

LAND FOR LEASE

9160 HIGHWAY 14

NOVA SCOTIA TRUNK 14, MILFORD, NS B0N 1Y0



FOR LEASE

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
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Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

9160 HIGHWAY 14



OFFERING SUMMARY

Property Type:	Outdoor Storage Land (Fenced)
PID #:	45090743
Lot Size:	2.12 Acres (Approx.) 92,347 SF
Lease Rate:	\$1.00 PSF + HST
Lease Term:	1-10 Years
Snow Clearing:	To Be Completed By Tenant

PROPERTY OVERVIEW

This fenced and gated outdoor storage property offers a secure, gravelled yard with direct frontage and access from Highway 14 in Milford, Nova Scotia. Ideally situated within the Milford/Hardwood Lands industrial area and just minutes from Highway 102, the site provides excellent accessibility for a variety of industrial users. Suitable for outdoor storage of equipment, trailers, vehicles, materials, and other permitted industrial uses, this property offers a functional and conveniently located solution for businesses requiring secure yard space.

LOCATION OVERVIEW

The Milford Industrial Park is located just north of Halifax, Nova Scotia, 30 minutes from Burnside Industrial Park, 20 minutes from the Halifax Stanfield International Airport, and 30 Minutes to Truro and Highway 104. The Park comprises 150+ acres of industrial land situated on Exit 9, a modern industrially-designed interchange connecting Highway 14 and Highway 102. The Park offers frontage on Highway 102 and has excellent visibility to Atlantic Canada's Major Transportation Route.

The Milford Industrial Park is also 15 kilometers from the Elmsdale Industrial Park, and 58 kilometers from the Port of Halifax. Notable businesses located in Milford are The Tractor Dome, Casey Concrete, Alliance Trade & Commerce, Fisher Transport, BCR Truck Repair, Multiserve Petroleum Equipment, Shaw Resources, Halifax C&D Recycling, and Happy Harry's.

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PROPERTY PHOTOS

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SITE DIMENSIONS

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PARCEL DESCRIPTION

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD

All that lot of land at Milford in the County of Hants, described as follows:

Beginning at the intersection of the southwestern side of route No. 14 with the southeastern boundary of lot 10 thence south 71 degrees 53 minutes east along the aforementioned southwestern side of Route No. 14 a distance of 199.7 feet to the northwestern boundary of Denis Murphy property thence south 17 degrees 48 minutes west along the northwestern boundary of Denis Murphy property a distance of 535.1 feet to the northeastern boundary of Carl Grant property thence north 34 degrees 11 minutes west along the northeastern boundary of Carl Grant property a distance of 259.5 feet to the southeastern boundary of lot 10 thence north 18 degrees 29 minutes east along the aforementioned southeastern boundary of lot 10 a distance of 376.6 feet to the place of beginning.



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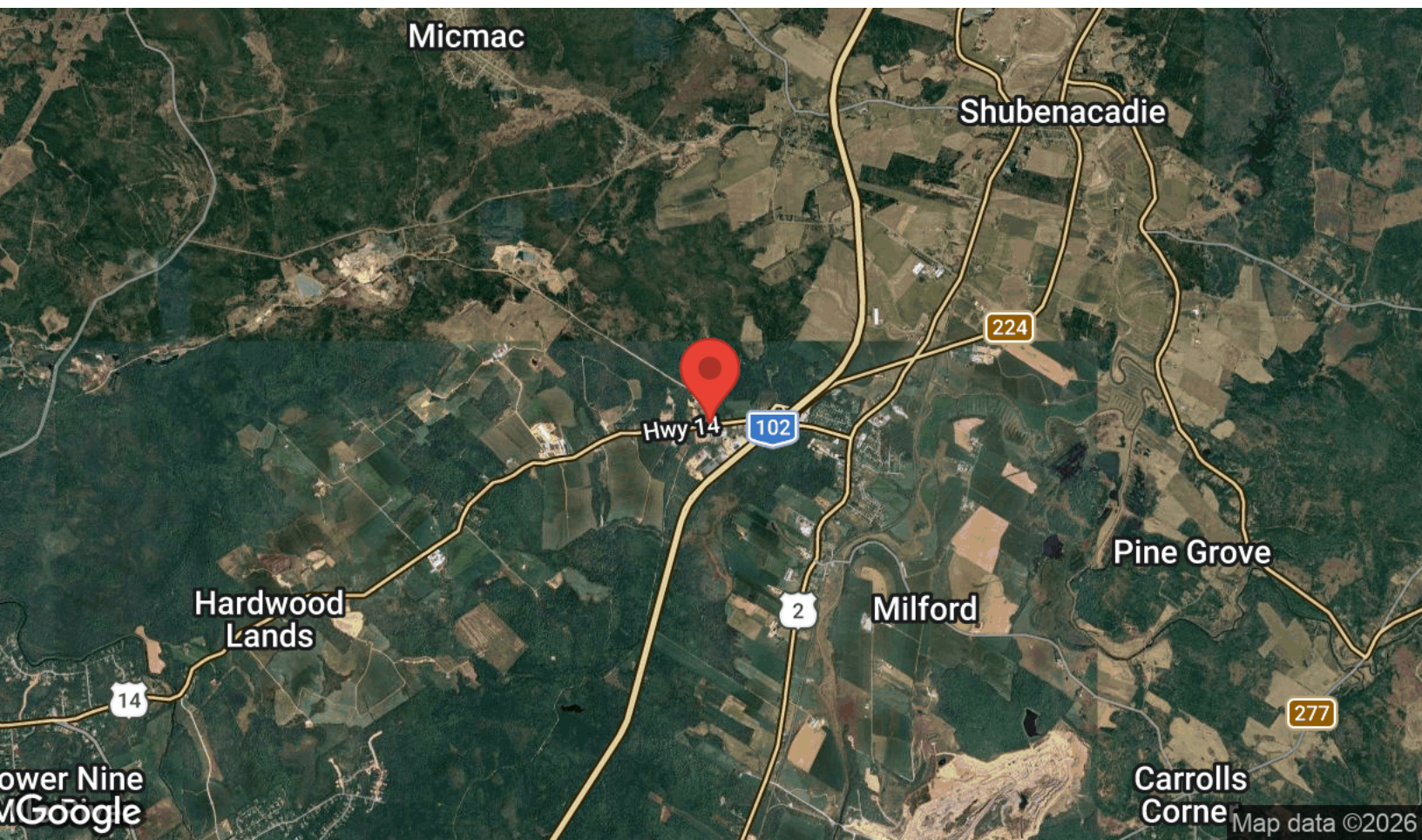
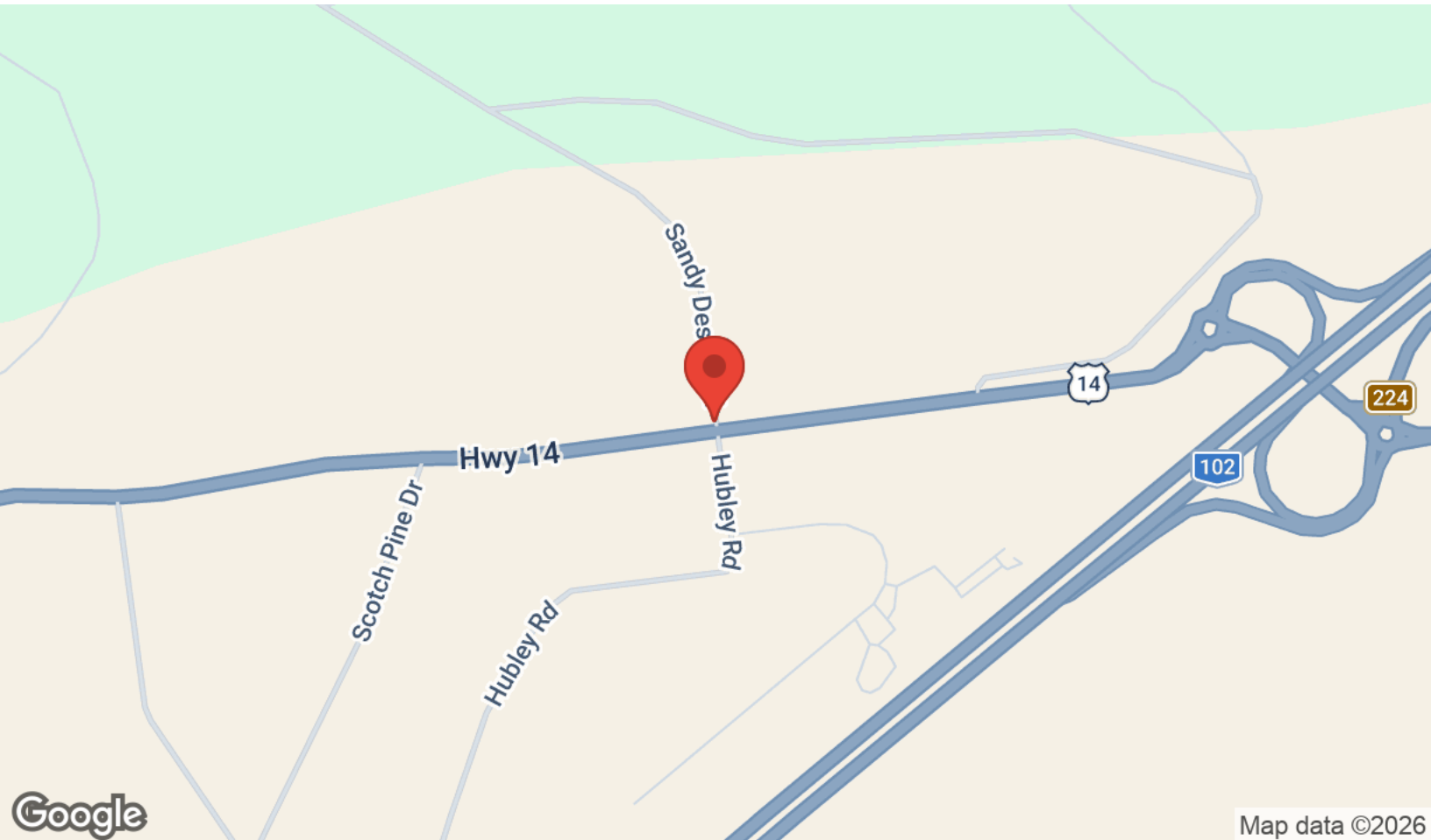
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LOCATION MAPS

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CONTACT INFORMATION

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