OFFICE FOR LEASE

409 BLUEWATER ROAD

409 BLUEWATER ROAD, BEDFORD, NS B4B 1J7



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

409 BLUEWATER ROAD



OFFERING SUMMARY

Property Type:	Office
Available Space:	1,240 SF
Parking:	Gravel Graded
Zoning:	ILI (Light Industrial)
Lease Rate:	$22.00 Semi-Gross + Electricity

PROPERTY OVERVIEW

1,240 SF Second level office situated in the back building. This larger unit provides flexible layout potential for growing businesses or administrative operations.

LOCATION OVERVIEW

Situated in the Atlantic Acres Business Park in Bedford, Nova Scotia, 409 Bluewater Road offers an ideal location for industrial and commercial ventures, surrounded by a robust business community. The area hosts a mix of established industrial operations, including warehouses and distribution centers, alongside growing residential developments in Bedford and Hammonds Plains, enhancing its appeal with a skilled local workforce and proximity to major highways like 102, connecting to the Port of Halifax (8 km) and Halifax Stanfield International Airport (25 km). Nearby, notable commercial hubs feature high-tech office spaces, such as the occupied RIM building with IBM and Bell Aliant, and the recently completed EON Place, fostering a dynamic environment for logistics, manufacturing, and service-based industries.

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PROPERTY PHOTOS

409 BLUEWATER ROAD



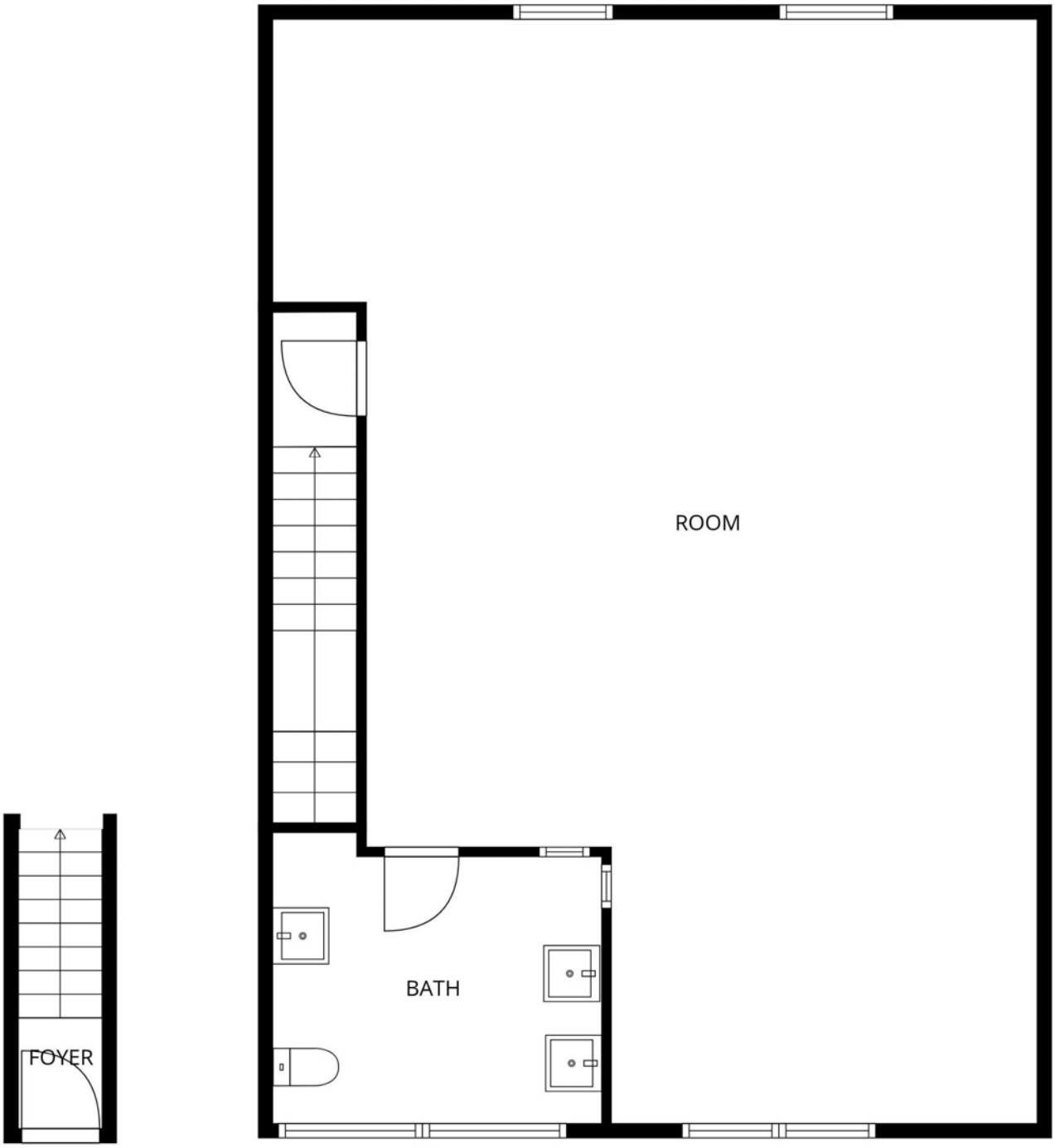






FLOOR PLAN

409 BLUEWATER ROAD



Basement 1

1st floor

1,240 SF Unit

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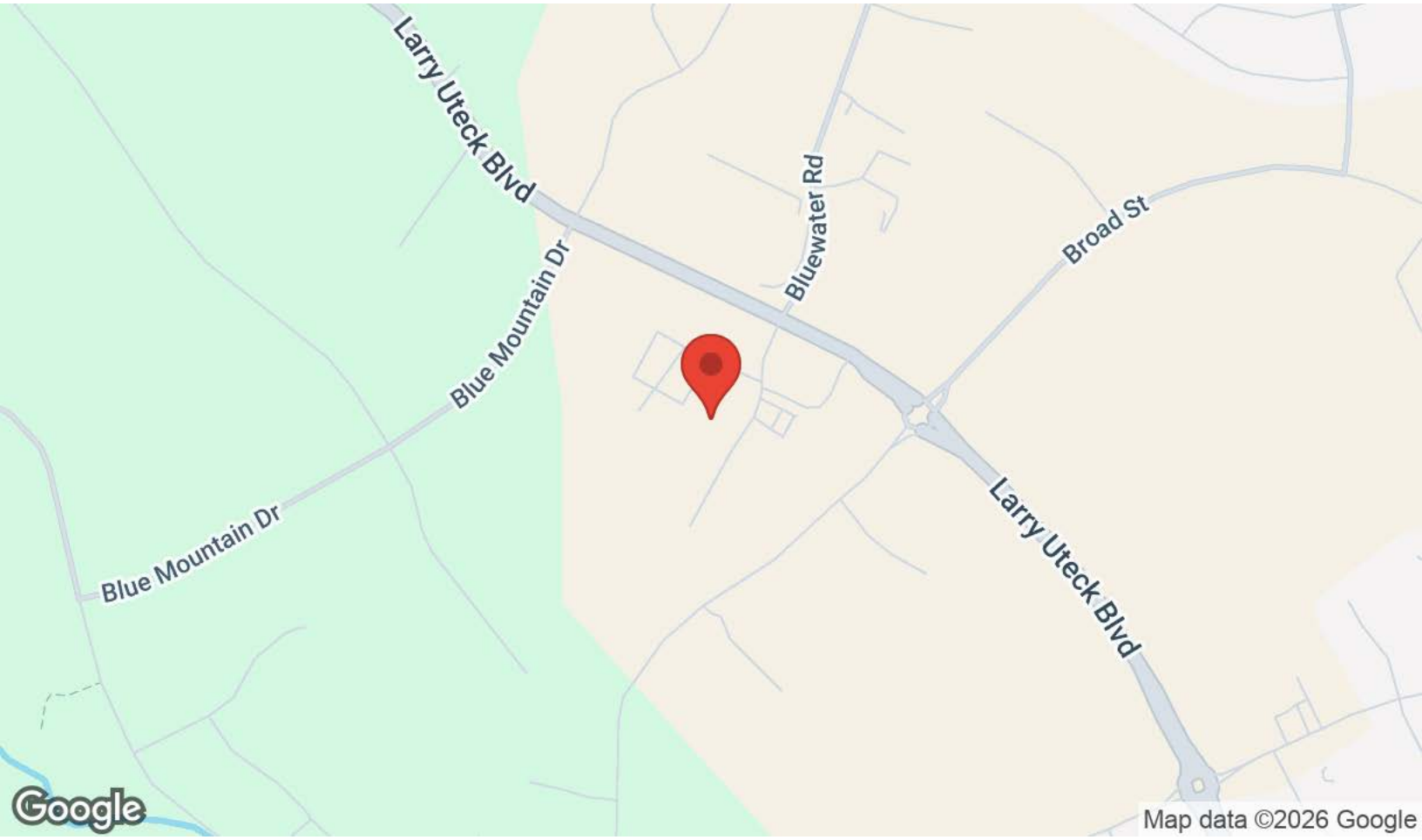
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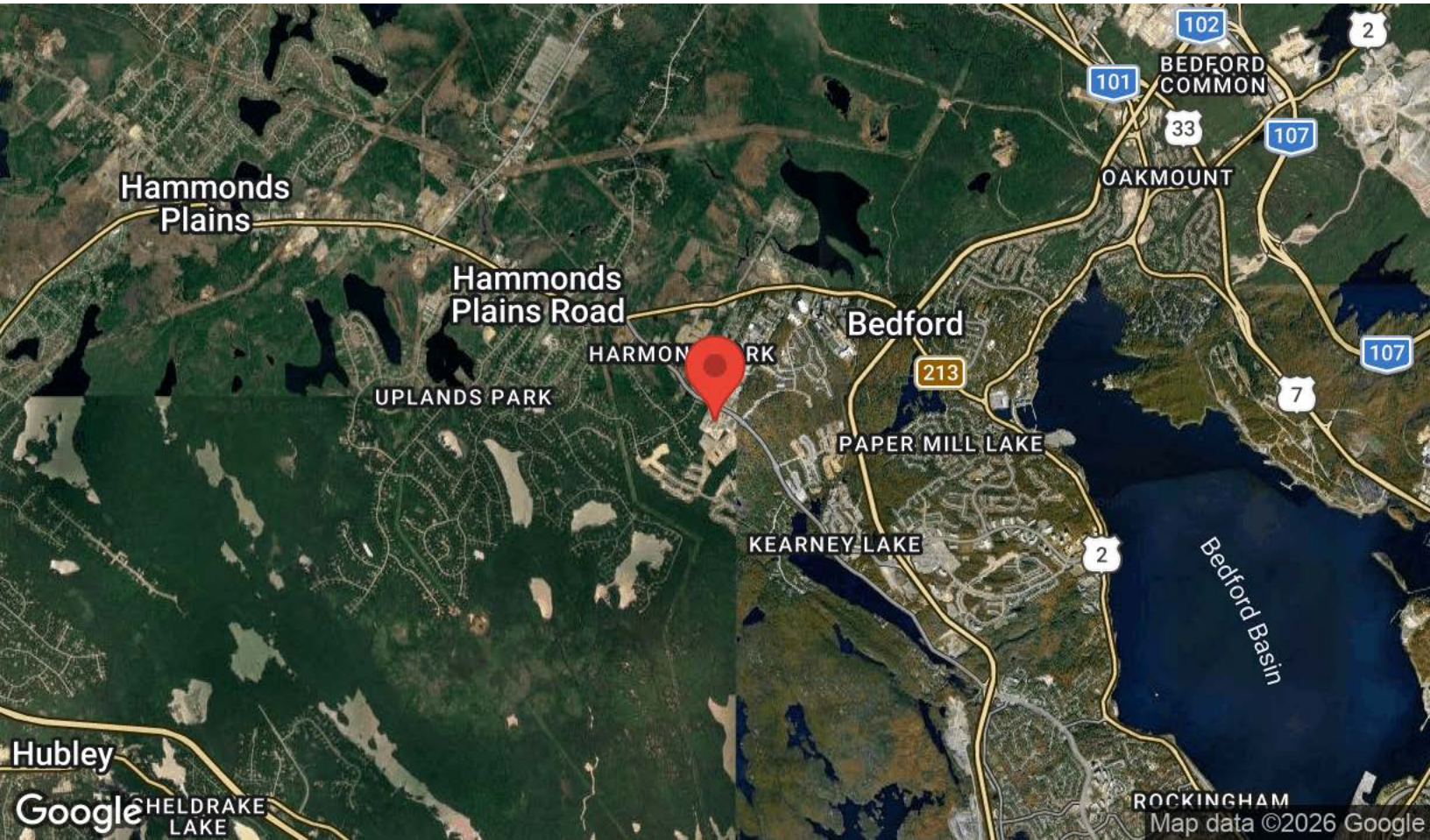
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LOCATION MAPS

409 BLUEWATER ROAD





PART 17: LIGHT INDUSTRIAL (ILI) ZONE

No development permit shall be issued in a Light Industrial (ILI) Zone except for one or more of the following uses:

a) warehouses and storage and distribution centres
b) manufacturing, processing, assembly, recycling, or warehousing operations which are not objectionable uses;
c) parking and or storage of industrial or heavy commercial vehicles, equipment and similar goods;
d) trade centres
e) building supplies sales
f) auto service and supplies centres/outlets
g) uses permitted in the Shopping Centre Zone (CSC);
h) wholesalers
i) full service and take-out restaurants
j) furniture stores
k) uses permitted in the CGB Zone, except office buildings, subject to CGB Zone provisions
l) day care facilities; (RC-Mar 3/09;E-Mar 21/09)
m) dry cleaning depot
n) recycling depot
o) uses permitted in the SU Zone
p) bingo halls
q) billiard/snooker club
qa) Auto body repair shops on properties identified on Schedules C-1 and C-2 **(NWCC-Mar 21/16; E-Apr 2/16)**
qb) **Service stations and gas bars on properties identified on Schedule C-3 (RC-Sep5/17;E-Oct21/17)**
qc) cannabis production facilities (RC-Sep 18/18;E-Nov 3/18)
qd) pet daycare uses (NWCC-Sep 09/24;E-Sep 24/24)
qe) automotive vehicles, parts, & accessories sales and services (NWCC-Feb10/25;E-Feb25/25)
r) any uses accessory to the foregoing uses.

ZONE REQUIREMENTS ILI

In any Light Industrial (ILI) Zone no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area ..... 5,000 sq. ft.
Minimum Lot Frontage ..... 50 ft.
Minimum Front Yard ..... 30 ft. setback
Minimum Rear Yard ..... 0 ft. except 40 ft. where abutting a residential zone
Minimum Side Yard ..... 0 ft. except 40 ft. where abutting a residential zone
Maximum Height of Building ..... 52 ft.
Maximum Lot Coverage 70%

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