

# INDUSTRIAL FOR LEASE

Elmsdale Lot 174 TJ — Elmsdale Business Park

Industrial - For Lease

Elmsdale Lot 174 T J, Elmsdale, NS B2T 1A8

**kww** COMMERCIAL  
ADVISORS<sup>®</sup>

## PROPERTY SUMMARY

ELMSDALE LOT 174 T J



### PROPERTY SUMMARY

|                  |                               |
|------------------|-------------------------------|
| Property Type:   | Industrial                    |
| Available Space: | 12,500 SF (Building Total)    |
| Unit 1:          | 3,072 SF                      |
| Unit 2:          | 3,200 SF                      |
| Unit 3:          | 3,200 SF                      |
| Unit 4:          | 3,101 SF                      |
| Zoning:          | Elmsdale Business Park (BP)   |
| Lease Rate:      | \$19.00 Net                   |
| CAM & Tax:       | \$8.00 (2025) Utilities Extra |

### PROPERTY OVERVIEW

New construction concrete tilt-up building  
 24' Clear height  
 12' x 14' Grade level loading doors  
 35' x 90' Bays  
 Utilities separately metered (Electricity & Natural Gas)  
 Availability: October 1, 2026

### LOCATION OVERVIEW

Located in the Elmsdale Business Park, the subject property is a new construction build in one of the fastest growing populations in Atlantic Canada. Easy access to the Halifax Stanfield International Airport, major transportation routes, and only 30 minutes to Halifax, the East Hants Region has become a thriving destination for residential and commercial growth.

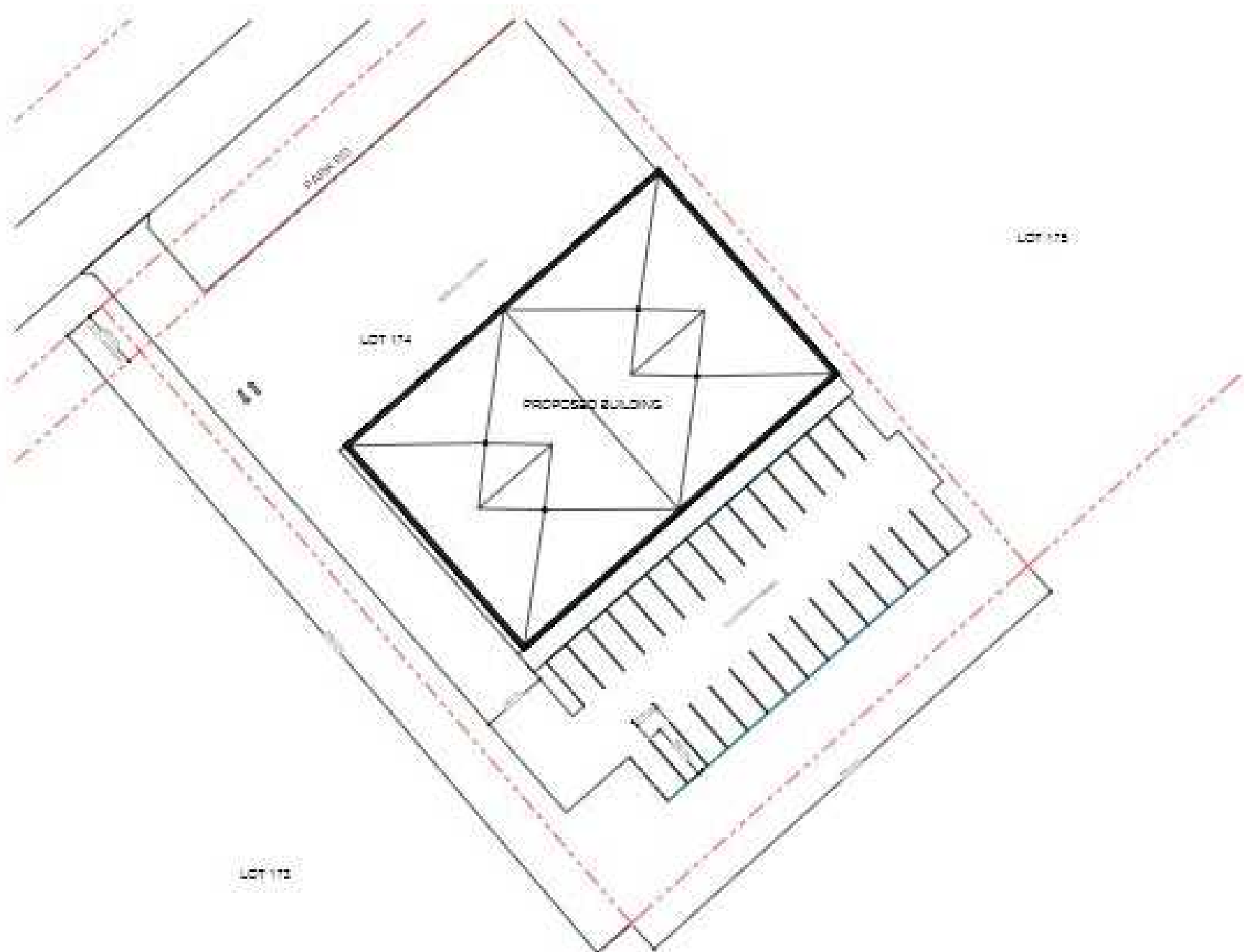
## PROPERTY PHOTOS

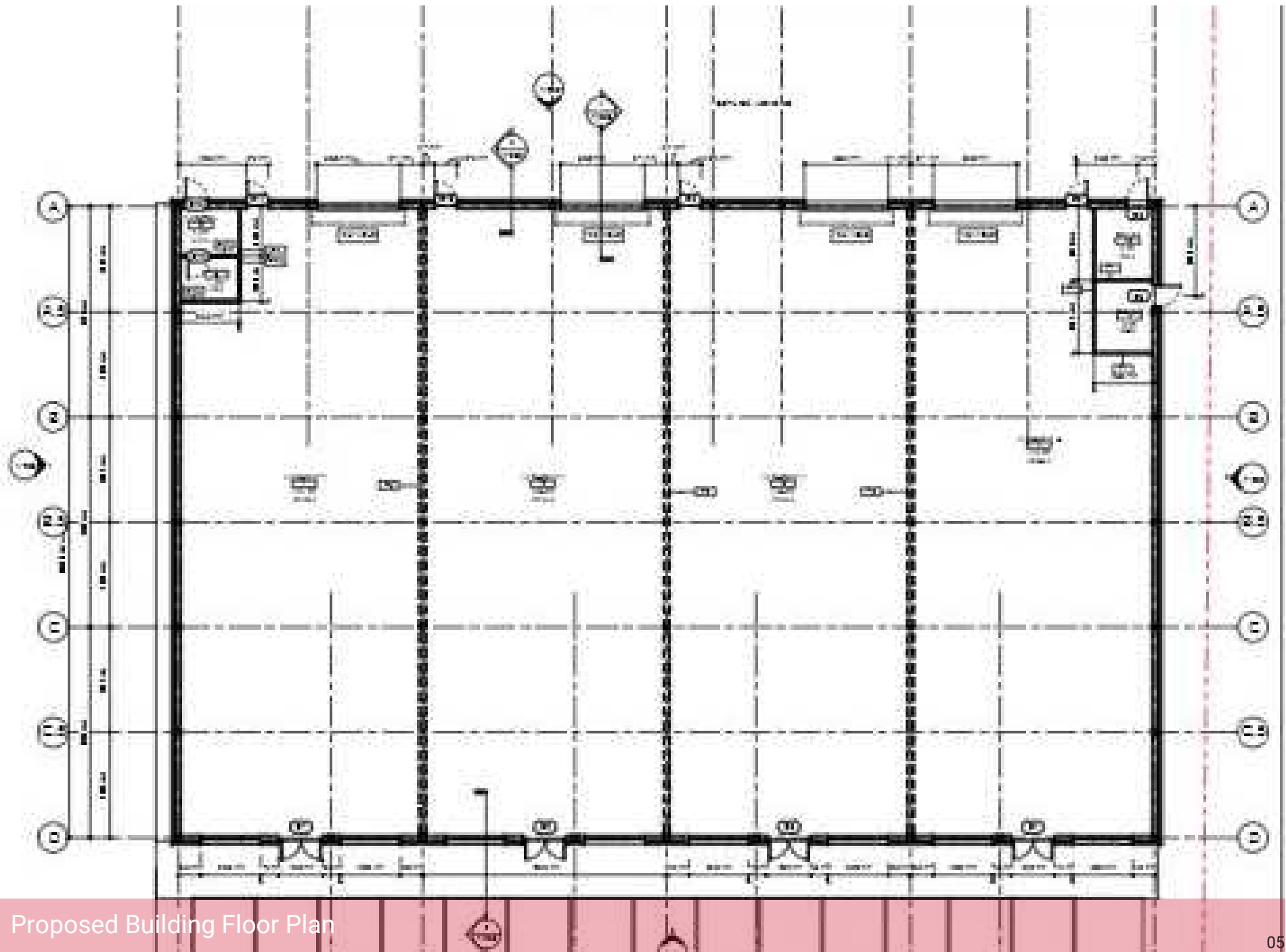
ELMSDALE LOT 174 T J



## PROPERTY PHOTOS

ELMSDALE LOT 174 T J

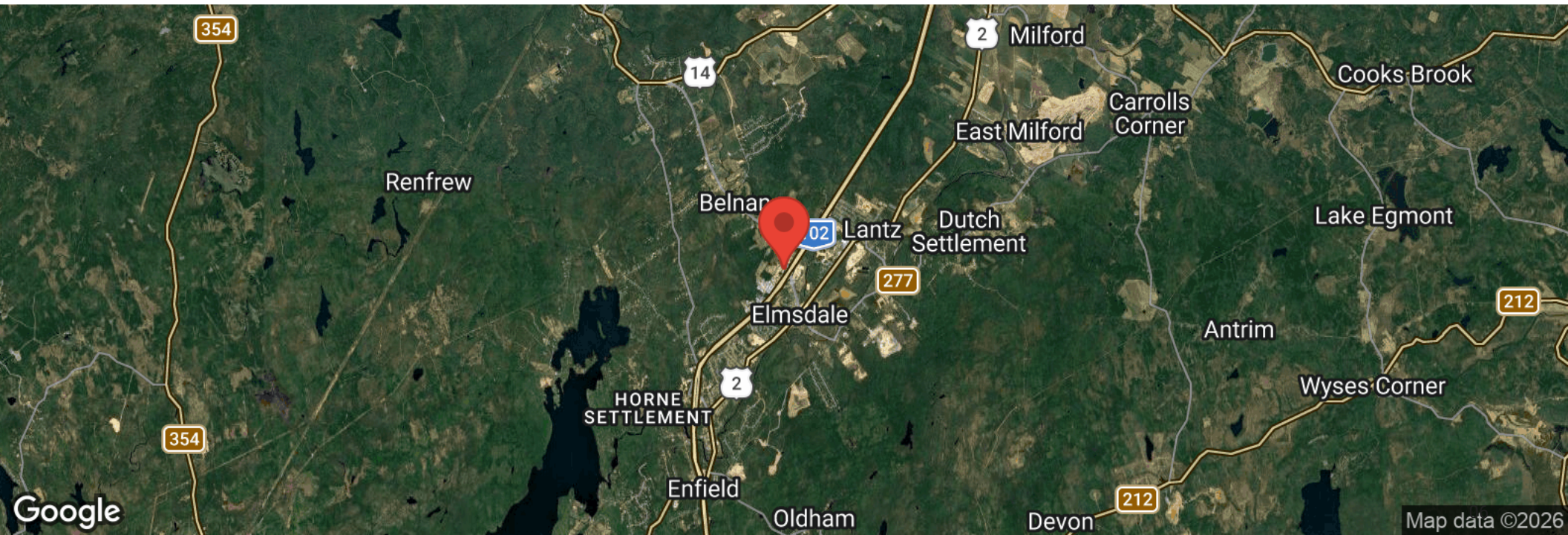
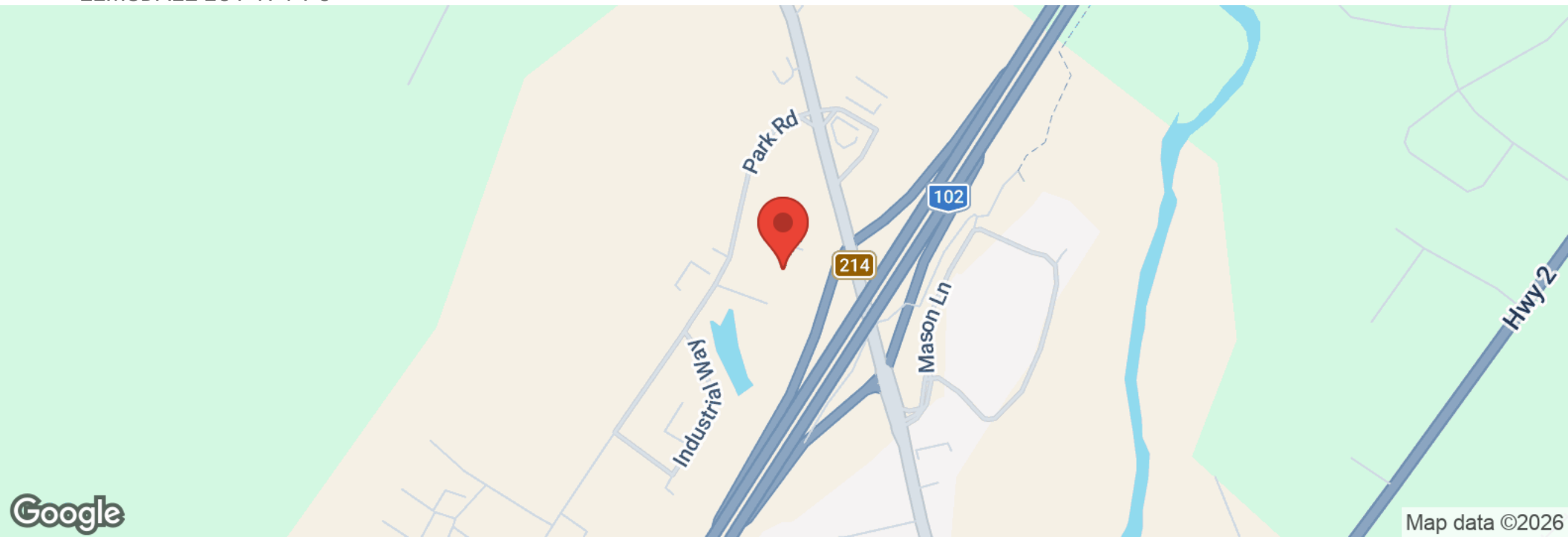




Proposed Building Floor Plan

# LOCATION MAPS

ELMSDALE LOT 174 T J



## CONTACT INFORMATION

ELMSDALE LOT 174 T J



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