

# FOR SUBLEASE



## 30 LADY MARY WAY - UNIACKE INDUSTRIAL CONDOS | MOUNT UNIACKE, NS

INDUSTRIAL CONDOS | 2,583 SF - 5,166 SF (UNITS 105-106)



### Phil Bolhuis

Real Estate Advisor  
902.293.4524

[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

### Matt Olsen

Real Estate Advisor  
902.489.7187

[mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)

### KELLER WILLIAMS SELECT REALTY

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

[www.kwcommercialhalifax.com](http://www.kwcommercialhalifax.com)

# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate the sublease of Industrial Condominium Units located at 30 Lady Mary Way, Mount Uniacke, NS B0N 1Z0

<b>Civic Address:</b>	30 Lady Mary Way, Mount Uniacke, NS B0N 1Z0
<b>Property Type:</b>	Industrial Condos
<b>PID #:</b>	45413648
<b>Building Size:</b>	15,500 SF
<b>Available Space:</b>	2,583 SF - 5,166 SF (Units 105-106)
<b>Dimensions:</b>	Exterior: 242'2" x 64'2" Building   64'2" x 40'8" Unit Interior: 240' x 62' Building   39'4" x 62" Unit
<b>Construction Style:</b>	Concrete tilt-up
<b>Lot Size:</b>	1.62 Acres
<b>HVAC:</b>	3 Ton rooftop HVAC heat pump per unit
<b>Loading:</b>	Two (2) X 14' High X 12' wide grade loading doors (per unit)
<b>Ceiling Height:</b>	18' Clear
<b>Column Spacing:</b>	Clear span within unit
<b>Plumbing:</b>	1 Barrier free washroom & laundry tub
<b>Water Source:</b>	Drilled well
<b>Sanitary Waste Treatment:</b>	3,500 Liter daily capacity to multi tank septic with ECOFLO filter
<b>Parking:</b>	54 marked spaces (8 exclusive per unit + 6 common)
<b>Zoning:</b>	BP Business Park Zone, Municipality of East Hants
<b>Lease Rate:</b>	\$16.00 Net + \$6.47 CAM & Tax



# AREA OVERVIEW

30 Lady Mary is located in the newer section of the Mount Uniacke Industrial Park, off of James Boyle Drive. Lot 4 is behind Mobile Valve and around the corner from Brewster Well Drilling at 77 James Boyle Drive; two nearby Landmarks.

Mount Uniacke, located within the Municipality of East Hants is located at Exit 3 on the twinned 110km/h Highway 101, and is the logical extension of Lower, Middle and Upper Sackville in the HRM. 12 minutes or 18.2 KM gets you to the Bedford Bypass for convenient access to Larry Uteck, and the Burnside Industrial Park via magazine hill, and future Burnside access via Burnside connector to Highway 102 exit adjacent Duke Street, Bedford (2023 target completion).

In 2016, East Hants had one of the most economically active populations in Nova Scotia, with 66.3% of residents (age 15 years and over) in employment. East Hants attracts talent from all over Canada, with the following employment sectors:

Business, finance and administration occupations (14.1%);

Trades, transport, and equipment operators (22.9%);

Education, law, social community, & government services (10.4%); and Management occupations (9.5%) all represented in the region (Statistics Canada, Census Profile, 2016).

The property is Zoned BP Business Park Zone.

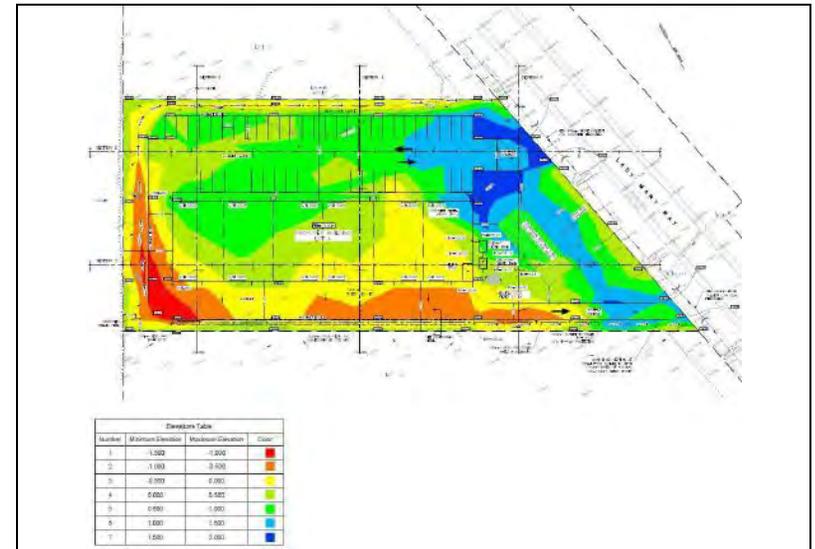


# RETAILER MAP

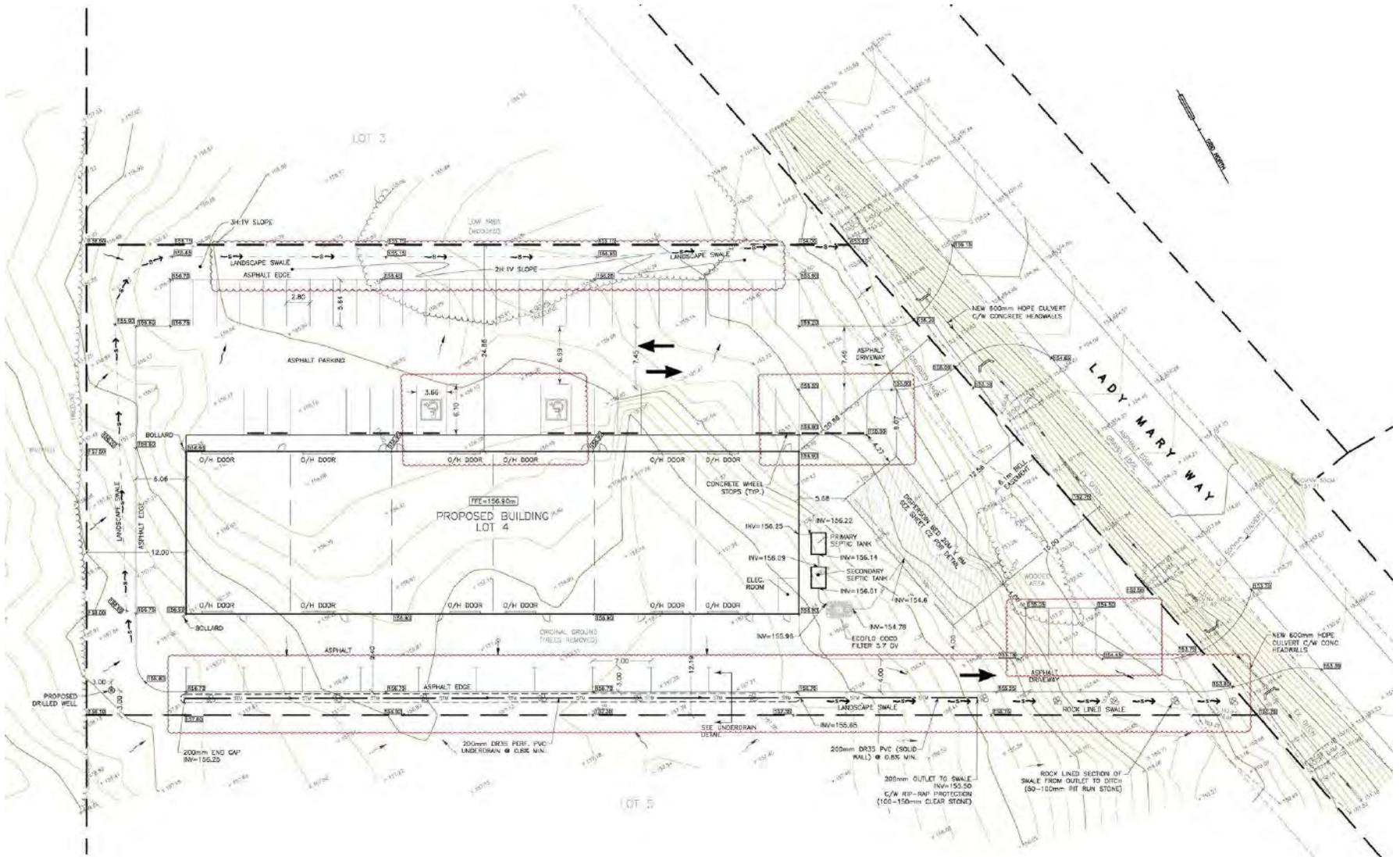


# SITE SPECIFICATIONS

<b>Civic Address:</b>	30 Lady Mary Way, Mount Uniacke, NS B0N 1Z0		
<b>PID #:</b>	45413648		
<b>Lot Size:</b>	1.62 Acres		
<b>Site Specifications:</b>	Lady Mary Way Frontage (East):	246'	
	North Eastern Boundary:	301'	
	North Western Boundary:	185'	
	South Western Boundary:	462'	
<b>Zoning:</b>	BP Business Park Zone, Municipality of East Hants		
<b>Municipal Services:</b>	No water & sewer; onsite well & septic		
<b>Water Source:</b>	Drilled well		
<b>Sanitary Waste Treatment:</b>	Multi tank septic with ECOFLO filter to +/- 1,700 SF disposal field		
<b>Building Parking:</b>	54 paved and marked spaces		
<b>Unit Parking:</b>	8 paved exclusive per unit + 6 common area, including 2 handicap		
<b>Drainage:</b>	Under ground 200MM PVC perforated for roof & storm water to 25MM clear stone		
<b>Asphalt:</b>	Type C 75MM asphalt on 150MM Type 1 gravel base + 200MM Type 2 gravel		
<b>Septic:</b>	3,500 L/ day average daily flow from building to primary 4,750 L Shaw Precast Concrete septic tank, to secondary 4,750 L tank with ECOFLO Pete Moss effluent filter, to +/- 1,700 SF dispersion bed		
<b>Driveway:</b>	Two (2): One (1) paved 2-way + 1 paved 1-way at rear		



# SURVEY PLAN



# BUILDING OVERVIEW

<b>Building Type:</b>	Industrial Condos
<b>Building Size:</b>	15,500 SF
<b>Available Space:</b>	2,583 SF - 5,166 SF (Unit 105-106)
<b>Construction Style:</b>	Concrete sandwich tilt-up wall panels comes with 4" insulation sandwiched between two layers of concrete
<b>Ceilings:</b>	18' Clear
<b>Roof Type:</b>	EPDM Ballasted roof system, R-36 Insulation in roof
<b>Column Spacing:</b>	Clear span within unit
<b>HVAC:</b>	3 Ton ducted heat pump (split system), 230 Volt single phase, with 1300 CFM air handler tied to 200 CFM fresh air HRV, and back up heating coil
<b>Plumbing:</b>	1 Barrier free washroom & laundry tub with ¾ inch water line and 3" sanitary waste line per unit
<b>Loading Doors:</b>	Two (2) X 14' high X 12' wide drive-through grade loading doors (per unit), both with electric openers
<b>Electrical:</b>	Building: 600 Volt 600 Amp 3 Phase with pad mount transformer for building  Unit: 600 volt 100 Amp 3 Phase Power, 45 kva 120/208 volt transformer, 200 Amp panel, 120 volt 15 Amp receptacles placed every 25'
<b>Fire Protection:</b>	Not sprinklered, 1 hour fire rated wall, 1 fire extinguisher per unit, emergency exit lighting/signage

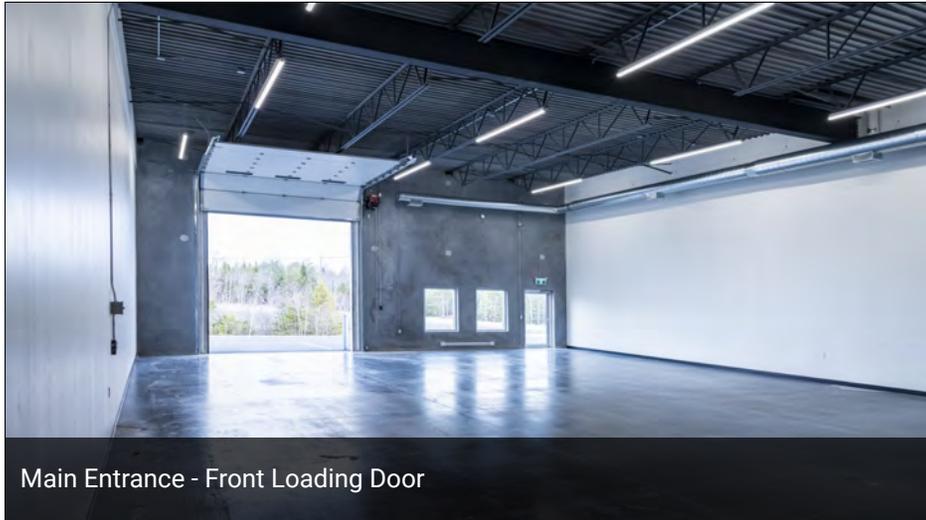


# BUILDING OVERVIEW

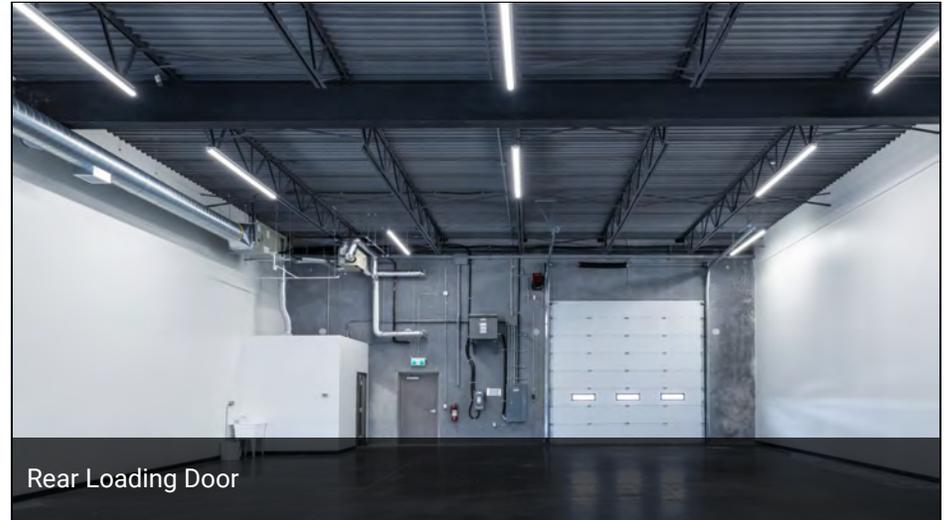
<b>Demising Walls:</b>	1-hour fire rated 5/8" Type X gypsum board with 6" acoustical insulation, painted
<b>Floor Capacity:</b>	6" concrete floor slab with 4,000 lbs PSI bearing capacity
<b>Fire/Life Safety Protection:</b>	2 Exits per unit, fire extinguishers, emergency and exit lighting, not sprinklered
<b>Insulation:</b>	R-36 in roof, R-20 in walls, R 7.4 at floor/4' ICF frost wall R-7.5
<b>Roof Type:</b>	1"-2" Stone Ballasted R-36 0.045 EPDM membrane on 1.5" steel roof deck with 8" EPS insulation and 1% minimum slope to three (3) x 7" roof drains
<b>Doors:</b>	2 Per Unit: Anodized aluminum door and frames x1 with sealed glazing at front + 1x insulated metal door and frame at rear
<b>Windows:</b>	Two (2) anodized aluminum window frames with sealed glazing units at front
<b>Lighting Per Unit:</b>	11x Warehouse lights, 1 restroom lights, 2 front and rear exterior lights
<b>Data/Communications Wiring:</b>	1.5" Conduit run from electrical room to individual unit for ease of fishing Cat 6 data line (not provided)
<b>Carbon Monoxide Safety:</b>	Carbon monoxide alarm detection tied to automatic exhaust fan



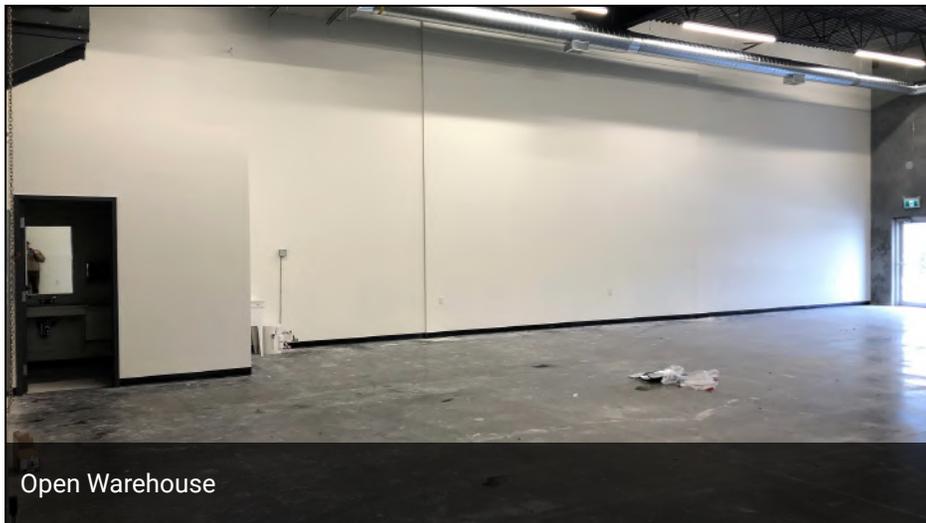
# ADDITIONAL PHOTOS



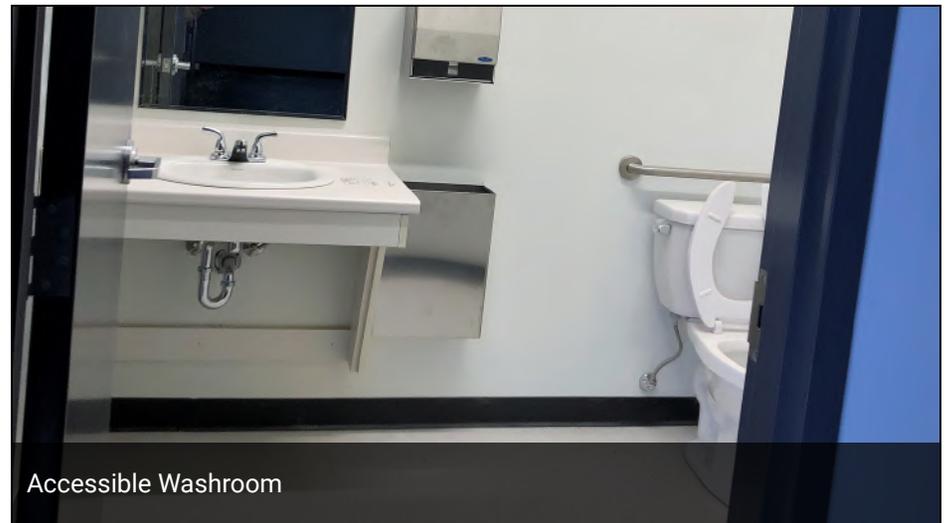
Main Entrance - Front Loading Door



Rear Loading Door



Open Warehouse



Accessible Washroom

# ADDITIONAL PHOTOS



Front of Building



Rear of Building

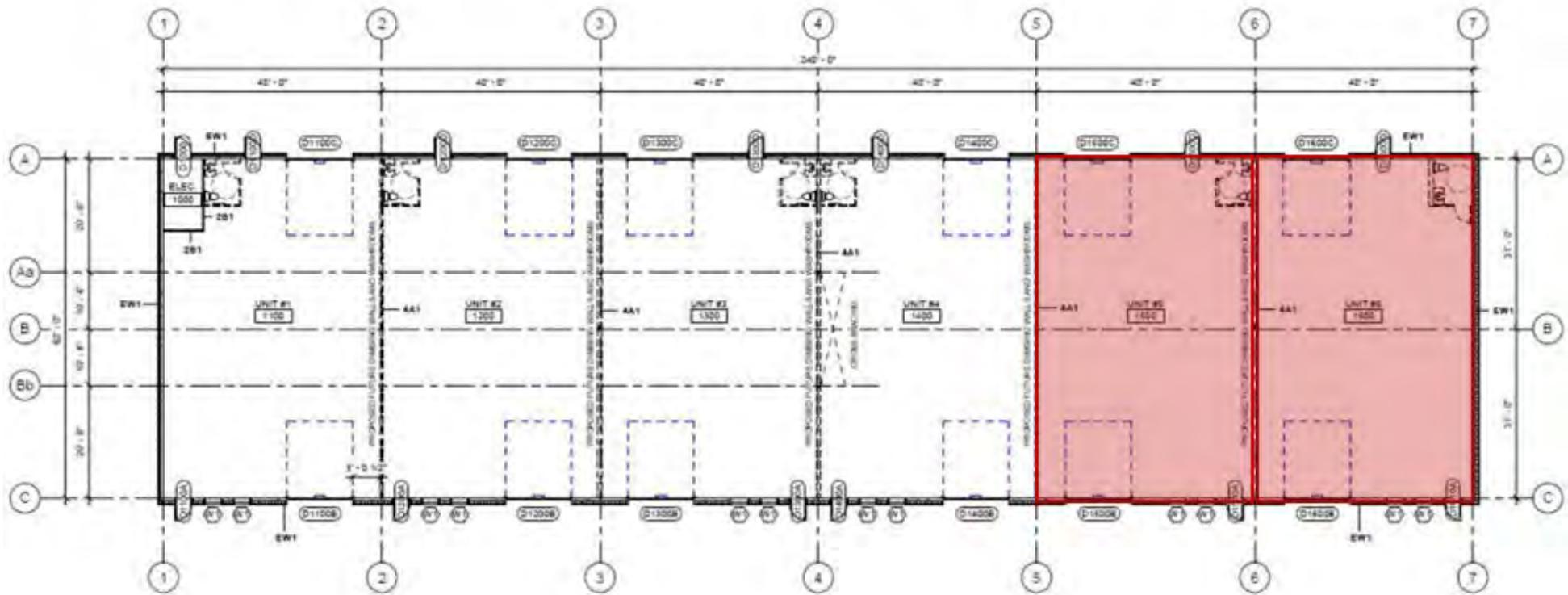


Front Parking Area



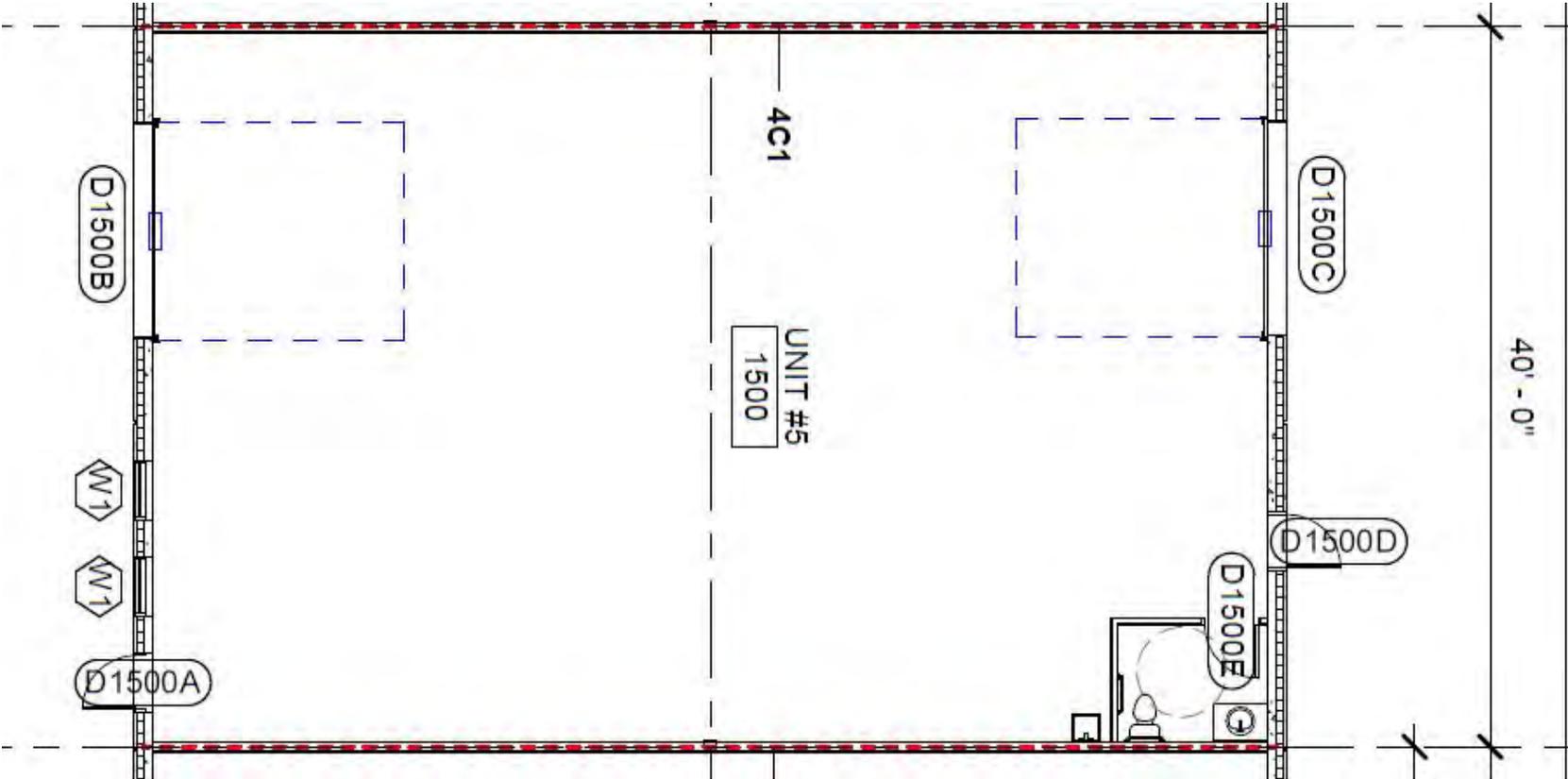
Aerial

# BUILDING FLOOR PLAN

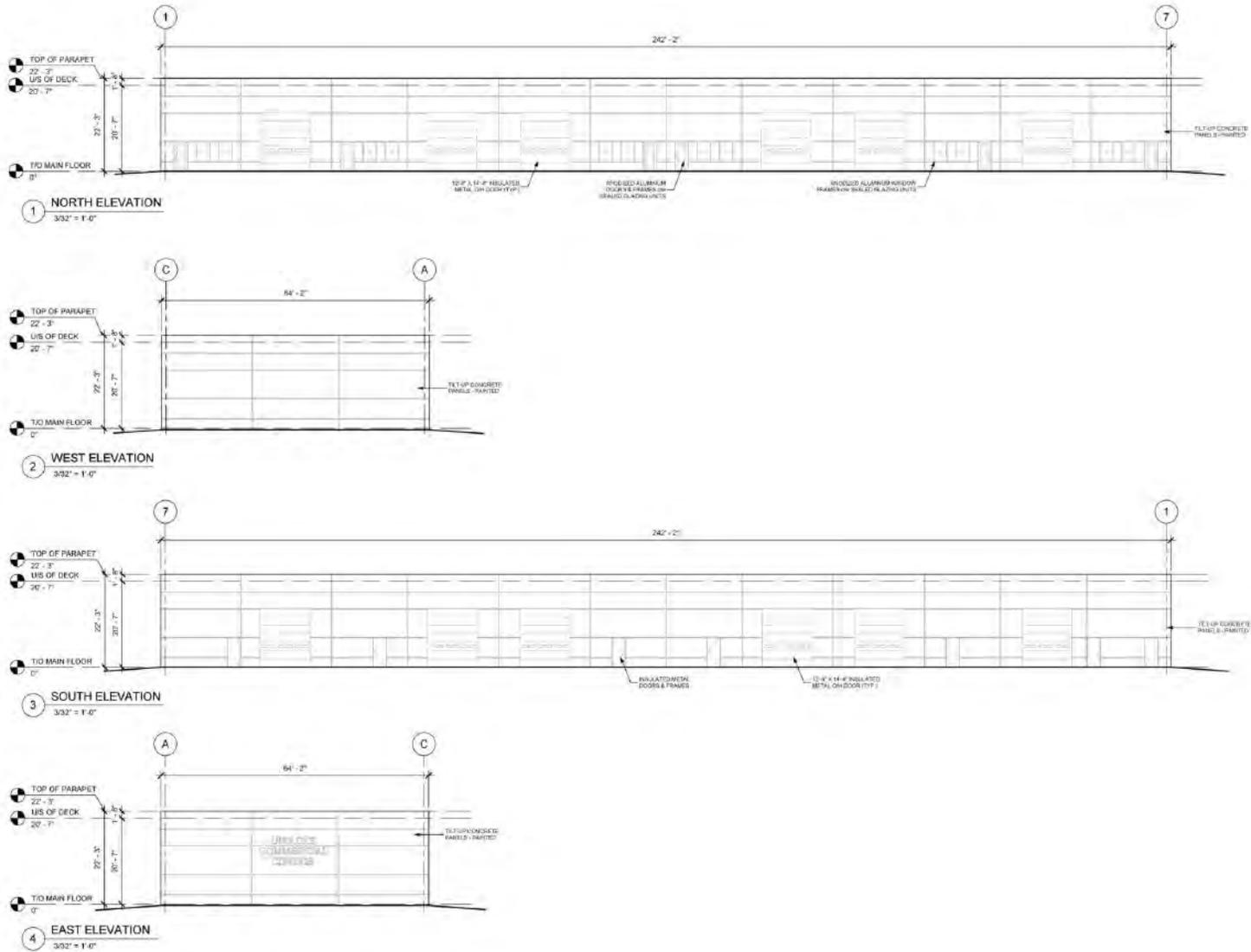


# CONDOMINIUM UNIT 105

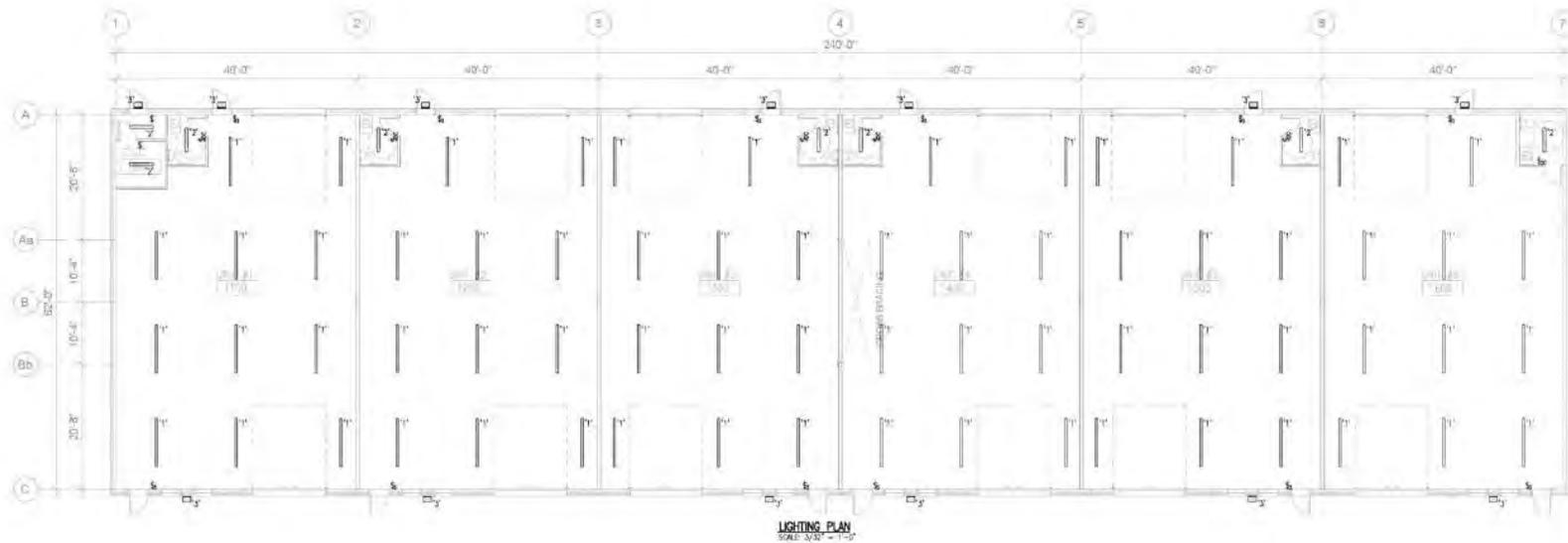
POTENTIAL LAYOUT - NOT INCLUDED IN BASE BUILDING, TURN KEY PRICING AVAILABLE UPON REQUEST



# ELEVATIONS



# TYPICAL LIGHTING PLAN



LIGHTING FIXTURE SCHEDULE				
NO.	1	2	3	4
MANUFACTURE	OSRAM	OSRAM	OSRAM	---
DATE, HD	OS25-4800- 6-400-36718	OS25-4800- 6-400-36718	OS14- 6-400-36718	---
FIXTURE DIMENS	1130	580	580	---
FIXTURE RATE	26	44.1	35.0	---
COLOR TEMP	4000	4000	4000	---
LOCATION	---	---	DIAGONAL WALL	---
REMARK	---	SURFACE	SURFACE	---
REC. HEIGHT	---	---	---	---
FINISH	---	---	---	---
FIN. HEIGHT	120	120	120	---
OWNER TYPE	---	---	---	---
REMARKS				

- LEGEND**
- ⊞ SINGLE POLE SWITCH, 120V-20A
  - ⊞ 3-WAY LIGHT, 120V-20A
  - ⊞ SWITCH OCCUPANCY SENSOR, 120V-20A

# CONDO FEES

NOTE: OVERHEAD LOADING DOORS, HVAC UNIT MAINTENANCE ARE THE RESPONSABILITY OF THE CONDO UNIT OWNER | CONDO FEE PROCUREMENT IS CONTROLLED BY SIX (6) CONDO OWNERS TO KEEP CONDO FEES DOWN

<b>Condo Fee Budget</b>	
<b>Product or Service</b>	<b>Annual Costs</b>
Septic Pumping	\$1,150.00
House Power for Sewage Pump, Lights	\$2,719.86
Winter Maintenance, Plowing	\$14,375.00
Condo Corp Insurance	\$4,461.00
Lawn, Grounds Maintenance	\$736.00
Banking	\$120.00
Reserve Fund Contribution	\$4,712.37
<b>Total for all 6 units</b>	<b>\$28,274.23</b>
<b>Per unit, 1/6th, per year</b>	<b>\$4,712.37</b>
<b>Per month</b>	<b>\$392.70</b>

# ZONING & PLANNING INFORMATION

## BP BUSINESS PARK ZONE, MUNICIPALITY OF EAST HANTS

LAND USE BYLAW - EAST HANTS OFFICIAL COMMUNITY PLAN

### 8.6. BP: Business Park Zone

#### Intent

To allow for a wide range of office, retail, and light industrial uses within a pre-designated areas, thus encouraging a concentrated commercial growth pattern and alleviating land use incompatibility.

Uses primarily by development permit
Detached or attached buildings
Small to medium footprint
No maximum building height
Broad commercial use allowances
Concealed or screened parking
Large buffer requirements

#### BP Zone: Uses Considered by Site Plan Approval

- **Commercial Parking Lots** where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m<sup>2</sup>

#### BP Zone: Uses considered by Development Agreement

- **Asphalt, Aggregate & Concrete Plants**
- **Commercial Parking Lots** where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m<sup>2</sup>
- **Industrial Uses, Noxious**
- **Dog Daycare uses where more than 10 dogs at once are kept**
- **Kennels, Boarding**

### 8.6.1. General Zone Requirements

In the BP Zone, no development permit shall be issued except in conformity with the following requirements:

	Type of Servicing		
	Sewer and Water	On-Site <sup>1</sup> (Milford)	On-Site <sup>1</sup> (Mount Uniacke)
Minimum Lot Area	1858 m <sup>2</sup>	4,000 m <sup>2</sup>	9 4,000 m <sup>2</sup>
Minimum Lot Frontage	30 m	52 m	60 52 m
Minimum Front Yard	7.5 m	9 m	9 m
Minimum Rear Yard	9 m	12 m	12 m
Minimum Exterior Side Yard	4.5 m	6 m	6 m
Minimum Flankage Yard	6 m	6 m	6 m
Maximum Building Height	n/a	n/a	n/a

#### Conditions

<sup>1</sup> Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

# CONTACT INFORMATION



**Phil Bolhuis**

Real Estate Advisor  
902.293.4524  
[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)



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**KELLER WILLIAMS SELECT REALTY**

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

[www.kwcommercialhalifax.com](http://www.kwcommercialhalifax.com)

[KWcommercialHFX@twitter.com](https://twitter.com/KWcommercialHFX)

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