIFICATIONS

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

55 INDUSTRIAL AVENUE



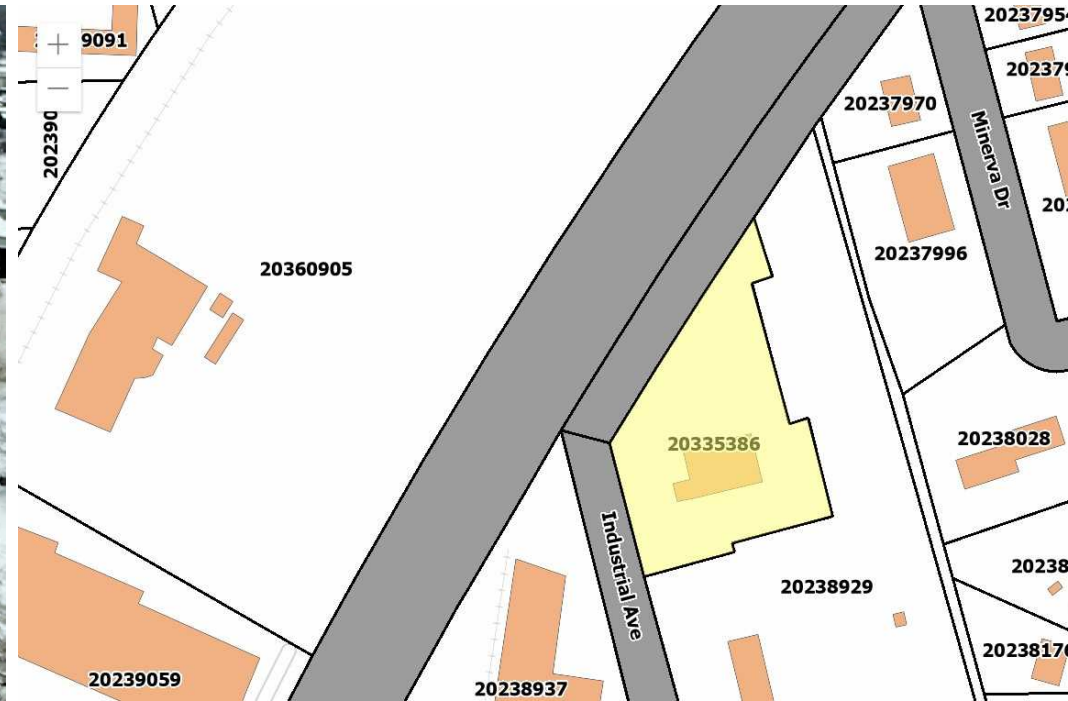
LOT DIMENSIONS

55 INDUSTRIAL AVENUE



LOCATION & HIGHLIGHTS

55 INDUSTRIAL AVENUE

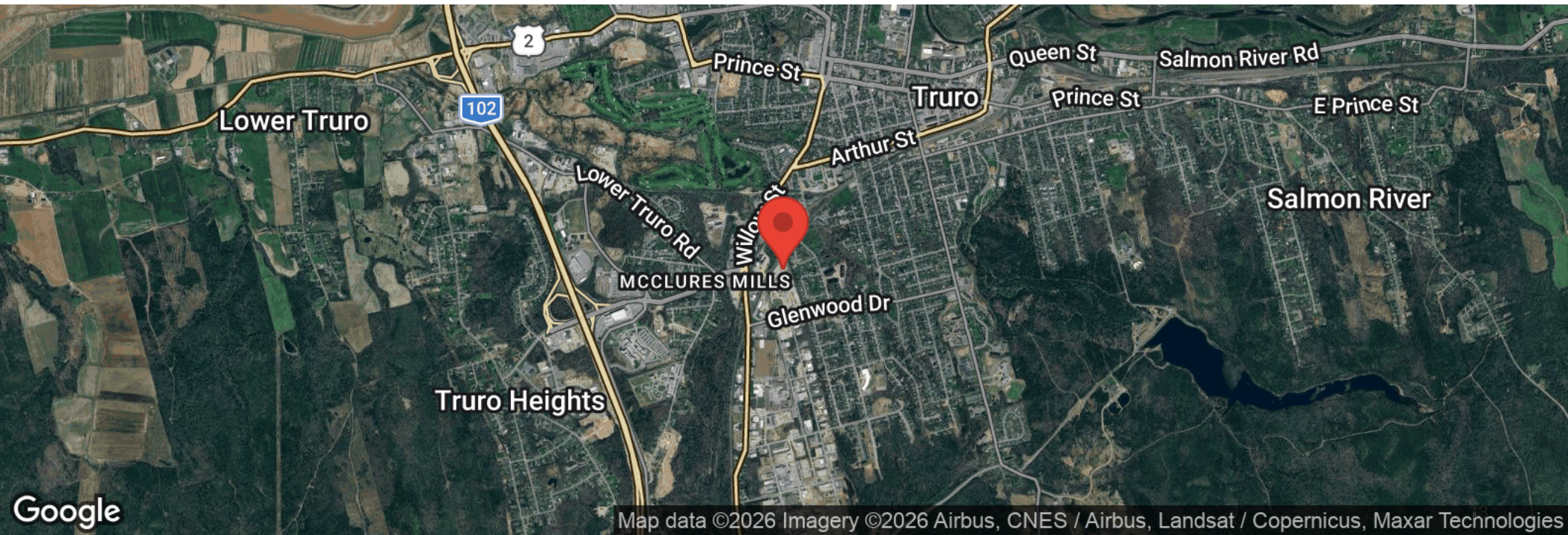
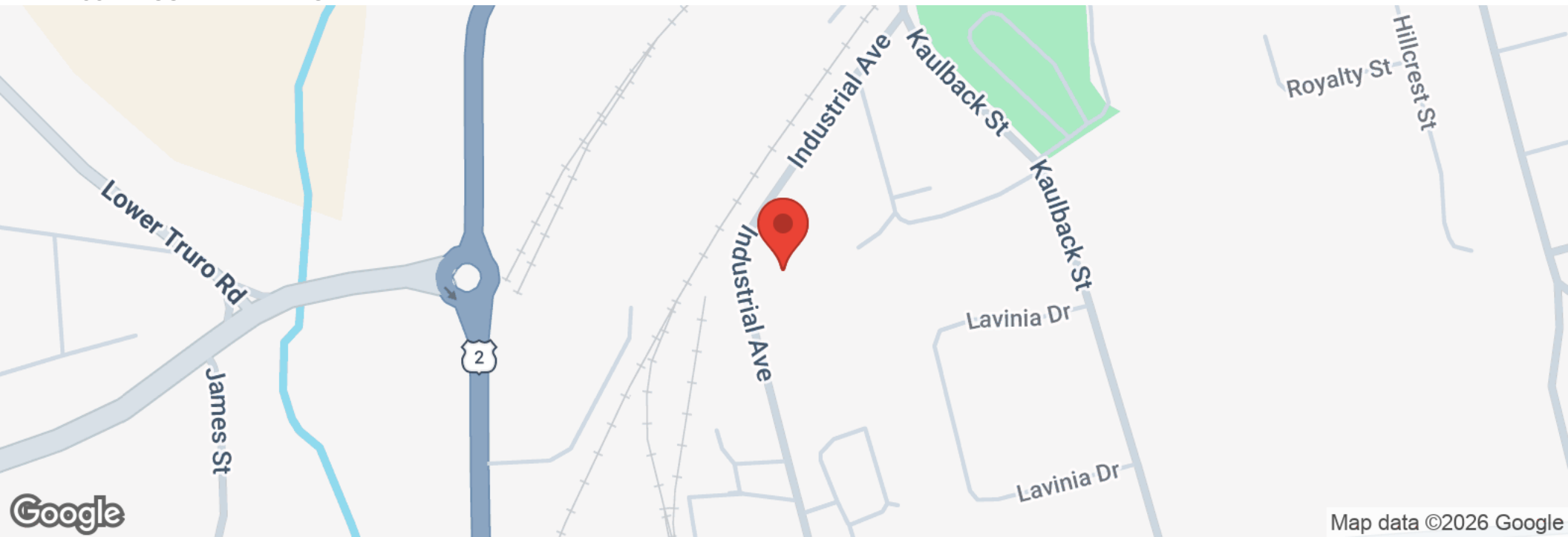


55 Industrial Avenue is ideally situated within the well-established Truro Business Park, a central Nova Scotia industrial hub home to nearly 50–70 diverse businesses engaged in manufacturing, processing, distribution and professional services, including operations like Northeast Nutrition, Scotsburn/Agropur, 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



10.1 PERMITTED USES




























Table 10.1: Business Industrial (BI) Zone Permitted Uses

 AS-OF-RIGHT	 CONDITIONAL USE	 SITE PLAN APPROVAL	 DEVELOPMENT AGREEMENT
Accommodations		Convenience Stores	
Adult Entertainment		Crematoria	
Animal and Pet Services		Crop Production, Indoor	
Animal Hospital		Day Care Centre	
Animal Shelter		Dormitory	
Artisan Studio		Dry-cleaning and Laundry	
Automobile Repair		Educational Use	
Automobile Sales and Rentals		Emergency Services	
Automobile Service Station		Emergency Shelter	
Automobile Wash and Detailing		Farmers Market, Flea Market, and Antique Market	
Bank and Financial Institution		Food Service	
Beverage Room, Lounge and Cabaret		Funeral Home	
Brewery, Winery, and Distillery		Garden Centre	
Broadcasting and Communications		Governmental Use	
Construction Industry		Greenhouse, Nursery, and Floriculture	
Correctional Facility		Health Care Clinic	
Club		Hospital	
Community Institution		Industrial Equipment Sales and Service	

continued...



LAND USE BY-LAW
Business Industrial (BI) Zone

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

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55 INDUSTRIAL AVENUE

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