

INDUSTRIAL FOR LEASE



9 FARNHAM ROAD

9 FARNHAM ROAD, TRURO, NS B6L 6G7



FOR LEASE

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

9 FARNHAM ROAD



OFFERING SUMMARY

Property Type:	Industrial
PID #:	20323358
Available Space:	5,312 SF
Loading:	Three (3) 14' Grade Level Doors Two (2) 12' Grade Level Doors
Lot Size:	2.9 Acres
Parking:	Gravel Graded
Zoning:	C-1 (General Commercial)
Heating & Cooling:	Oil-fired Forced-Air H (Warehouse) Ductless Heat Pump and Electric Baseboard (Office)
Electrical:	200 Amp 600 Volt 3 Phase Power
Lease Rate:	\$14.00 \$2.72
CAM & Tax:	Tenant Responsible for Snow Removal, Landscaping and Maintenance

PROPERTY OVERVIEW

The subject property offers a standalone 5,312 SF industrial building situated on 2.9 acres of land. It features excellent functionality with three 14' grade level doors, two additional 12' grade level doors, and 14.5' clear ceiling height. The building is equipped with 200 amp, 600 volt, 3-phase power, making it well-suited for a variety of industrial or warehouse operations. Heating includes oil-fired forced air in the warehouse area, along with a ductless heat pump and electric baseboard heating in the office space.

LOCATION OVERVIEW

Located in the Truro Industrial Park, 9 Farnham Road benefits from a strategic central Nova Scotia location surrounded by a strong mix of industrial, commercial, and service-based businesses. The area is home to a variety of manufacturing, warehousing, transportation, and construction-related companies, making it a well-established hub for industrial operations. The property offers excellent access to Highway 102 and the Trans-Canada Highway (Highway 104), providing efficient connectivity throughout Atlantic Canada. Commonly referred to as the "Hub of Nova Scotia," Truro is ideally positioned approximately one hour from Halifax, 45 minutes from Halifax Stanfield International Airport, and two hours from Moncton.

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PROPERTY PHOTOS

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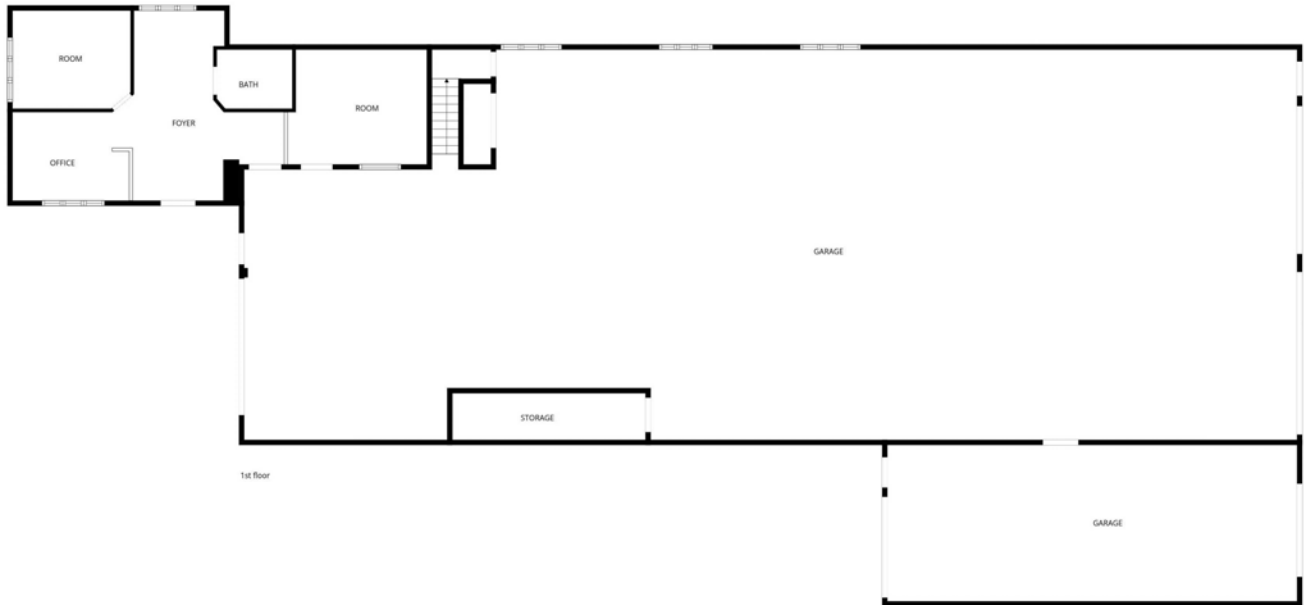


FLOOR PLAN

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2nd floor



1st floor

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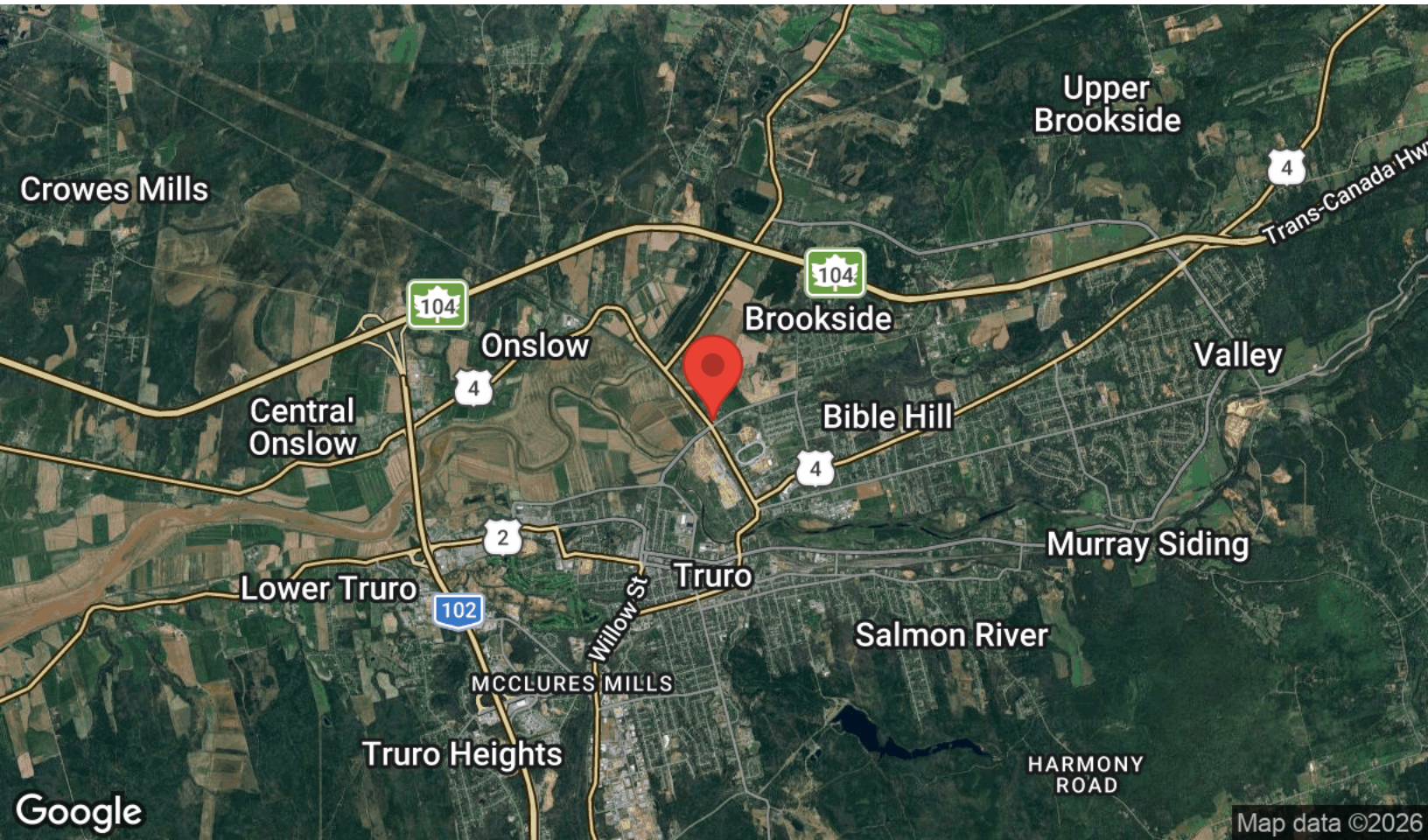
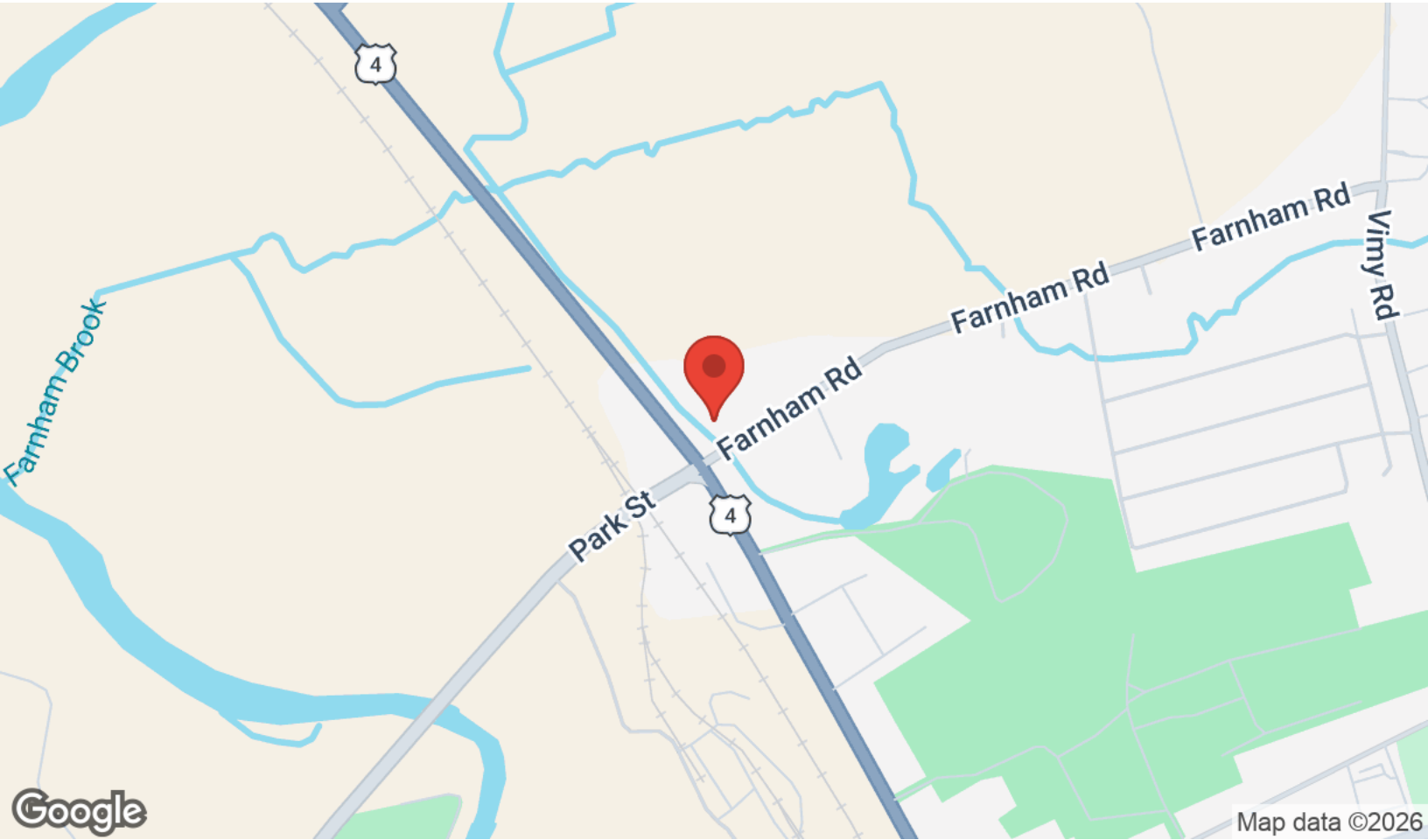
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LOCATION MAPS

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17 General Commercial (C-1) Zone

17.1 PERMITTED MAIN USES

17.1.1 The following main uses shall be permitted in the General Commercial (C-1) Zone subject to the requirements of this Bylaw:

- | | |
|--|--|
| (a) Accommodations | (x) Heavy Equipment Sales & Service |
| (b) Agricultural Uses – Existing | (y) Marinas and Boat Clubs |
| (c) Animal Care | (z) Medical Clinics |
| (d) Animal Shelters | (aa) Parking Lots |
| (e) Automobile Sales, Repair, & Service Stations | (ab) Parks & Open Space |
| (f) Banks & Financial | (ac) Personal Service Shops |
| (g) Business & Professional Offices | (ad) Place of Worship |
| (h) Business Services | (ae) Private Clubs & Organizations |
| (i) Civic & Cultural Uses | (af) Public Recreation |
| (j) Commercial Recreation | (ag) Recycling Depots |
| (k) Community Hall | (ah) Repair Shops |
| (l) Conservation | (ai) Restaurants |
| (m) Convenience Stores | (aj) Retail Lumber & Building Supplies |
| (n) Craft Food and Beverage Production | (ak) Retail Stores |
| (o) Daycare Centres | (al) Self-storage |
| (p) Display Courts | (am) Shooting Ranges – Indoor |
| (q) Drinking Establishments | (an) Solar Panel – Commercial |
| (r) Education | (ao) Taxi & Bus Stations |
| (s) Emergency Services | (ap) Walkways and Trails |
| (t) Farmers' Markets | (aq) Warehousing |
| (u) Funeral Homes | (ar) Water Access |
| (v) Garden & Nursery Sales | (as) Wholesale Sales |
| (w) Government Uses | (at) Workshops |

CONTACT INFORMATION

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