

INDUSTRIAL FOR LEASE



# 401 BLUEWATER ROAD

401 BLUEWATER ROAD, BEDFORD, NS B4B 1J7



# FOR LEASE

**KW COMMERCIAL ADVISORS**  
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# EXECUTIVE SUMMARY

401 BLUEWATER ROAD



## OFFERING SUMMARY

Property Type:	Industrial
Available Space:	1,200 SF
Building Layout:	Office Space with 2 Private Offices, Reception & Industrial Mechanic Shop
Loading:	One (1) Grade Loading Door
Lease Rate:	\$20.00 Net
CAM & Tax:	\$10.00

## PROPERTY OVERVIEW

Versatile space combining office and industrial functionality. The unit features two (2) private offices, a reception area, an industrial mechanic shop, and one (1) grade-level loading doors making it ideal for service-based businesses, trades, or light industrial users.

## LOCATION OVERVIEW

401 Bluewater Road is strategically located in Bedford's growing Bluewater Business Park, surrounded by a diverse mix of commercial, industrial, and service-oriented businesses. The property offers excellent connectivity, with quick access to Highway 102 and Highway 101. Downtown Halifax is approximately 20 minutes away, Halifax Stanfield International Airport within 25 minutes, and Burnside Business Park less than 15 minutes away. This central location provides convenient access to key commercial hubs throughout the Halifax Regional Municipality and beyond.

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# PROPERTY PHOTOS

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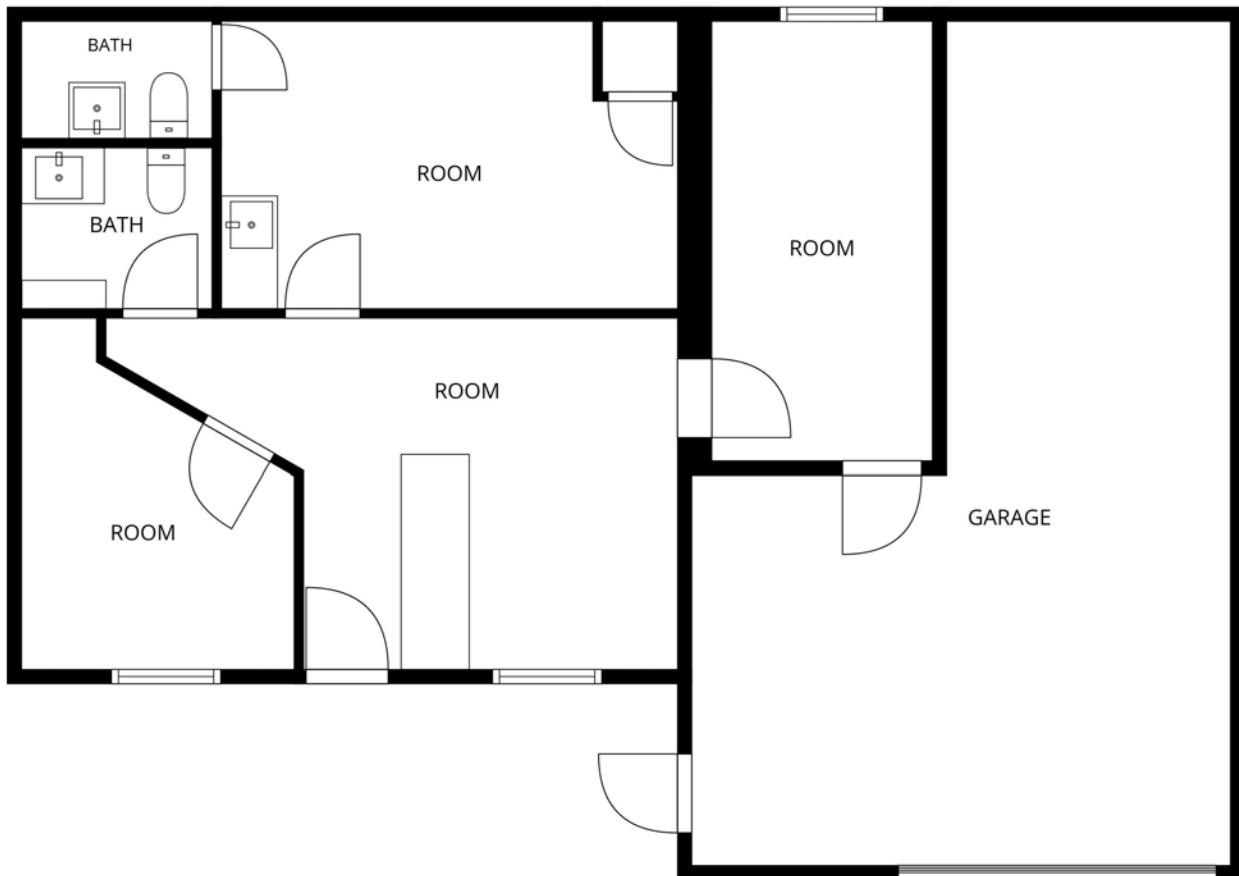
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# 2D FLOOR PLAN

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# 3D FLOOR PLAN

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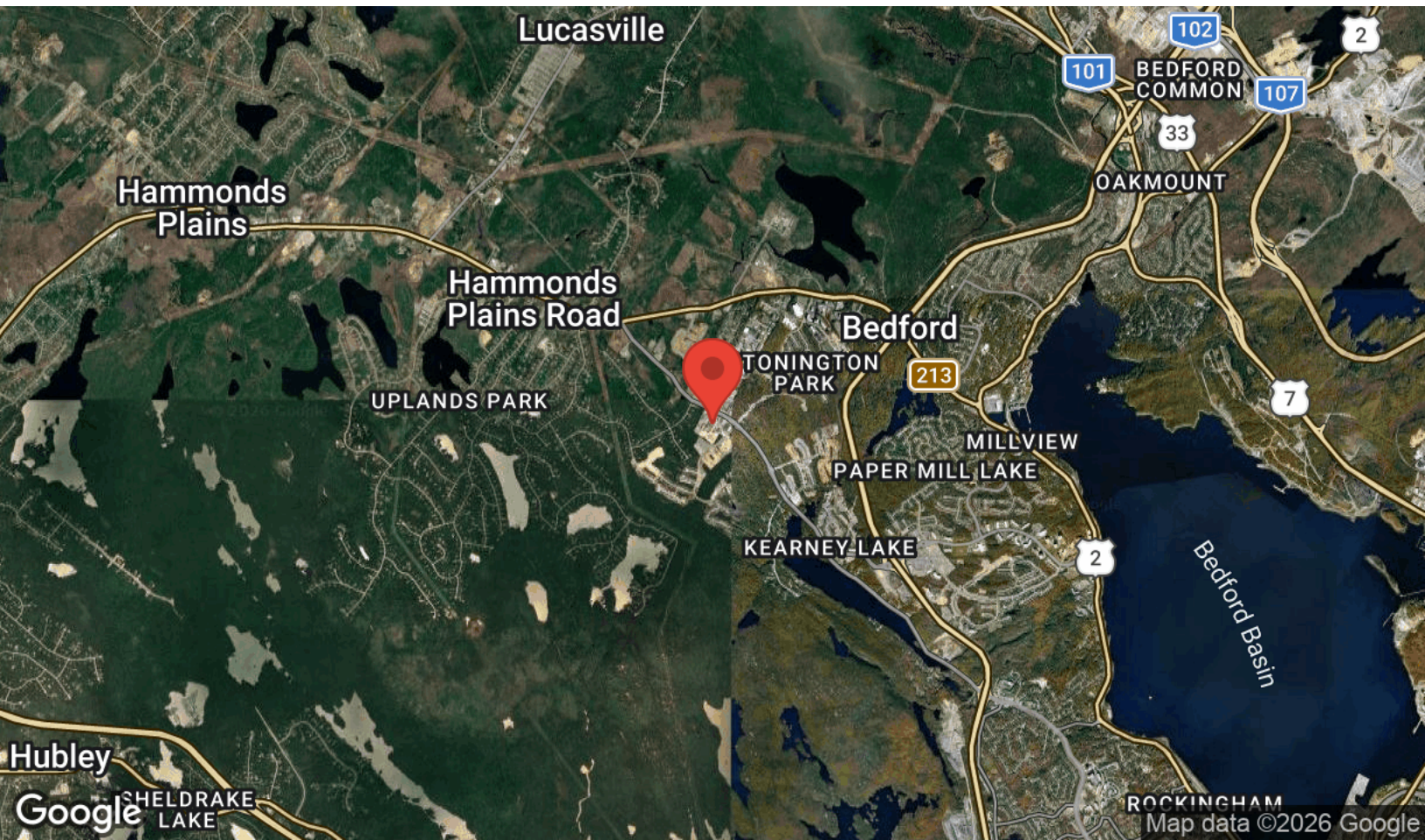
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# LOCATION MAPS

401 BLUEWATER ROAD



**PART 17: LIGHT INDUSTRIAL (ILI) ZONE**

No development permit shall be issued in a Light Industrial (ILI) Zone except for one or more of the following uses:

- a) warehouses and storage and distribution centres
- b) manufacturing, processing, assembly, recycling, or warehousing operations which are not objectionable uses;
- c) parking and or storage of industrial or heavy commercial vehicles, equipment and similar goods;
- d) trade centres
- e) building supplies sales
- f) auto service and supplies centres/outlets
- g) uses permitted in the Shopping Centre Zone (CSC);
- h) wholesalers
- i) full service and take-out restaurants
- j) furniture stores
- k) uses permitted in the CGB Zone, except office buildings, subject to CGB Zone provisions
- l) day care facilities; (RC-Mar 3/09;E-Mar 21/09)**
- m) dry cleaning depot
- n) recycling depot
- o) uses permitted in the SU Zone
- p) bingo halls
- q) billiard/snooker club
- qa) Auto body repair shops on properties identified on Schedules C-1 and C-2 (NWCC-Mar 21/16; E-Apr 2/16)
- qb) Service stations and gas bars on properties identified on Schedule C-3 (RC-Sep5/17;E-Oct21/17)
- qc) cannabis production facilities (RC-Sep 18/18;E-Nov 3/18)
- qd) pet daycare uses (NWCC-Sep 09/24;E-Sep 24/24)
- qe) automotive vehicles, parts, & accessories sales and services (NWCC-Feb10/25;E-Feb25/25)
- r) any uses accessory to the foregoing uses.

**ZONE REQUIREMENTS ILI**

In any Light Industrial (ILI) Zone no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area .....	5,000 sq. ft.
Minimum Lot Frontage.....	50 ft.
Minimum Front Yard.....	30 ft. setback
Minimum Rear Yard.....	0 ft. except 40 ft. where abutting a residential zone
Minimum Side Yard .....	0 ft. except 40 ft. where abutting a residential zone
Maximum Height of Building.....	52 ft.
Maximum Lot Coverage.....	70%

## SPECIAL REQUIREMENTS: LANDSCAPING/ OUTDOOR DISPLAY AND STORAGE

- a) There shall be a landscaped area of at least 15 feet in depth running the length of and directly abutting the front lot line. This landscaped area shall extend the length of the front lot line and of the flankage lot line for a corner lot. Landscaping shall consist of existing vegetation and/or plantings as per *Part 5, Section 32*.
- b) A buffer 40 feet wide, beginning at the property line, shall be required for the for side or rear yards in an Industrial Zone which abut an existing residential use, vacant land zoned for residential use, or a Park or Institutional Zone.
- c) No outdoor storage shall be located:
  - i) within any required yard; nor
  - ii) within any yard which abuts lands fronting on an arterial road; except where a fence or other visual barrier is provided to completely screen the use.
- d) Outdoor display may be permitted provided it does not occur on the required 15 Ft. landscaped area described above and required abutting yards as per Part 5, Section 24 b).
- e) External fuel storage tanks shall be screened unless located at the rear of the building.

## SPECIAL REQUIREMENTS: CANNABIS PRODUCTION FACILITIES (RC-Sep 18/18;E-Nov 3/18)

- (a) **Where a lot containing a cannabis production facility abuts a lot**
  - (i) **zoned or used for residential purposes, or**
  - (ii) **that is used for a daycare, community centre, school, religious institution, public park or playground,**

**such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.**

## CONTACT INFORMATION

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