

INDUSTRIAL FOR SALE

293 Park Road

Industrial - For Sale

293 Park Road, Elmsdale, NS B2S 0G3



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KW COMMERCIAL ADVISORS

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

EXECUTIVE SUMMARY

293 PARK ROAD



OFFERING SUMMARY

Property Type:	Industrial
PID #:	45394368 (With Building) & 45411618 (Land)
Building Size:	6,000 SF (Main Level) + 1,200 SF (2nd Level) 7,200 SF (Combined)
Ceiling Height:	16' Clear
Loading:	One (1) 14' x 12' with Electric Opener
Lot Size:	1.1 Acres (With Building) 0.6 Acres (Land) 1.7 Acres (Combined)
Parking:	Gravel Graded
Zoning:	BP (Business Park)
Assessed Owner:	3286408 Nova Scotia Limited
List Price:	\$2,395,000

PROPERTY OVERVIEW

This modern 7,200 SF industrial building, built in 2015 on 1.7 acres (two combined PIDs), features a 6,000 SF clear-span ground floor warehouse with 16' ceilings and a 1,200 SF second-floor mezzanine. Equipped with one 14' x 12' electric overhead door, 600V/200A 3-phase power, in-floor geothermal (3 zones) plus two water-to-air HVAC units, and full municipal water/sewer, the property offers efficient, low-maintenance operations. The layout includes two private offices, reception, lunchroom, three washrooms, and secure IT infrastructure (cameras, data wiring), all within BP Business Park zoning

LOCATION OVERVIEW

Located in the Elmsdale Business Park within the Municipality of East Hants, 293 Park Road benefits from a thriving commercial hub featuring light industrial and retail ventures, including equipment suppliers. This BP-zoned area supports diverse operations from manufacturing and construction to emerging tech and logistics hubs, with ongoing expansions enhancing its appeal for business growth. Strategically positioned along Highway 102, the property offers seamless access to Halifax Regional Municipality (HRM) key areas: approximately 29-minute drive to downtown Halifax, 12 minutes to Bedford's commercial district, 22 minutes to Dartmouth's ferry and port facilities, and 18 minutes to Sackville's retail corridors. Additionally, Halifax Stanfield International Airport is just 7 minutes away, making it ideal for distribution and export-focused enterprises.

PROPERTY PHOTOS

293 PARK ROAD



PROPERTY PHOTOS

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PROPERTY PHOTOS

293 PARK ROAD



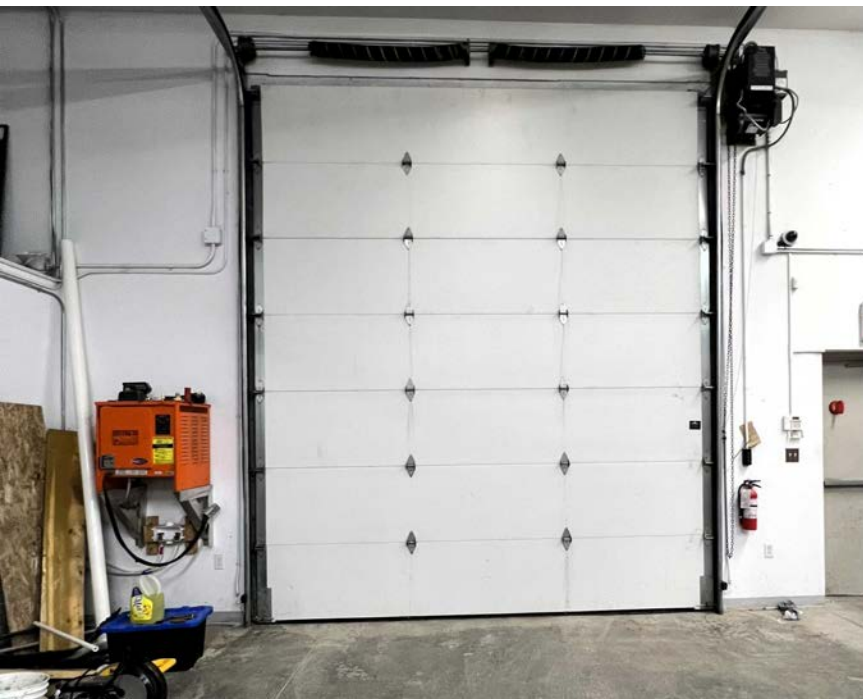
PROPERTY PHOTOS

293 PARK ROAD



BUILDING OVERVIEW

293 PARK ROAD

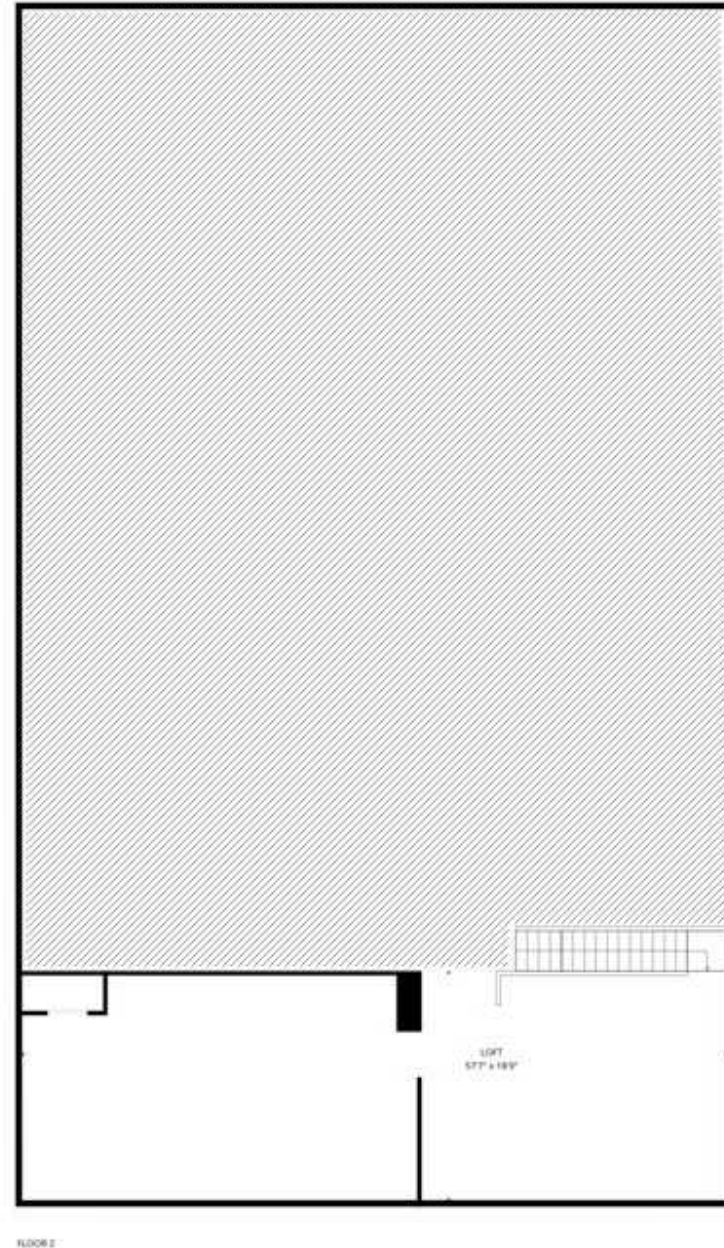
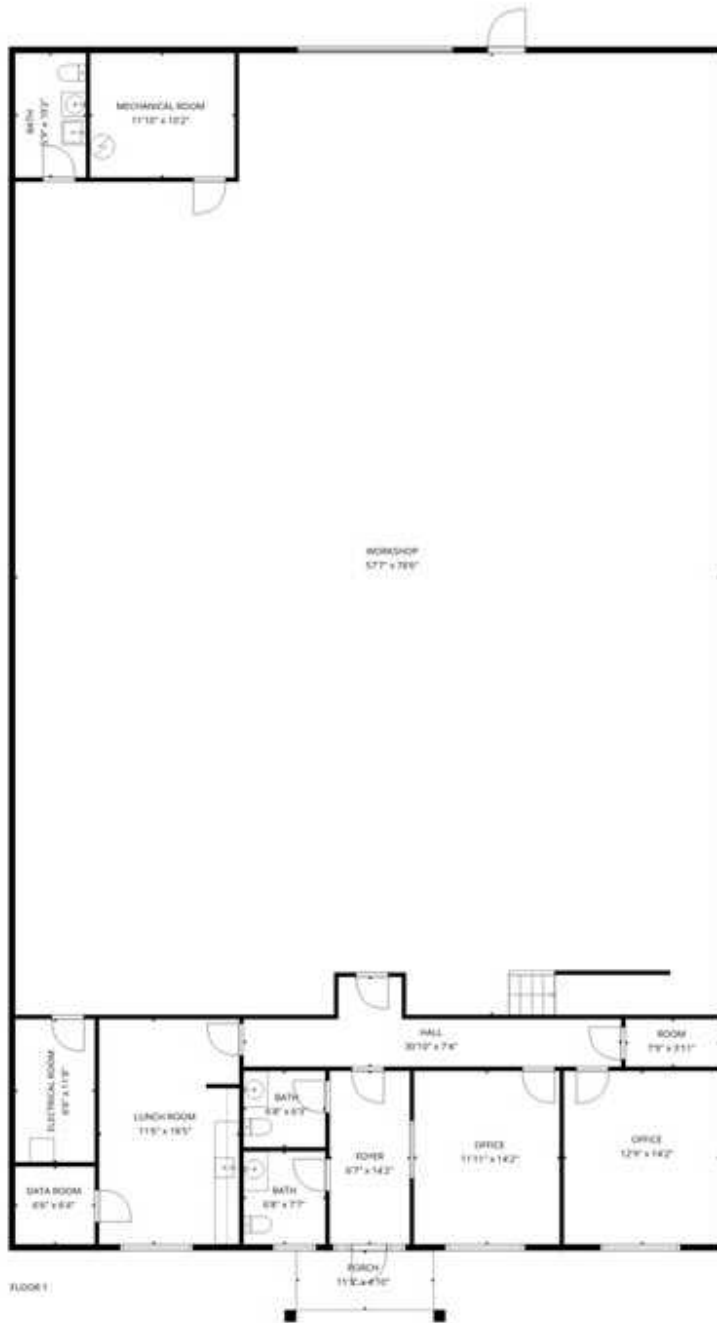


BUILDING SPECIFICATIONS

Property Type:	Industrial
PID #:	45394368 (With Building) & 45411618 (Land)
Building Size:	6,000 SF (Main Level) + 1,200 SF (2nd Level) 7,200 SF (Combined)
Construction Type:	ICF Concrete, Wood Frame Mezzanine
Foundation:	Poured Reinforced Concrete
Roof Type:	Corrugated Metal
Building Dimensions:	60' X 100' (Main Level) + 60 x 20' (2nd Level Mezzanine)
Building Layout:	2 Private Offices, Lunch Room, 3 Washrooms, Reception Foyer, Storage Room & Data Room, Electrical & Mechanical Room in Clear Span Warehouse Leading to 2nd Level Storage Mezzanine Over Office
Year Built:	2015
Ceiling Height:	16' Clear
Loading:	One (1) 14' x 12' with Electric Opener
HVAC:	In Floor Geothermal Heating and Cooling (3 Zones), + 2 Geothermal Water to Air HVAC units. HRV for Ventilation. Thermo 2000 Hydronic Storage Buffer Tank
Electrical:	600/347 Volt 200 Amp 3 Phase Power 45 KVA & 30 KVA 120/208 Volt 3 Phase Transformer, Zeneth Transfer Switch, Multiple Slitters & Disconnects
Sprinkler:	Not Sprinklered, Fire Alarm
IT Infrastructure:	Security Camera, Data Wiring to Office Area
Lot Size:	1.1 Acres (With Building) 0.6 Acres (Land) 1.7 Acres (Combined)
Road Frontage:	166' to Park Road, 406' to Expansion Lane, 112' to Development Drive
Parking:	Gravel Graded
Water & Sewer:	Municipal Services
Zoning:	BP (Business Park)
List Price:	\$2,395,000

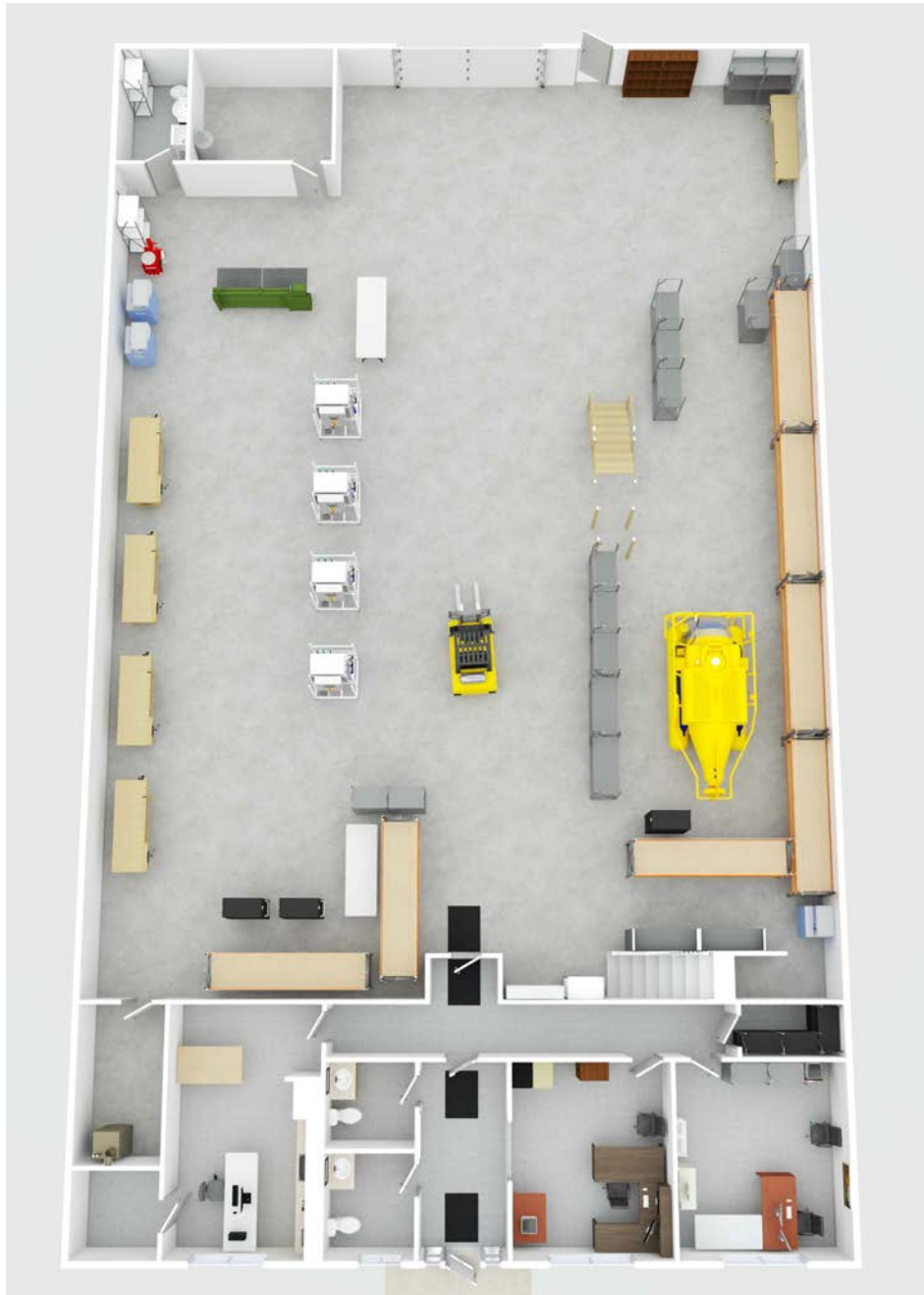
FLOOR PLAN

293 PARK ROAD



3D FLOOR PLAN

293 PARK ROAD



Main Level

2nd Level

LOCATION & HIGHLIGHTS

293 PARK ROAD



Located at 293 Park Road in the Elmsdale Business Park, this property sits within the fast-growing Municipality of East Hants—one of Nova Scotia's most dynamic commercial corridors just outside Halifax Regional Municipality (HRM). Elmsdale is a strategic hub where Highway 102 meets the East Hants business community, blending rural accessibility with urban-scale infrastructure. The park itself is a well-planned, BP-zoned industrial and commercial enclave known for its modern facilities, ample lot sizes, and direct highway exposure, making it a preferred destination for light manufacturing, distribution, professional services, and logistics operations.

The surrounding area is rich with established and expanding businesses, including heavy equipment leader Shawmutt Equipment, construction and material handling firm Gomac Group, architectural and design specialists Division 8, and niche service providers like Tank Doctor Aquatic Systems. This mix fosters collaboration, supply chain efficiency, and a skilled local workforce. Ongoing development in the park—including new warehouse builds, tech startups, and service expansions—signals strong confidence in the area's long-term growth potential.

Strategically positioned along Highway 102, the property delivers unmatched regional connectivity. It is approximately 29 minutes from downtown Halifax, placing it within easy reach of the province's economic core. Bedford's major retail and business district is just 12 minutes north, while Dartmouth's port, ferry terminals, and industrial zones are 22 minutes away. Sackville's growing commercial corridors are a quick 18-minute drive, and Halifax Stanfield International Airport—the Atlantic Canada gateway for air cargo and passenger travel—is only 7 minutes via direct highway access. This proximity to major transport nodes makes the location exceptionally well-suited for distribution, export-oriented businesses, and companies requiring rapid access to both regional and international markets.



SITE DIMENSIONS

293 PARK ROAD



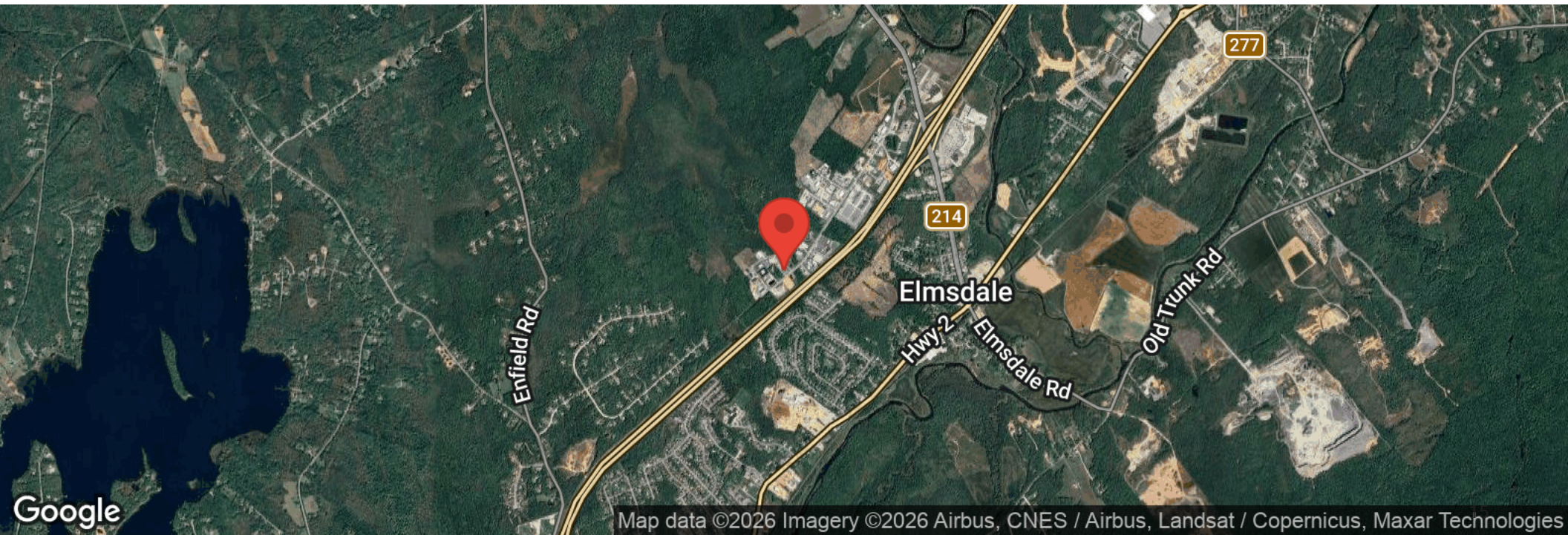
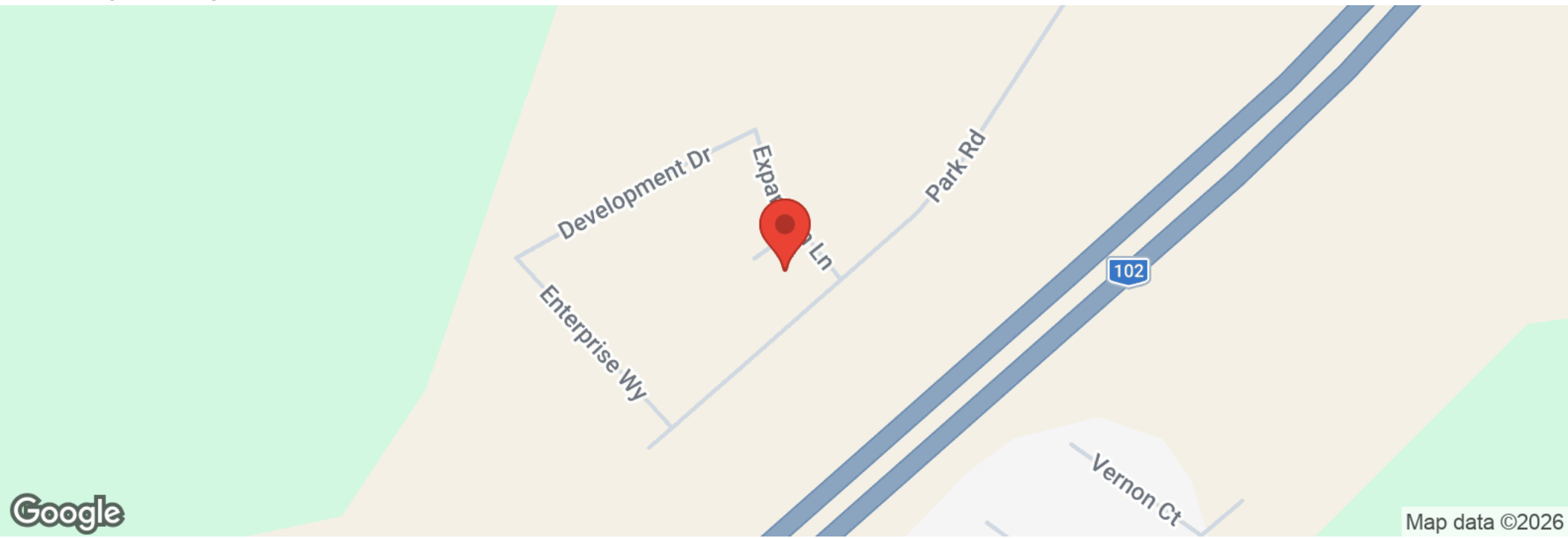
PID MAPS

293 PARK ROAD



LOCATION MAPS

293 PARK ROAD



PART 8: SEPARATED COMMERCIAL ZONES

8.1. Separated Commercial Zones Permitted Uses

The table below summarizes the uses permitted in all Separated Commercial Zones Development Areas. For conditions associated with the uses, see the specific section referencing that zone.

- GC - General Commercial
- HC - Highway Commercial
- RC - Regional Commercial
- BP - Business Park
- IC - Industrial Commercial

Use	GC	HC	RC	BP	IC
Accommodations, Bed & Breakfast	P	-	SP	-	-
Accommodations, Employee	P	P	SP	P	P
Accommodations, General	P	P	SP	-	-
Animal Hospitals & Veterinary Offices	P	P	SP	P	P
Asphalt, Aggregate & Concrete Plant	-	-	-	DA	DA
Automobile Dealer & Rentals	-	P	P	P	P
Automobile Service Station	-	P	SP	P	P
Automobile Vehicle Repair & Maintenance	SP	P	SP	P	P
Automobile Wholesalers/Automobile Auctions	-	-	-	P	P
Bank & Financial Institutions	P	P	SP	-	-
Brewery, Distillery & Wineries	SP	P	SP	P	P
Business Support Services & Printing	P	P	SP	P	P
Car Wash	DA	P	SP	P	-
Commercial Club	P	P	SP	-	-
Commercial Greenhouse	P	P	SP	P	P
Commercial Parking Lot	C	C	C	C	-
Couriers & Messengers	P	P	SP	P	P
Cremation (no assembly)	P	P	SP	P	-
Daycare, General	P	P	SP	P	P
Dog Daycare	-	P	SP	P	P
Dog Training Facility	P	P	SP	P	P
Drinking Establishment open after 1 am	DA	-	DA	-	-
Drinking Establishment open until 1 am	SP	-	SP	-	-
Educational Services	P	P	SP	P	P
Excavating and Construction Services	-	P	SP	P	P
Forestry Uses and Structures	P	P	SP	P	P
Funeral Services	P	P	SP	-	-
Gambling Industries	-	-	SP	-	-
Health Care Services	P	P	SP	P	P
Hospital	P	P	SP	P	P
Industrial Uses, General	-	-	-	P	P
Industrial Uses, Noxious	-	-	-	DA	DA
Mini-Home Dealer	-	P	-	P	P

LAND USE BYLAW - EAST HANTS OFFICIAL COMMUNITY PLAN

Use	GC	HC	RC	BP	IC
Movie Theatre	-	-	SP	-	-
Office & Professional Services	P	P	SP	P	P
Outdoor Market	P	P	SP	-	-
Personal Care Services	P	P	SP	P	P
Private Dog Park	P	P	SP	P	P
Recreation Facility, Indoor	P	P	SP	P	-
Recreational Vehicle Storage Facility	-	P	-	P	-
Repair & Maintenance	P	P	SP	P	P
Restaurant, Drive-Thru	-	P	SP	P	P
Restaurant, Full & Limited Service	P	P	SP	P	P
Restaurant, Take-Out	P	P	SP	P	P
Retailers & Rental Services	P	P	SP	P	P
Self-Storage Warehousing	-	DA	-	P	-
Shopping Centre	-	-	SP	-	-
Social Enterprise	P	P	P	P	-
Tradesperson & Craftsperson Businesses & Offices	P	P	SP	P	P
Transportation & Warehousing	-	P	SP	P	P
Waste Management, Material Recovery Facility	-	-	-	P	P
Waste Management, Medical Waste Disposal Services	-	-	-	-	DA
Waste Management, Recycling Depot	P	P	SP	P	P
Institutional Use (IU) Zone Uses	P	P	SP	P	P
Industrial Uses, Noxious & Environmentally sensitive business uses	-	-	-	-	DA
Lawfully Existing Uses	P	P	P	P	P
Open Space (OS) Zone Uses	P	P	P	P	P
Two Dwelling Unit Residential (R2) Zone Uses	P	P	-	-	-
Uses greater than maximum commercial floor area zone requirements.	C	C	C	-	DA

P - Permitted as-of-right through a development permit.
 SP - Permitted by site plan approval.
 DA - Permitted to apply to Council for a development agreement; note that other restrictions may apply.
 C - Conditionally permitted; discretionary approval may apply, view zone requirements.

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293 PARK ROAD

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