

INDUSTRIAL WAREHOUSE FOR LEASE

70 Rosno Lane

Industrial - For Lease

70 Rosno Lane, Bedford, NS B4B 1J7

kW COMMERCIAL
ADVISORS[®]

EXECUTIVE SUMMARY

70 ROSNO LANE



OFFERING SUMMARY

AVAILABLE SPACE:	4,300 SF (Units 6 & 7)
UNIT DIMENSIONS:	56' x 76'
CEILING HEIGHT:	16.5' - 17.5' Clear
LOADING:	1 x Grade Loading
HEATING:	Suspended Natural Gas Fired & Heat Pump
ZONING:	ILI - Light Industrial Zone
MUNICIPAL SERVICES:	Water & Sewer
LEASE RATE:	\$16.00 Net + \$5.50 CAM & Tax

PROPERTY OVERVIEW

Industrial warehouse property with single unit grade loading door, or drive-thru grade loading door unit available. 16.5' - 17.5' Clear ceiling height.

LOCATION OVERVIEW

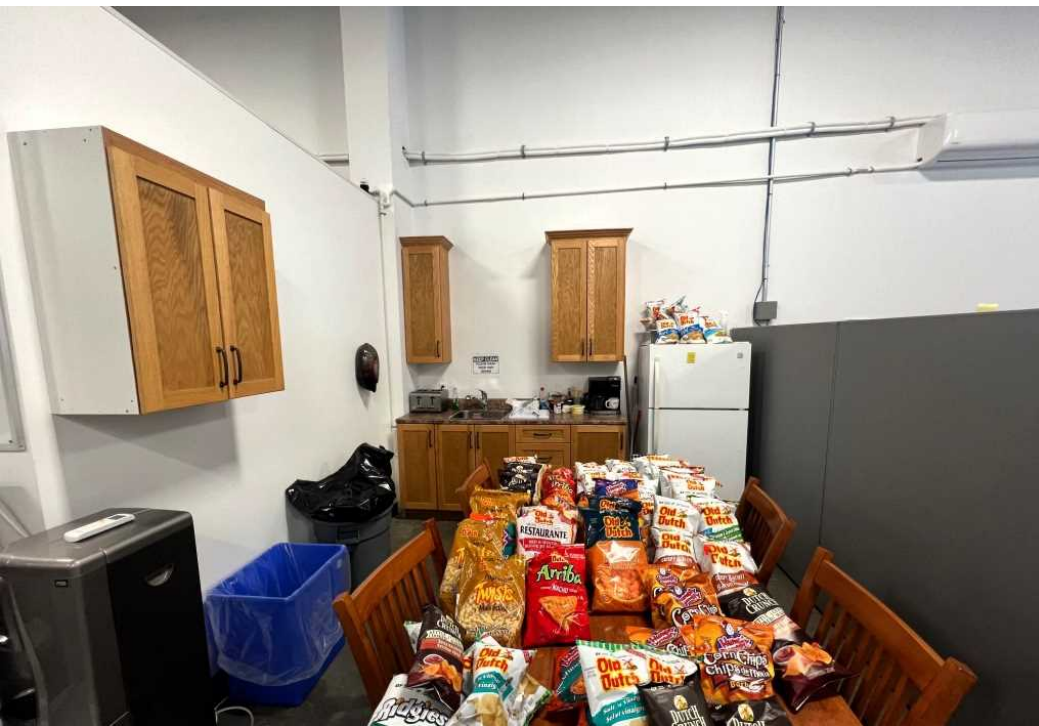
The subject property is located at 70 Rosno Lane on a cul-de-sac near the Kearney Lake Road and the south side of the Atlantic Acres Business Park. The property is part of a new 15 acre phased privately owned business park called Bluewater Business Park.

The Atlantic Acres Business Park is one of the main industrial parks of HRM and stretches from the Kearney Lake Road to the Hammonds Plains Road, and is in close proximity to two major roads that lead to the Highway 102.

Atlantic Acres is 8 kilometres from the Port of Halifax, and 25 kilometres from the Halifax International Airport.

PROPERTY PHOTOS

70 ROSNO LANE



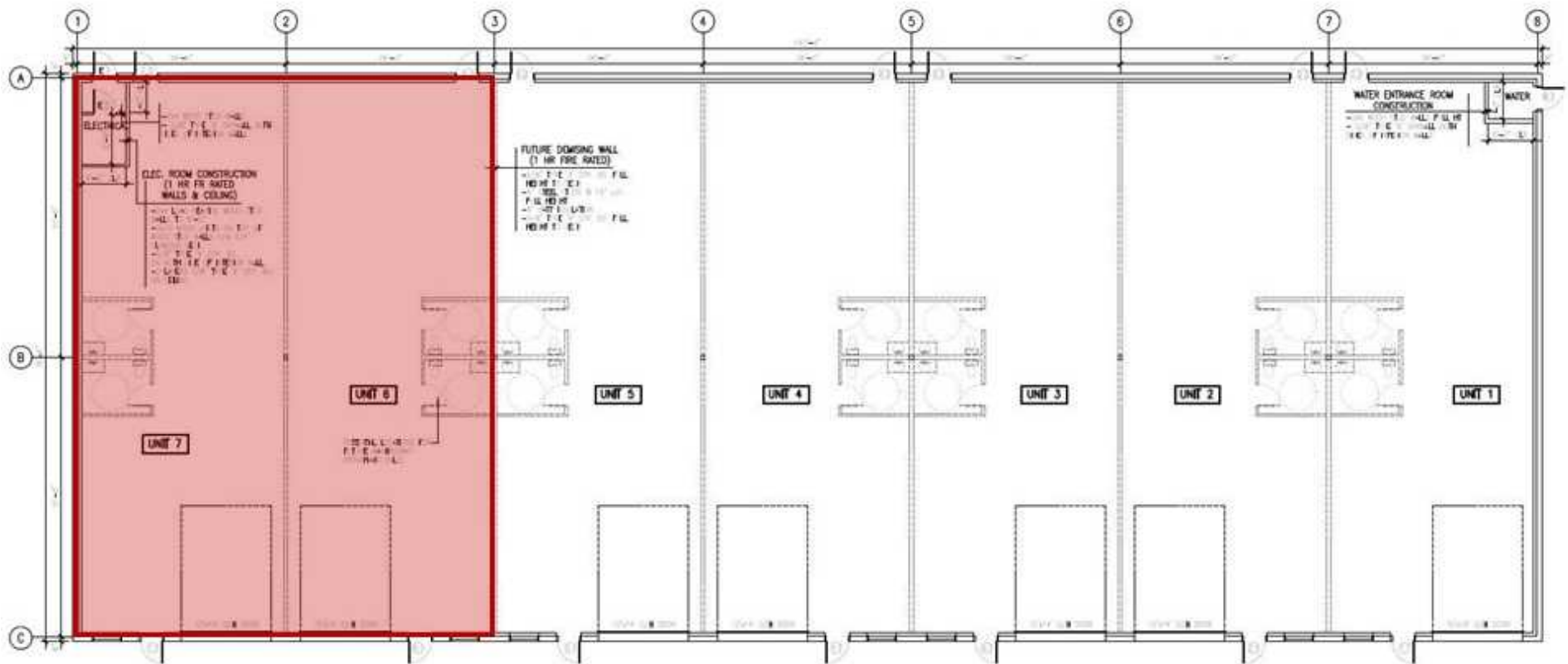
PROPERTY PHOTOS

70 ROSNO LANE



BUILDING FLOOR PLAN

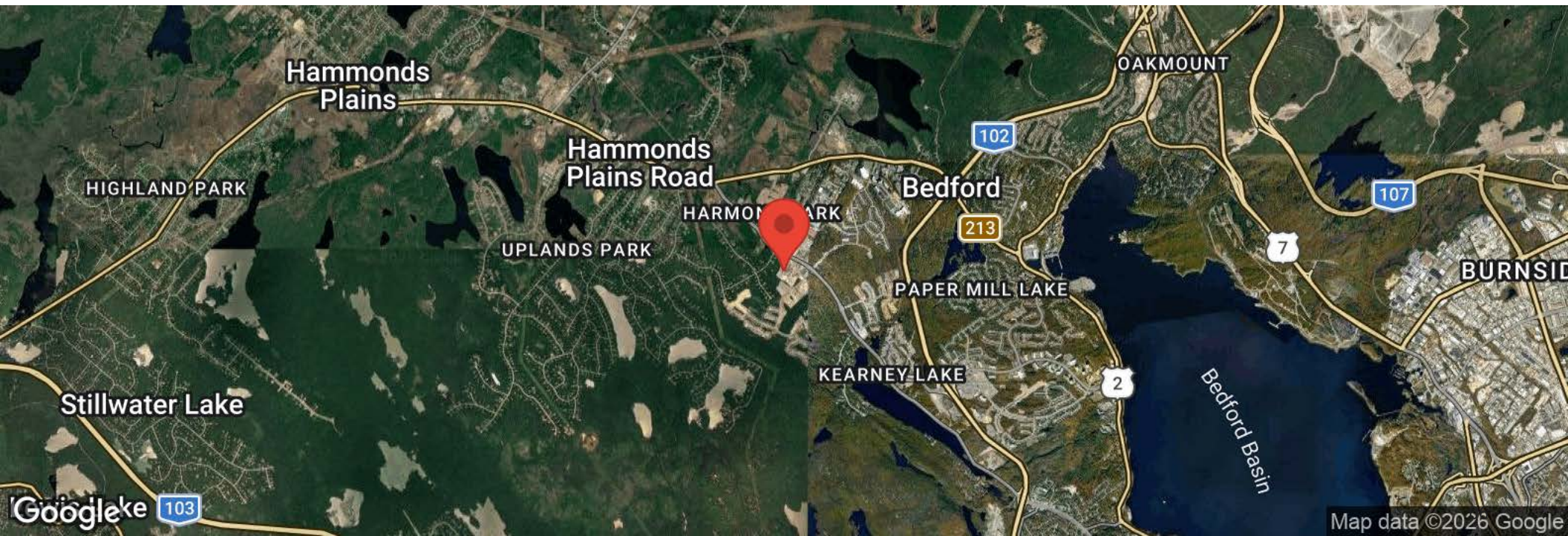
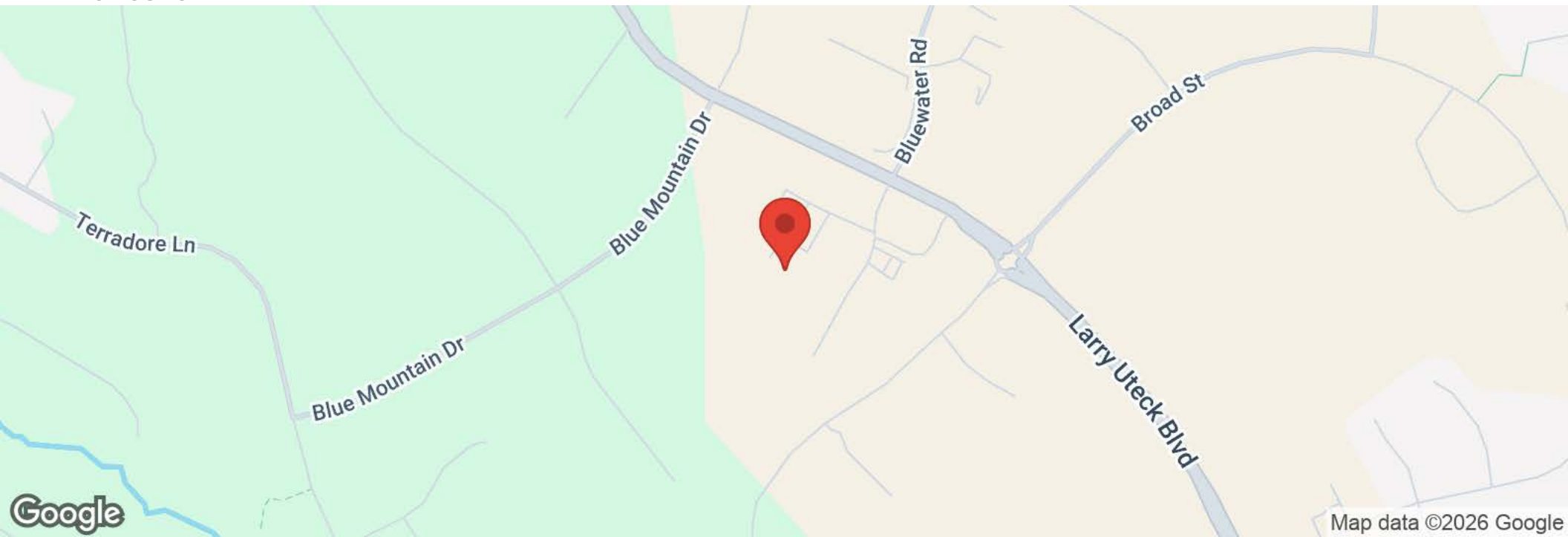
70 ROSNO LANE



Units 6 & 7

LOCATION MAPS

70 ROSNO LANE



CONTACT INFORMATION

70 ROSNO LANE



MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCOMMERCIAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCOMMERCIAL.COM