

INDUSTRIAL FOR SALE OR LEASE

35 Lancaster Crescent

Industrial - For Sale or Lease

35 Lancaster Crescent, Debert, NS B0M 1G0

kW COMMERCIAL
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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

35 LANCASTER CRESCENT



OFFERING SUMMARY

Property Type:	Industrial
Building Size:	6,000 SF 3 x 2,000 SF Units
Washrooms:	1 Washroom per Unit
Ceiling Height:	16' Clear Height
Loading:	Three (3) 14' x 12' Grade Level Loading
Lot Size:	1.5 Acres (To be Subdivided)
Parking:	Oversized Parking Lot to Accommodate Large Vehicles
List Price:	\$1,350,000
Lease Rate:	\$12.50 Net

PROPERTY OVERVIEW

This newly constructed industrial building sits on 1.5 acres (to be subdivided) and is available for sale or lease. The property offers flexible leasing options from 2,000 SF to 6,000 SF with three demisable bays, 16' clear ceiling height, three (3) 14' x 12' grade level doors, and 600 amp 12/208 volt, 200 amp 3-phase power. Additional features include separate power meters, heat pump and baseboard heating, durable steel siding, and an oversized parking area suitable for large vehicles and industrial users.

LOCATION OVERVIEW

Situated within a well-established and growing industrial park in Debert, 216 Lancaster Crescent is surrounded by a strong mix of commercial, transportation, construction, and industrial users. The area is home to a variety of warehousing, manufacturing, trades, and service-based businesses, making it an ideal location for industrial operations. Located approximately 2 Kms from Highway 102, the property offers excellent connectivity to major transportation routes throughout the Halifax Regional Municipality and Atlantic Canada.

PROPERTY PHOTOS

35 LANCASTER CRESCENT



PROPERTY PHOTOS

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PROPERTY PHOTOS

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BUILDING OVERVIEW

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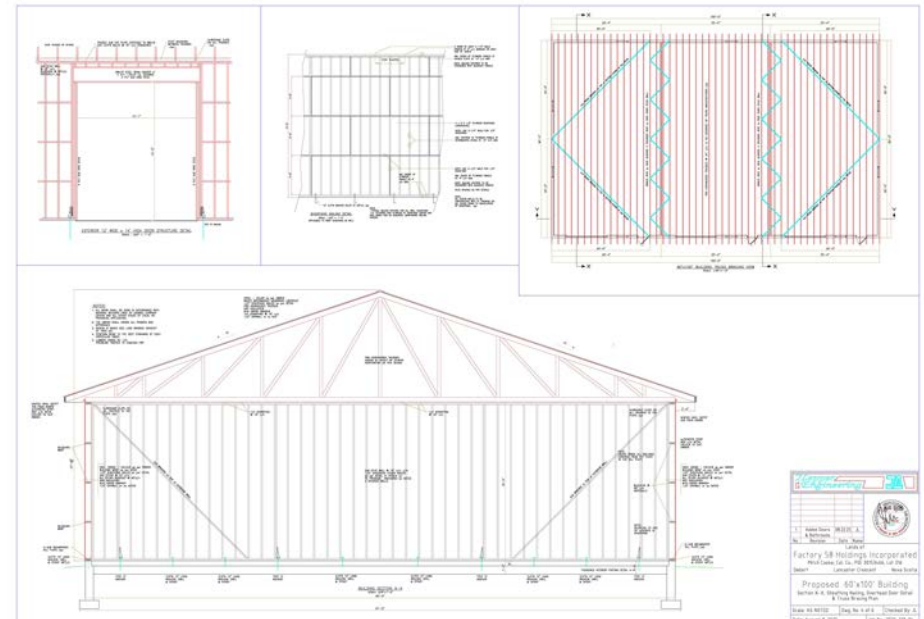
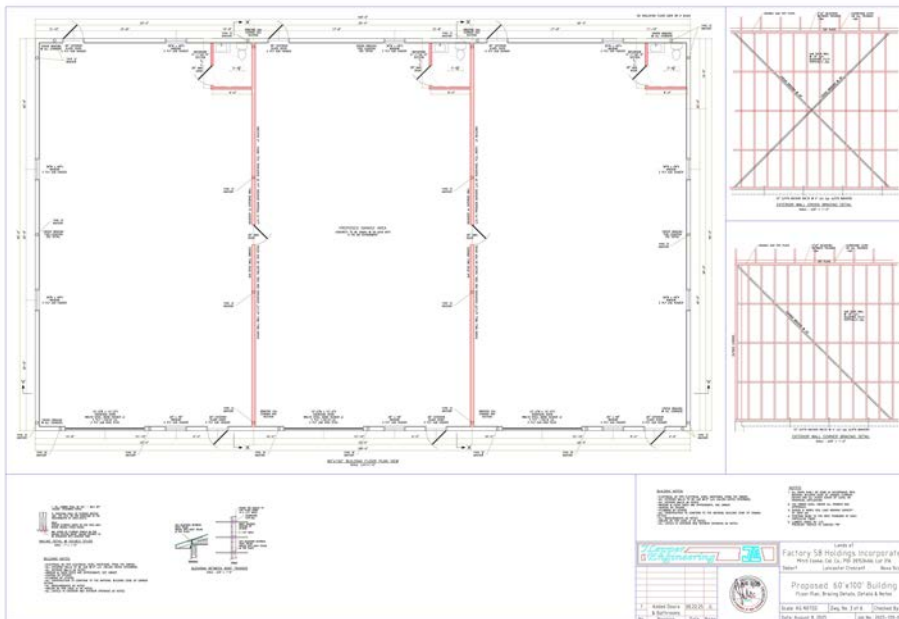
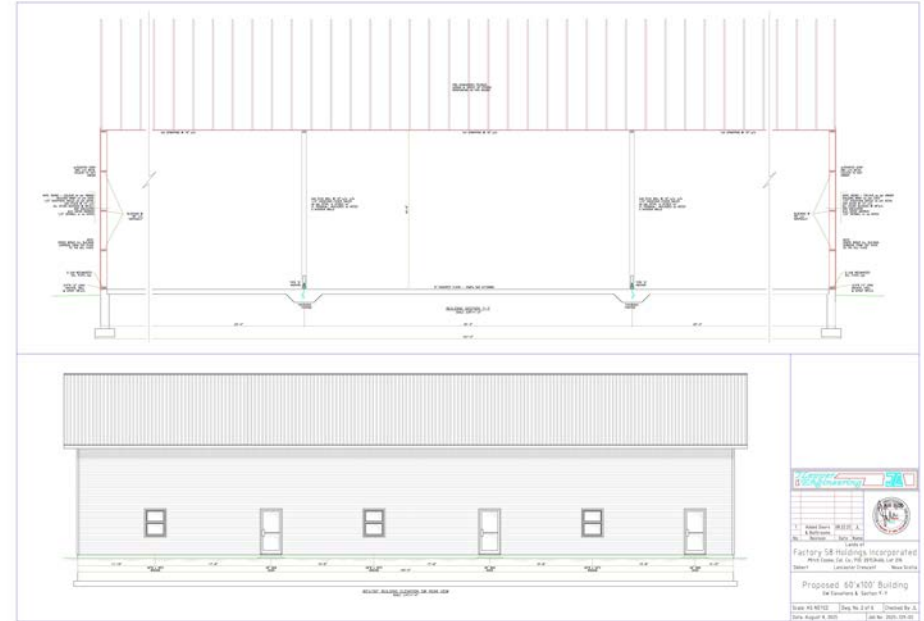


BUILDING SPECIFICATIONS

Property Type:	Industrial
Building Size:	6,000 SF Combined Total 3 x 2,000 SF Units
Construction Type:	Wood Frame Steel Siding (Exterior & Interior)
Foundation:	Concrete
Roof:	Steel
Year Built:	New Construction 2026
Ceiling Height:	16' Clear Height
Loading:	Three (3) 14' x 12' Grade Loading
Heating & Cooling:	3 x 24,000 BTU Heat Pumps with Baseboard Heating
Electrical:	600 Amp 12/208 Volt, 200 Amp, 3 Phase Power 3 Separate Power Meters
Lot Size:	1.5 Acres (To be Subdivided)
Parking:	Oversized Parking Lot Suitable for Large Vehicles
Water & Sewer:	Municipal
Zoning:	M (Industrial) Zoning
List Price:	\$1,350,000
Lease Rate:	\$12.50 Net

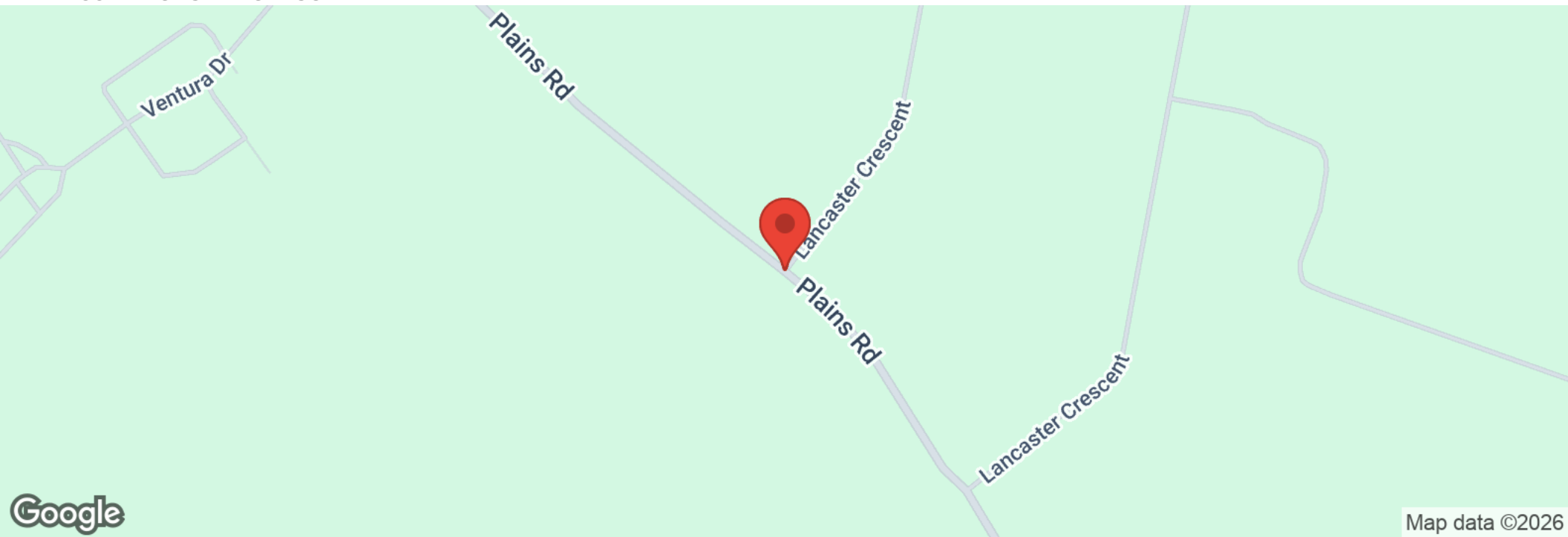
BUILDING PLANS

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LOCATION MAPS

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