

FOR SUBLEASE

kw COMMERCIAL
ADVISORS[®]
A DIVISION OF KELLER WILLIAMS SELECT REALTY

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

INDUSTRIAL CONDOS | 2,583 SF (UNIT 106)



Phil Bolhuis

Real Estate Advisor
902.293.4524

philbolhuis@kwcommercial.com

Matt Olsen

Real Estate Advisor
902.489.7187

mattolsen@kwcommercial.com

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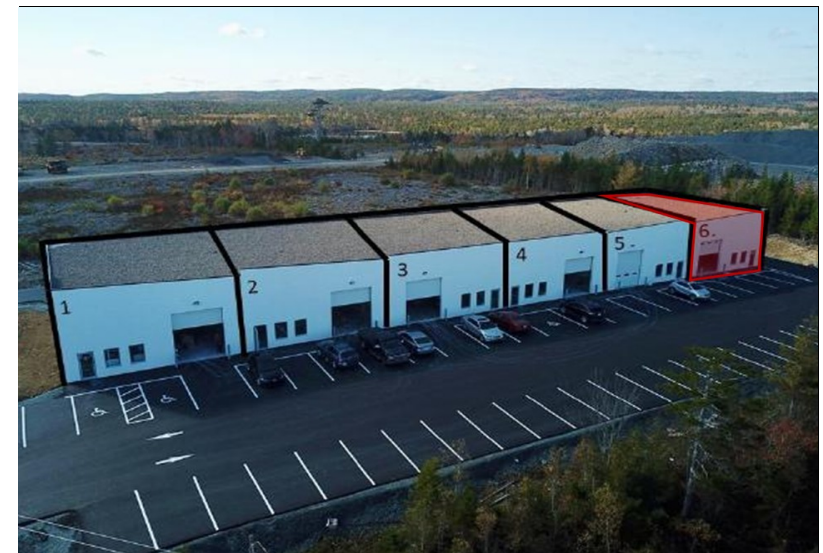
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

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

Civic Address:	30 Lady Mary Way, Mount Uniacke, NS B0N 1Z0
Property Type:	Industrial Condos
PID #:	45413648
Building Size:	15,500 SF
Available Space:	2,583 SF (Unit!206)
Dimensions:	Exterior: 242'2" x 64'2" Building 64'2" x 40'8" Unit Interior: 240' x 62' Building 39'4" x 62" Unit
Construction Style:	Concrete tilt-up
Lot Size:	1.62 Acres
HVAC:	3 Ton rooftop HVAC heat pump per unit
Loading:	Two (2) X 14' High X 12' wide grade loading doors (per unit)
Ceiling Height:	18' Clear
Column Spacing:	Clear span within unit
Plumbing:	1 Barrier free washroom & laundry tub
Water Source:	Drilled well
Sanitary Waste Treatment:	3,500 Liter daily capacity to multi tank septic with ECOFLO filter
Parking:	54 marked spaces (8 exclusive per unit + 6 common)
Zoning:	BP Business Park Zone, Municipality of East Hants
Lease Rate:	\$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.

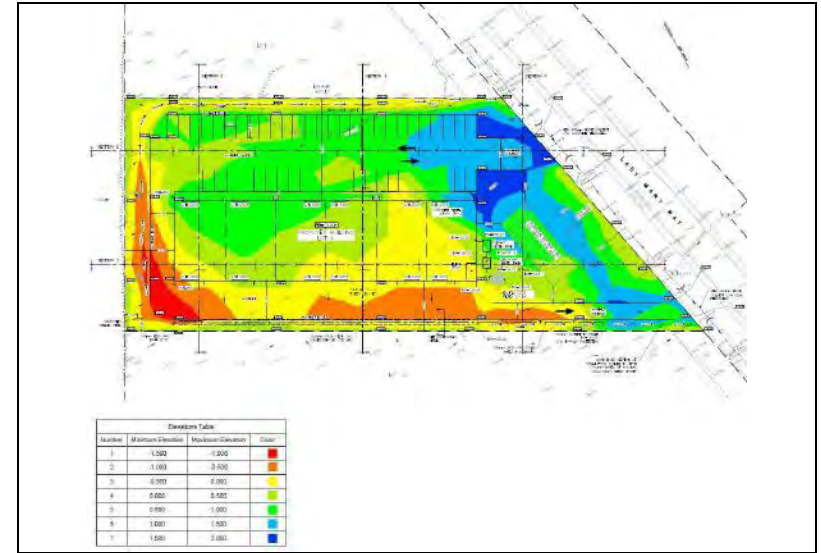


RETAILER MAP

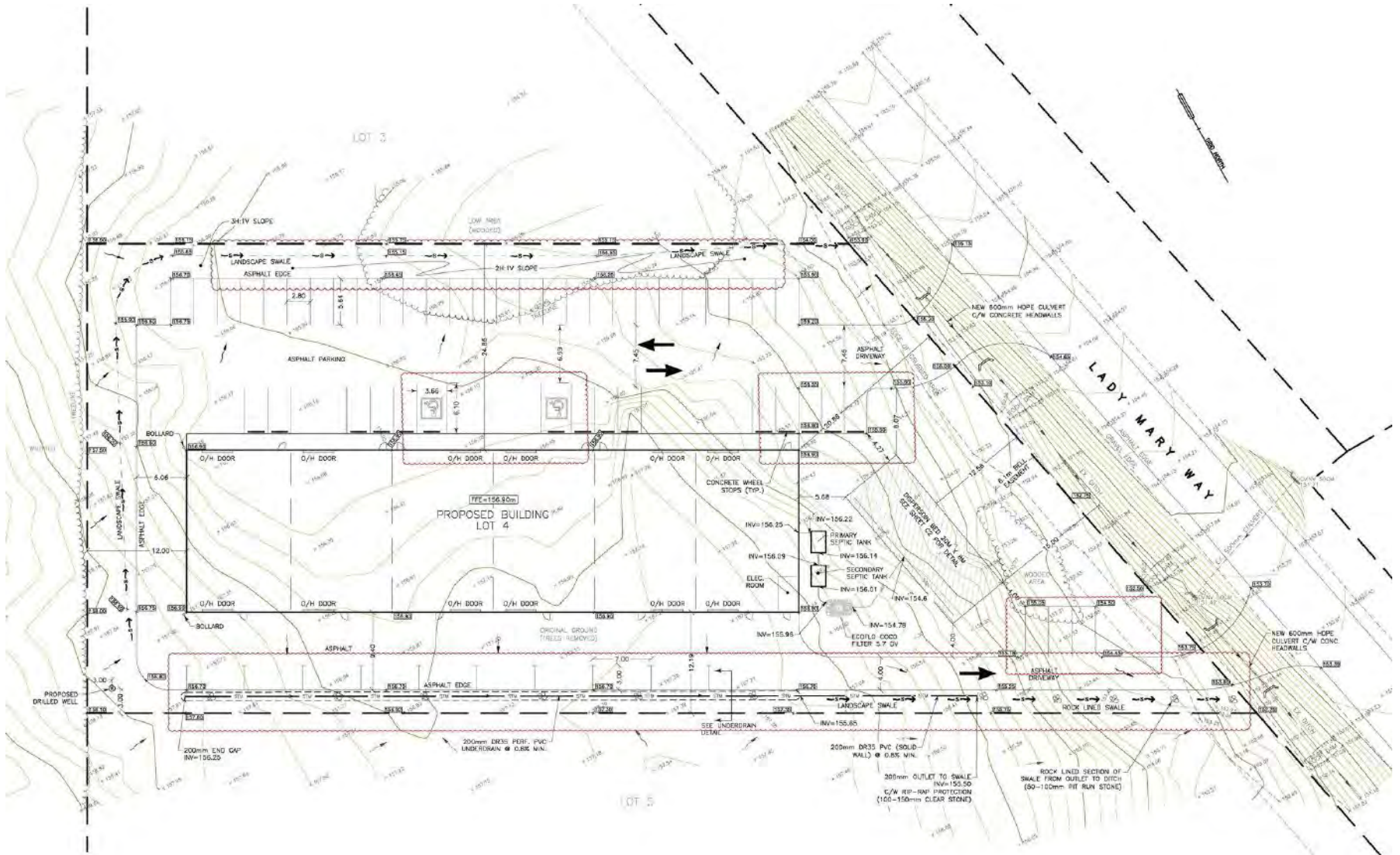


SITE SPECIFICATIONS

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



SURVEY PLAN



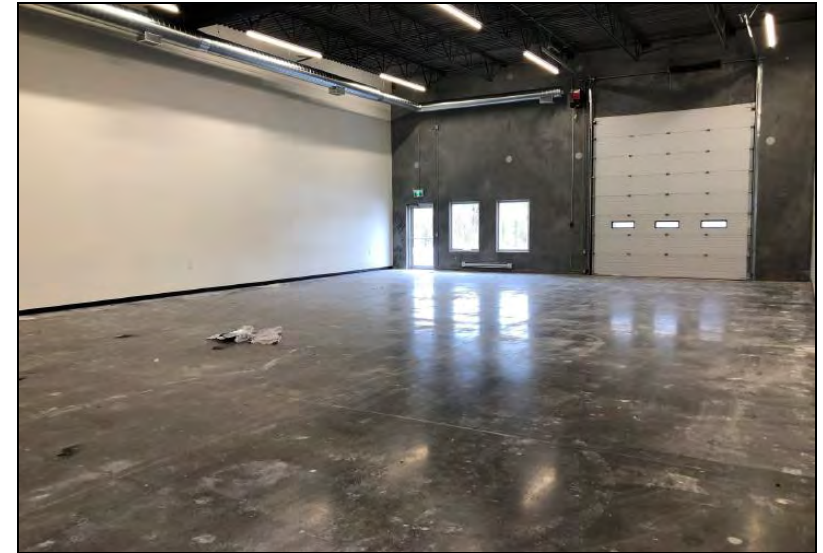
BUILDING OVERVIEW

Building Type:	Industrial Condos
Building Size:	15,500 SF
Available Space:	2,583 SF (Unit 106)
Construction Style:	Concrete sandwich tilt-up wall panels comes with 4" insulation sandwiched between two layers of concrete
Ceilings:	18' Clear
Roof Type:	EPDM Ballasted roof system, R-36 Insulation in roof
Column Spacing:	Clear span within unit
HVAC:	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
Plumbing:	1 Barrier free washroom & laundry tub with ¾ inch water line and 3" sanitary waste line per unit
Loading Doors:	Two (2) X 14' high X 12' wide drive-through grade loading doors (per unit), both with electric openers
Electrical:	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'
Fire Protection:	Not sprinklered, 1 hour fire rated wall, 1 fire extinguisher per unit, emergency exit lighting/signage

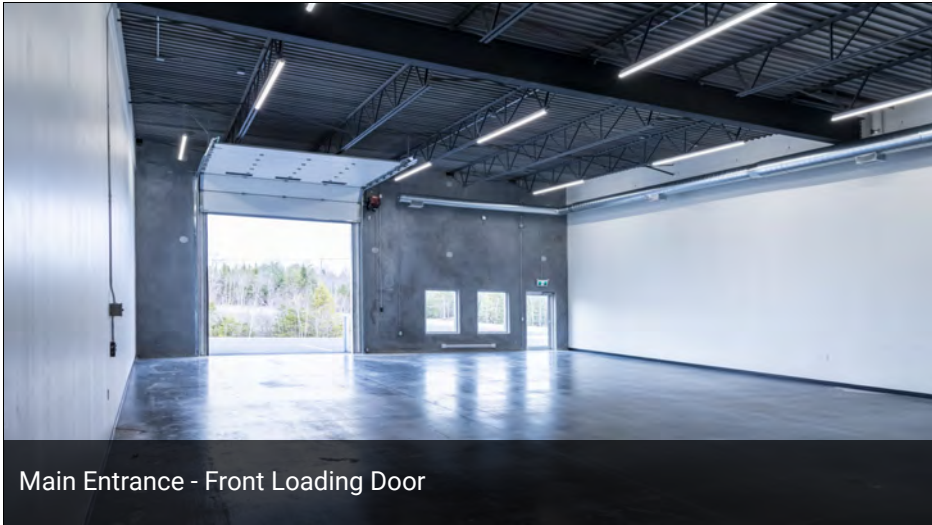


BUILDING OVERVIEW

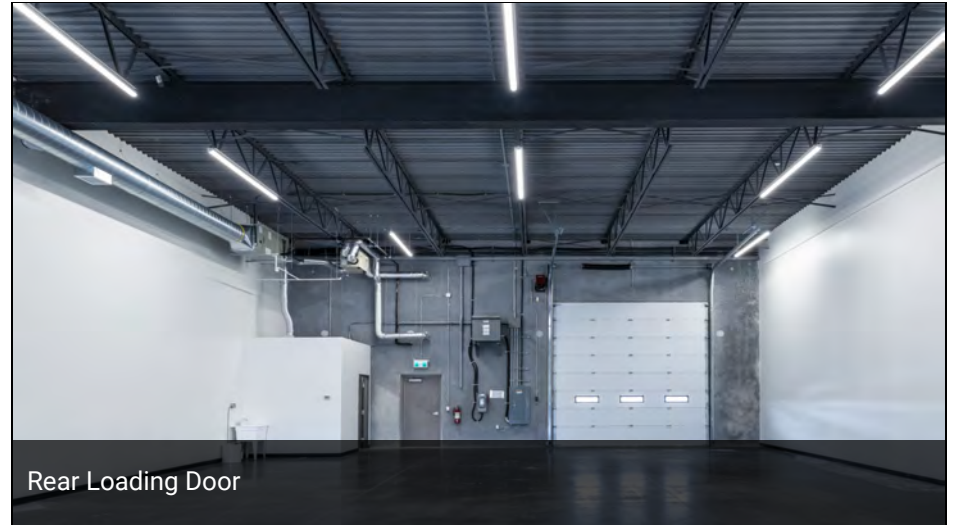
Demising Walls:	1-hour fire rated 5/8" Type X gypsum board with 6" acoustical insulation, painted
Floor Capacity:	6" concrete floor slab with 4,000 lbs PSI bearing capacity
Fire/Life Safety Protection:	2 Exits per unit, fire extinguishers, emergency and exit lighting, not sprinklered
Insulation:	R-36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



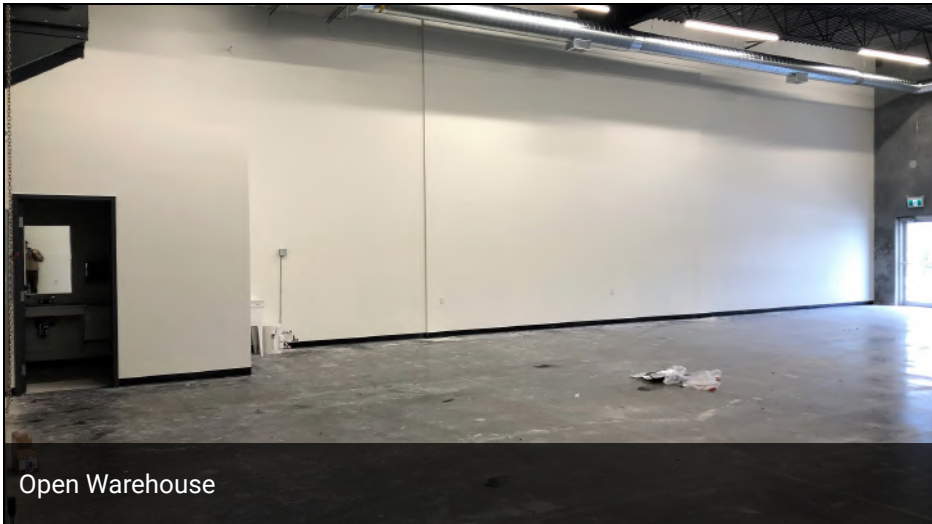
ADDITIONAL PHOTOS



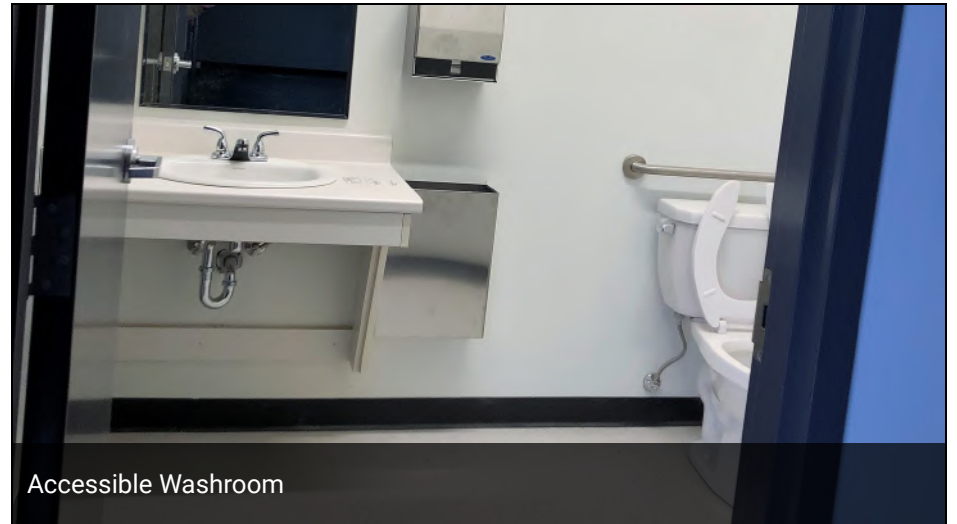
Main Entrance - Front Loading Door



Rear Loading Door



Open Warehouse

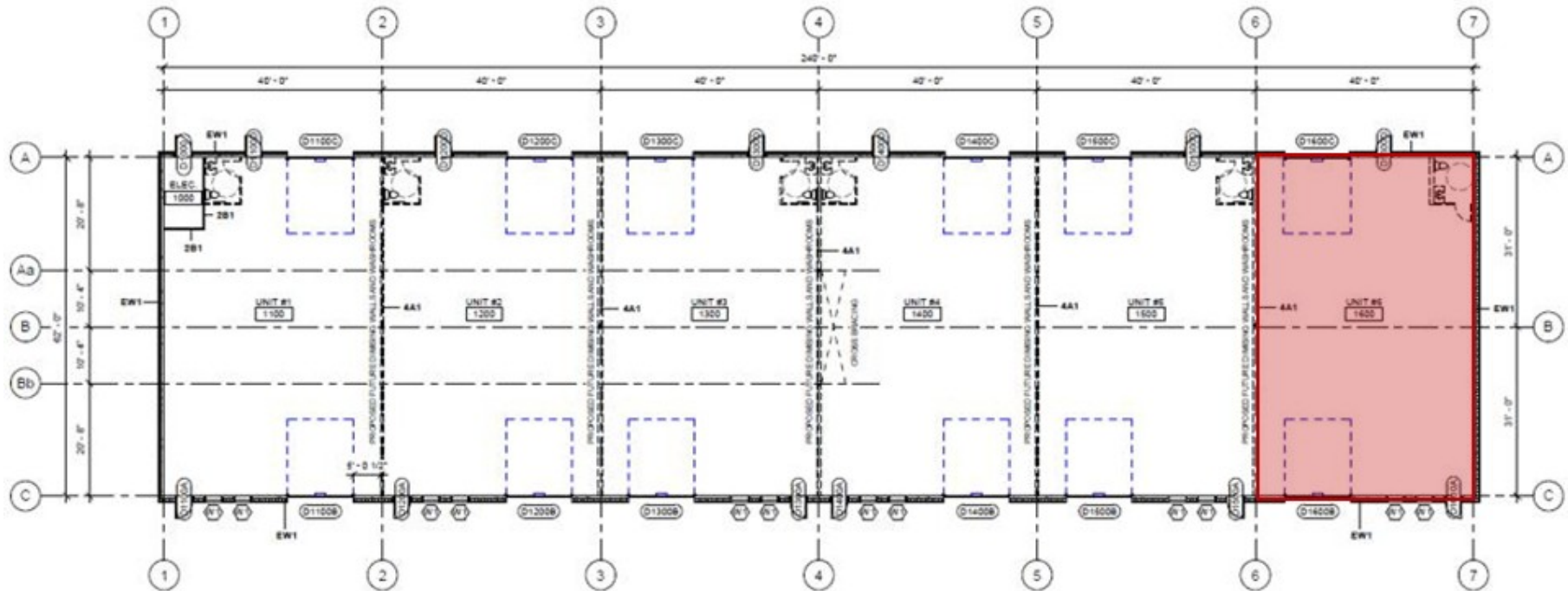


Accessible Washroom

ADDITIONAL PHOTOS

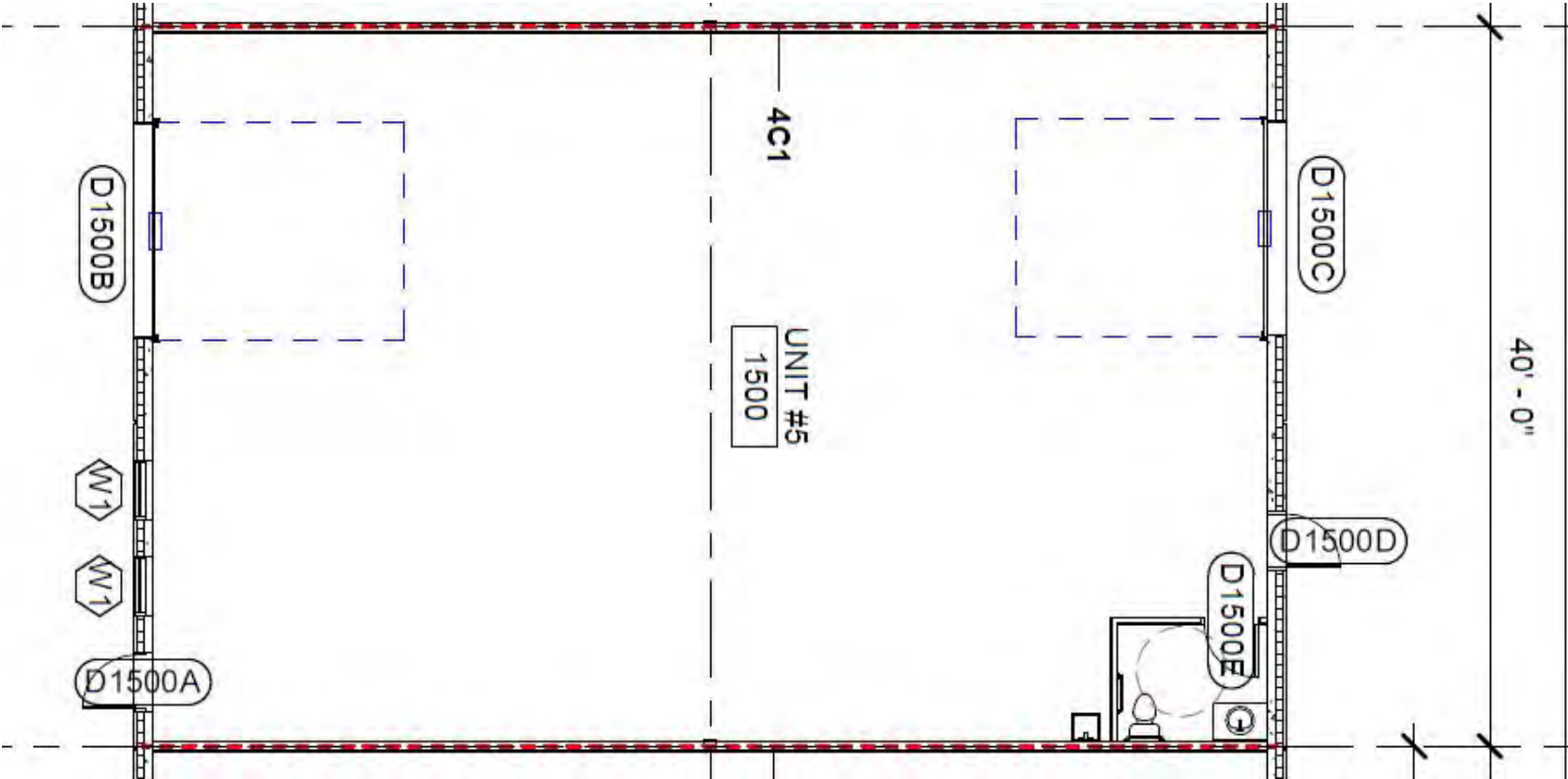


BUILDING FLOOR PLAN

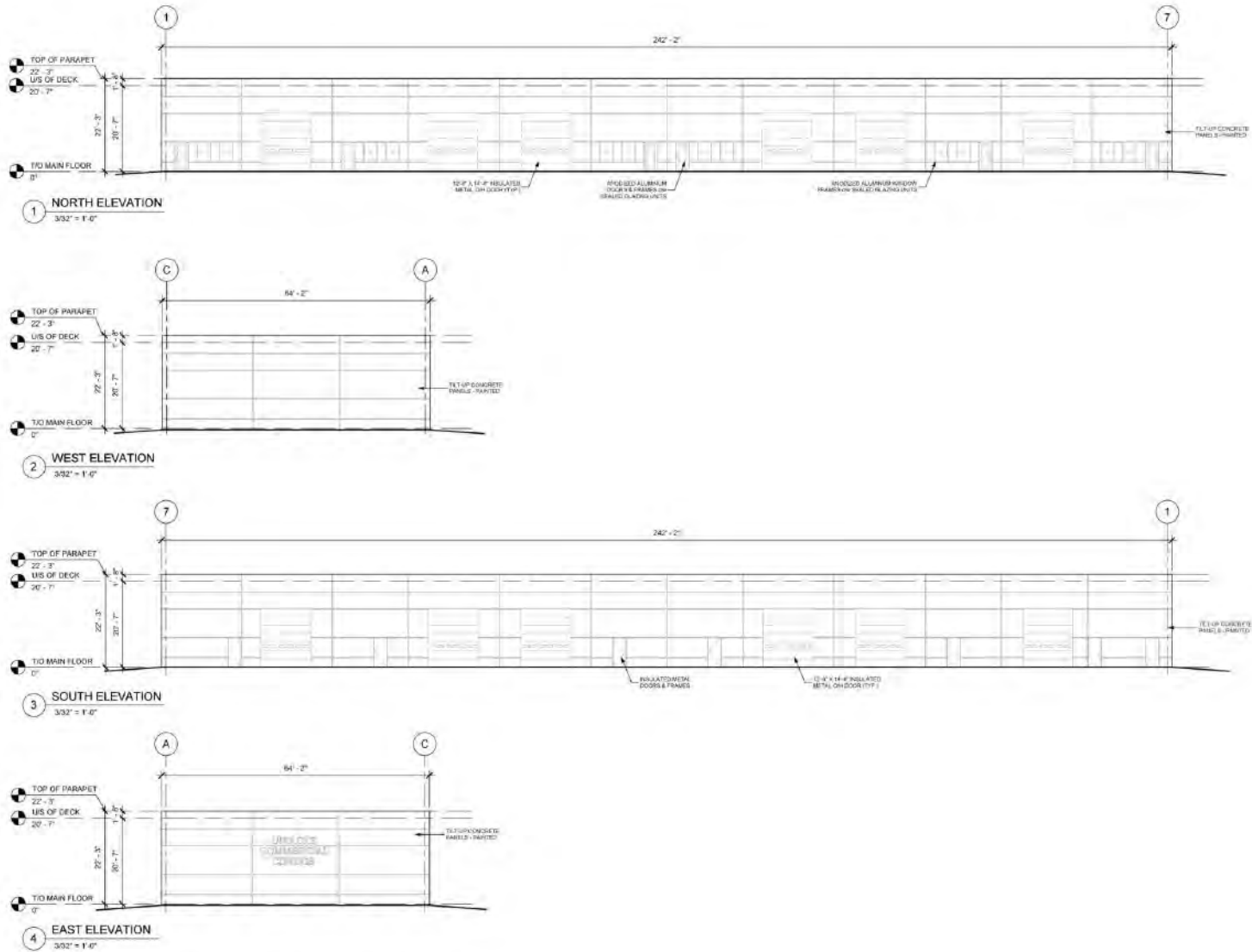


CONDOMINIUM UNIT 105

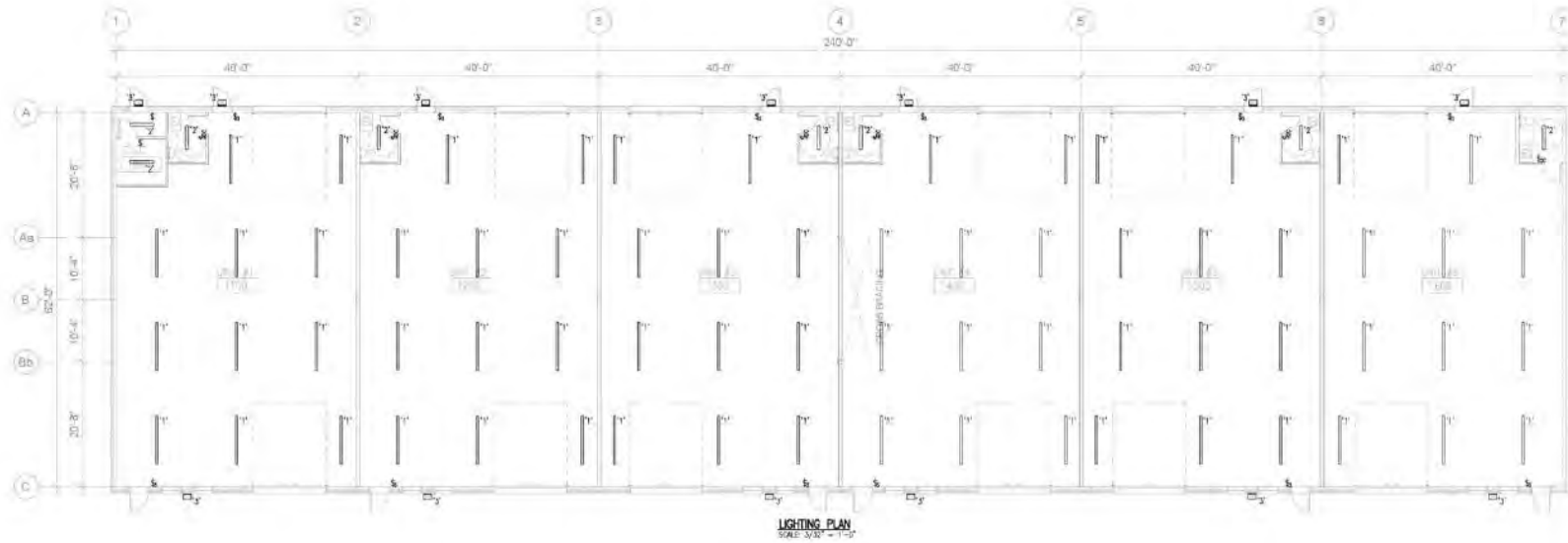
POTENTIAL LAYOUT - NOT INCLUDED IN BASE BUILDING, TURN KEY PRICING AVAILABLE UPON REQUEST



ELEVATIONS



TYPICAL LIGHTING PLAN



SYM	1	2	3	4
MANUFACTURE	OSRAM	OSRAM	OSRAM	---
DATE, HD	1255-4830- 6-40-38718	1255-4830- 6-40-38718	8474- 6-40-38718	---
FIXTURE LUMENS	1130	580	330	---
FIXTURE HAZES	26	44.1	35.0	---
COLOR TEMP	4000	4000	4000	---
LOCATION	---	---	DIAGONAL WALL	---
METHOD	---	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

Condo Fee Budget	
Product or Service	Annual Costs
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
Total for all 6 units	\$28,274.23
Per unit, 1/6th, per year	\$4,712.37
Per month	\$392.70

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 m²

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 m²
- **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 ¹ (Milford)	On-Site ¹ (Mount Uniacke)
Minimum Lot Area	1858 m ²	4,000 m ²	9 4,000 m ²
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

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

CONTACT INFORMATION



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

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