

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[®]

PROPERTY SUMMARY

ELMSDALE LOT 174 T J



PROPERTY SUMMARY

Property Type:	Industrial
Available Space:	6,272 SF (Combined Total)
Unit 1:	3,072 SF
Unit 2:	3,200 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)

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



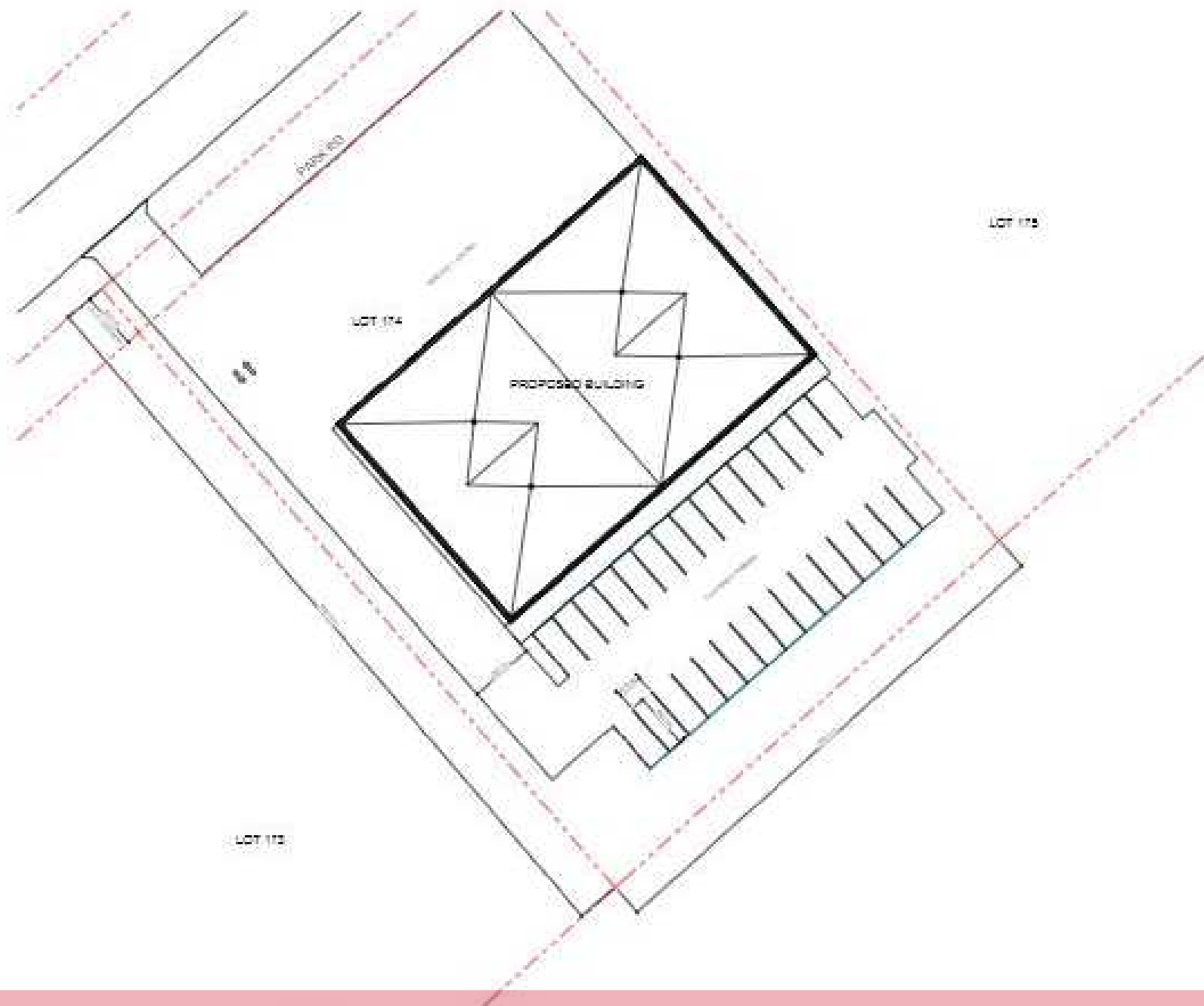
PROPERTY PHOTOS

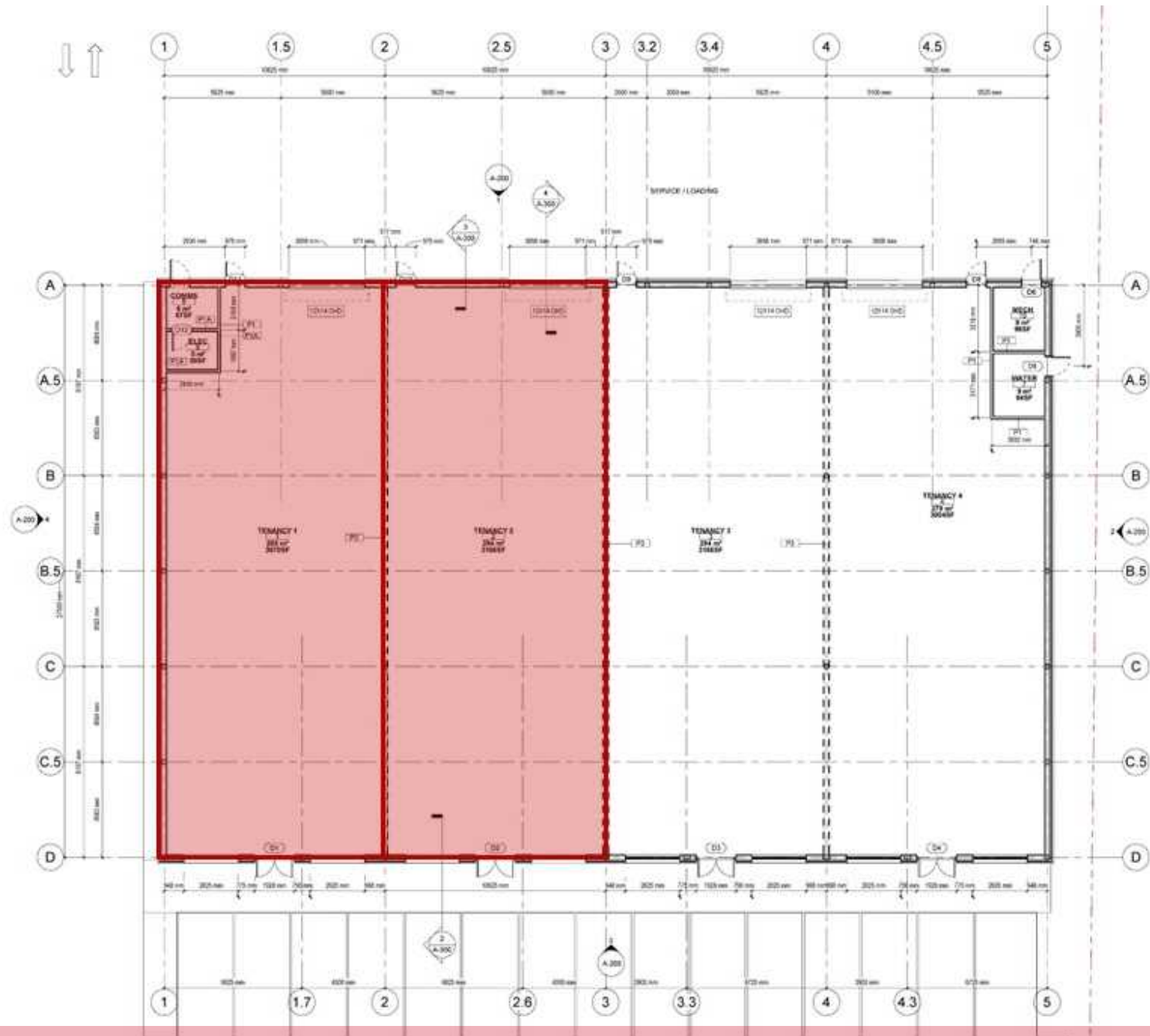
ELMSDALE LOT 174 T J



BUILDING LAYOUT

ELMSDALE LOT 174 T J

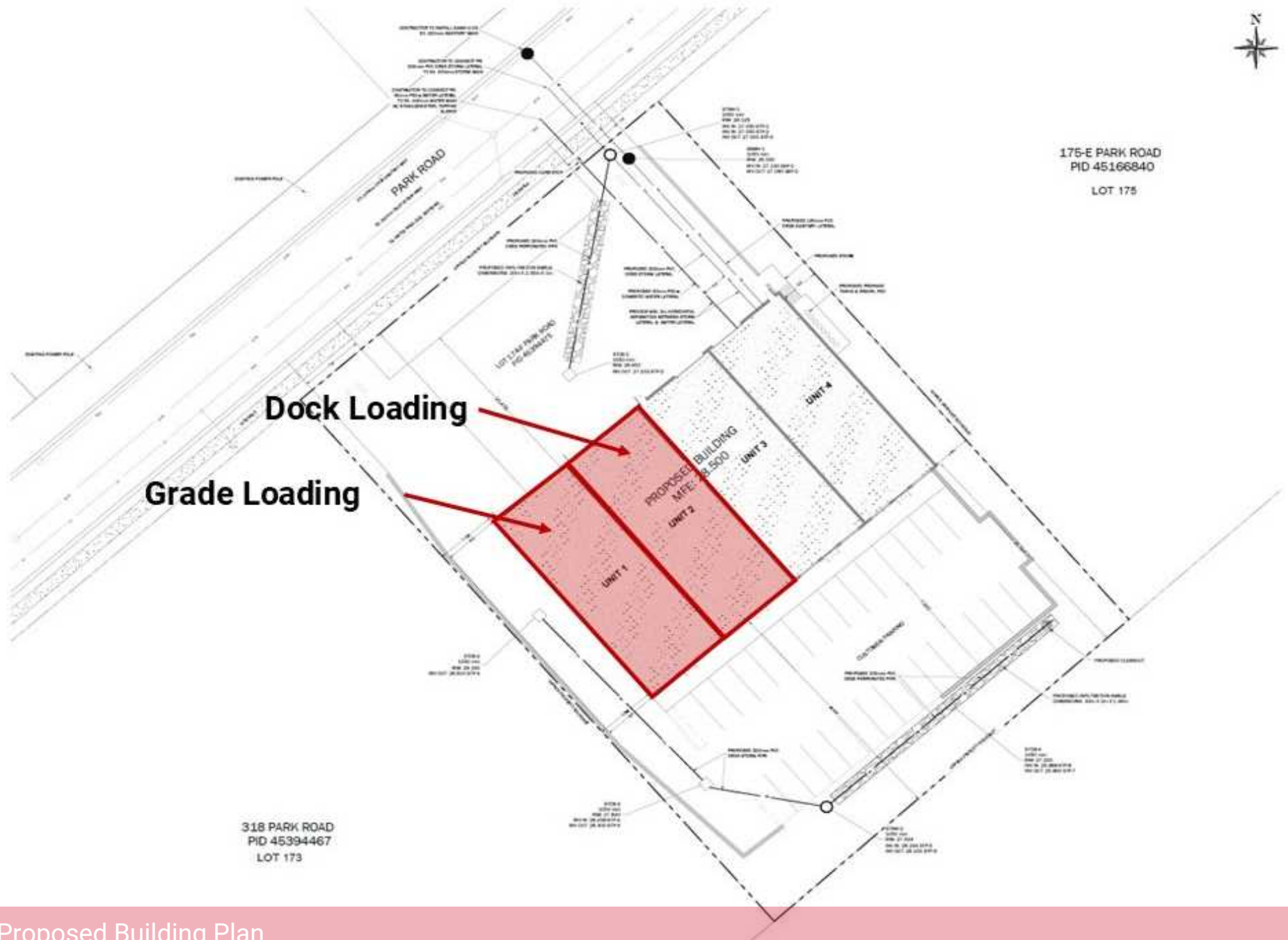




Proposed Floor Plan

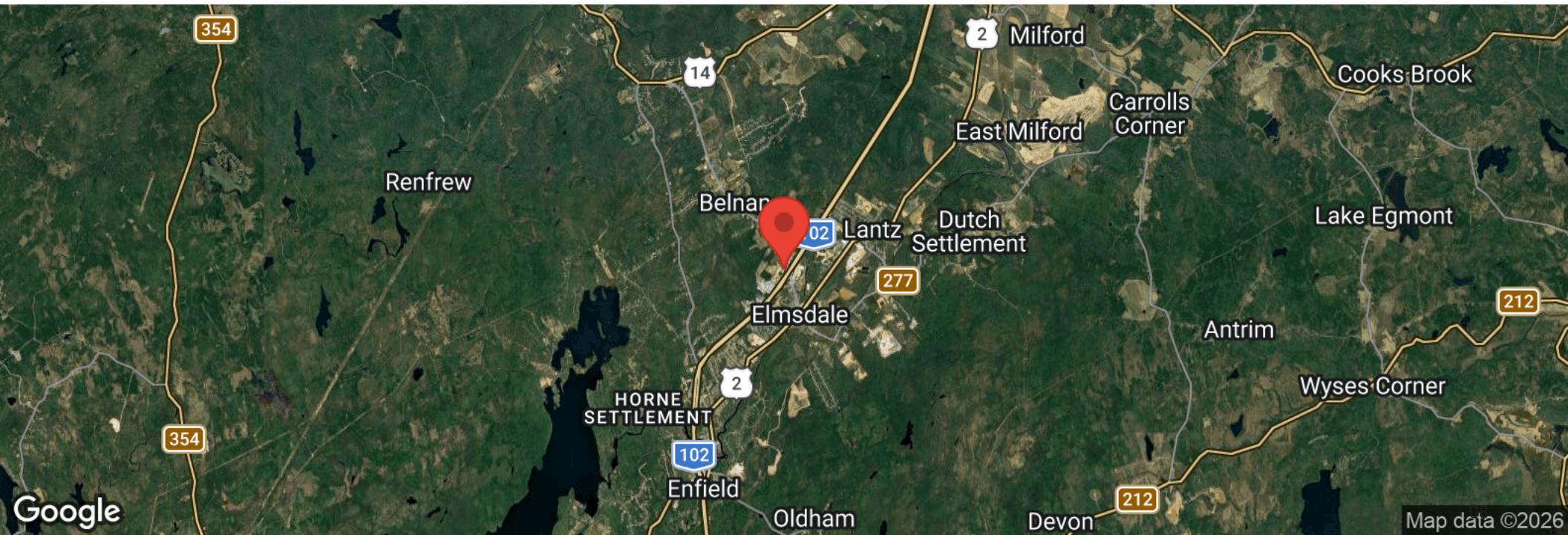
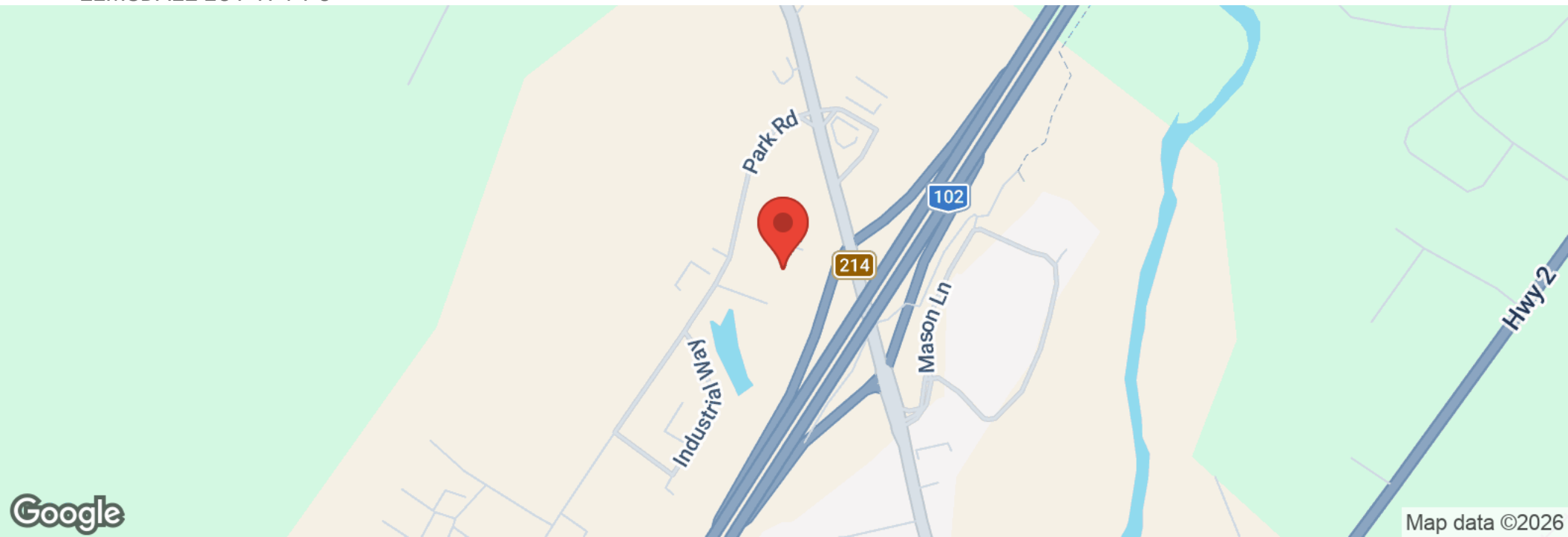
SITE PLAN

ELMSDALE LOT 174 T J



LOCATION MAPS

ELMSDALE LOT 174 T J



CONTACT INFORMATION

ELMSDALE LOT 174 T J



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