ESALE/LEASE



1 CHANDLER ROAD | AMHERST, NS

INDUSTRIAL | 80,000 SF TOTAL: 70,000+ SF (WAREHOUSE) | 10,000 SF (OFFICE)



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KELLER WILLIAMS SELECT REALTY

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EXECUTIVE SUMMARY

Civic Address:	1 Chandler Road, Amherst, Nova Scotia B4H 4J2
Property Type:	Industrial (former concrete panel manufacturing plant)
Building Size:	80,000 SF - 70,000+ SF (Warehouse) 10,000 SF (Office)
Year Built:	+/- 1980
Construction Style:	Pre-engineered steel
Lot Size:	26.94 Acres
Parking:	Asphalt paved parking with 53 marked stalls
Zoning:	Industrial — Town of Amherst
Assessed Value:	\$1,476,400 (Commercial Taxable 2020)
List Price:	\$4,995,000 (+/- \$62.43 PSF)
Lease Rate:	\$6.50 PSF Semi-Gross





LOCATION OVERVIEW

The Town of Amherst has a population just shy of 10,000 and is considered a transportation hub of Nova Scotia. Chandler Road, Amherst is well located within the Amherst Industrial Park. The subject property has frontage on Anson Avenue, Tupper Boulevard and Chandler Road.

Access to Trans-Canada Highway 104 provides convenient access just 60 KM from New Brunswick and 200 KM from Halifax.

Neighboring businesses who have had success operating in the 122 Acre Amherst Industrial Park include Emmerson Packaging, Weston Bakeries, LED Roadway Lighting, IMP Aerostructures, Maritime Pride Eggs, Rideau Pipe & Drilling Supplies, Atlantic Windows, Gordon Food Service and Trider's Craft Beer.

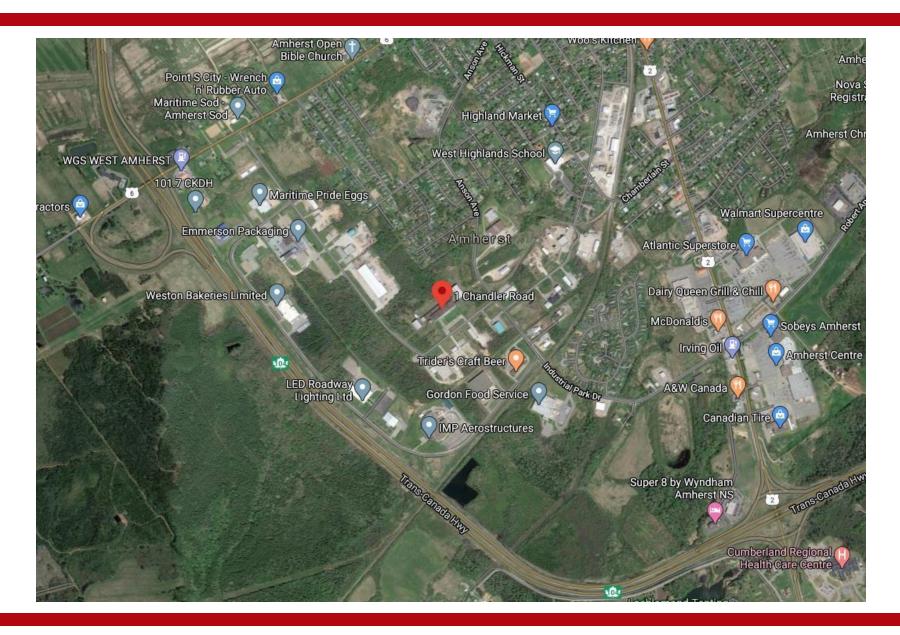
Local Amenities within the Amherst Community area include Wal-Mart Supercentre, Atlantic Superstore, Sobeys, Canadian Tire, Greco Pizza, Duncan's Pub, Amherst Golf Club, Cineplex Cinemas, Cumberland Public Libraries, Several Automotive sales Dealerships and the Amherst Veterinary Hospital.





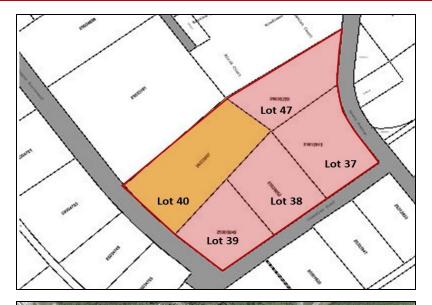


AREA OVERVIEW



SITE SPECIFICATIONS

1 Chandler Road, Amherst, NS B4H 4J2
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Lot 37: 25012915 — 5.37 Acres
Lot 38: 25003252 — 4.71 Acres
Lot 39: 25003245 - 4.16 Acres
Lot 40: 25003237 - 7.8 Acres
Lot 47: 25003229 - 4.89 Acres
26.94 Acres
Industrial — Town of Amherst
Asphalt paved parking with 53 marked stalls
Available if reinstated with CN Rail
\$1,476,400 (Commercial Taxable 2020)
Approximately 2 acres asphalt paved
Chain link fence with barbed wire encloses outdoor crane areas
Expansion details: at minimum 10 Acres of additional Land without
reconfiguring existing areas





SITE SPECIFICATIONS



BUILDING OVERVIEW

Building Type:	Industrial (former concrete panel manufacturing plant)
Building Size:	80,000 SF - 70,000+ SF (Warehouse) 10,000 SF (Office)
Structure:	Pre-engineered steel
Lighting:	High pressure sodium & florescent
Ceiling:	37' Clear, 45.4' to rook deck in 90' x 400' area 18.5' clear in 60' x 90' area 23.5' clear adjacent 2nd level 8'4" in office area
Roof Type:	Tar & gravel over majority of building Corrugated metal over outdoor cranes and partial building area
Clear Span Areas:	90' x 400' with 20 ton crane + 60' x 400'
Column Spacing:	90' x 23' 58.5' x 23'
Sprinkler System:	Wet: 1951 gallons/minute Dry: Yes; Capacity TBD
Loading:	Five (5) grade loading doors Two 18' x 18' One 12' x 12' One 13' high x 16' wide One 8' high x 6' wide.
HVAC:	TRANE Ducted Heat Pump in offices Six (6) Schwank Propane fired radiant tube heaters
Fuel Type:	Infrastructure in place for natural gas or propane





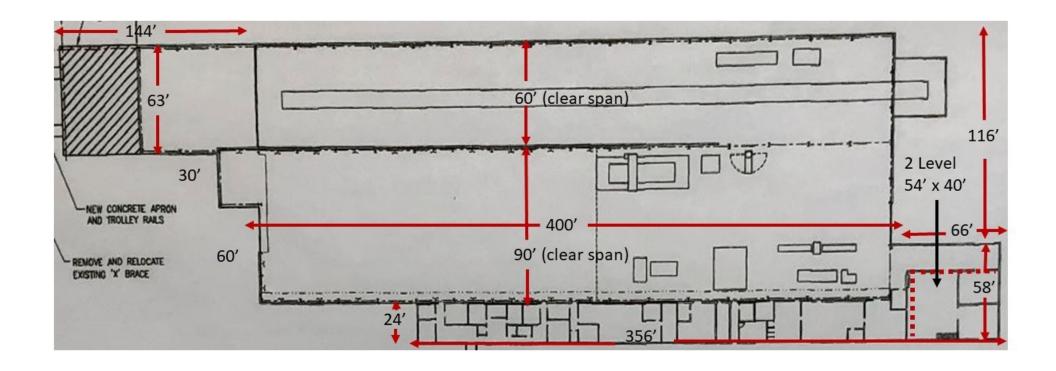
BUILDING OVERVIEW

Electrical System:	 600 Volt, 1600 AMP, 3 Phase Power, with 1000 KVA Pad Mount Transformer Ample 600 Volt, 480 Volt, 120/240 Volt Disconnect Switches, Transformers and 3 Phase electrical panels
Track System:	400' + steel floor track system linked to former CN Rail spur
Floor Drains:	Multiple drains located in the facility
Mezzanine:	54' x 40' office mezzanine above maintenance room
Cranes:	 Two (2) 20 Ton interior cranes on shared 400' track x 90' bridge Two (2) 3 Ton cranes on shared crane rail track in 60' clean span section Two fenced in outdoor crane areas 86' x 181' roof with 76' wide crane bridge, and 88' x 180'
Equipment:	Pre cast concrete related manufacturing equipment with 60 + pieces estimated 2008 installed value of \$16,000,000 + by Shanghai Zhongji Machinery Jilin TsingHua Science & Technical
Premises Breakdown:	 7 + private offices, reception area and boardroom at front Two multi stall & sink washrooms, 3 additional single use washrooms, two office lunchrooms, locker room, industrial lunch room, office mezzanine with maintenance room below Removable steel frame concrete curing racks enclosed by Styrofoam façade in +/- 50% of 90' x 400' clear span area Pre-Eng. steel mezzanines and additional warehouse jogs and loading areas leading to two separate fenced outdoor crane and rail areas, formerly occupied by Vidabode Group Inc
Out Building:	Separate out building with slab on grade foundation





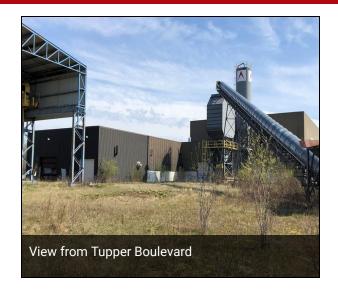
BUILDING FLOOR PLAN

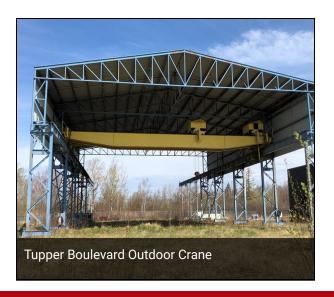


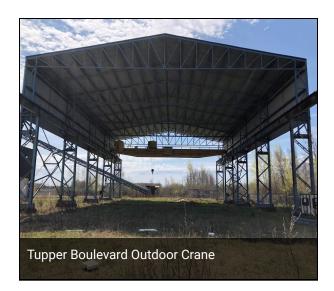
EXTERIOR





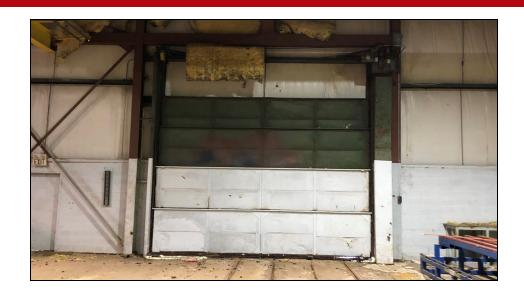


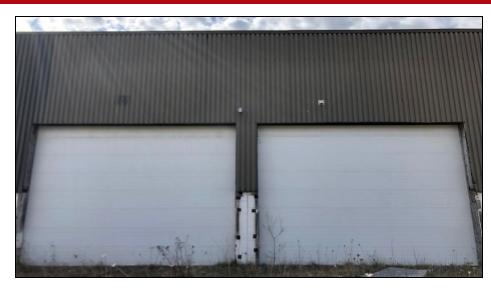


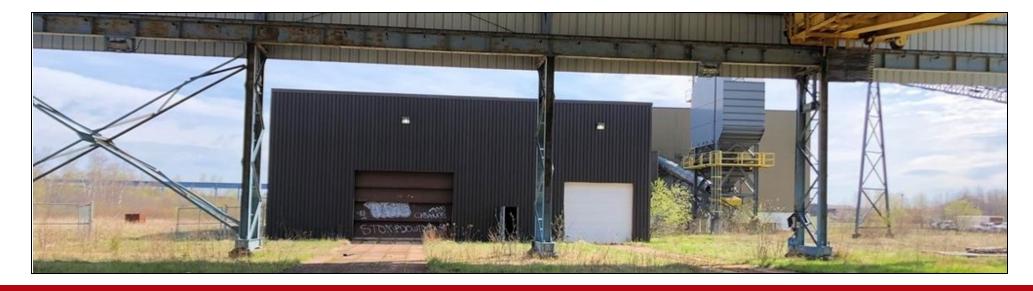




LOADING DOORS







OFFICE/INTERIOR VIEWS





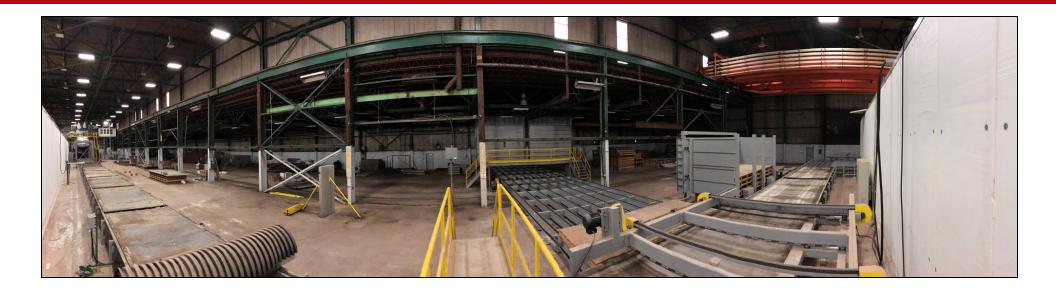






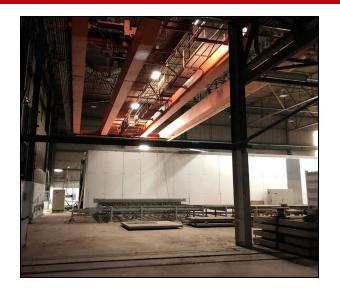


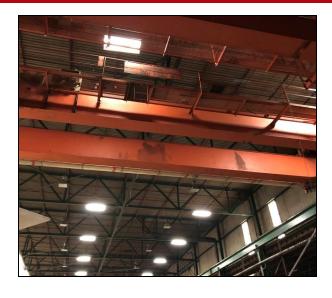
WAREHOUSE



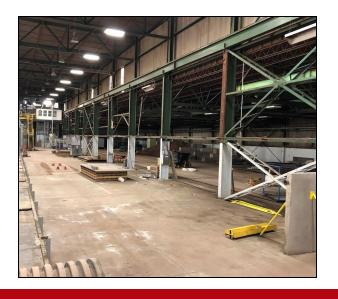


WAREHOUSE







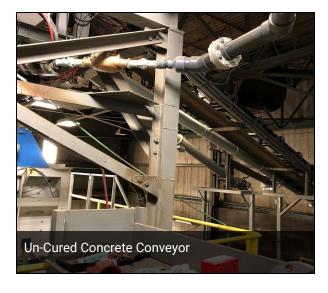


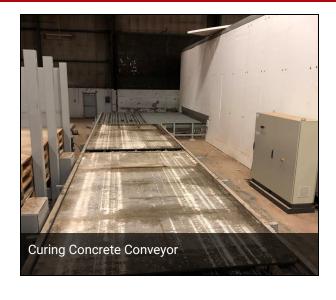




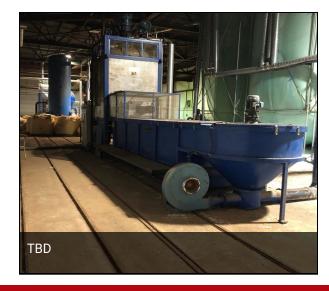
FLEX/EQUIPMENT

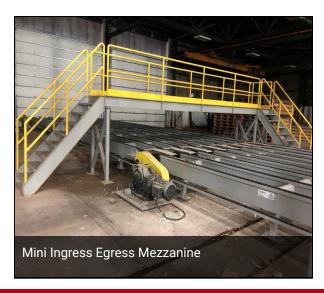




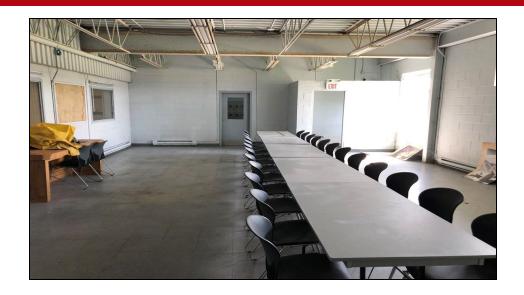






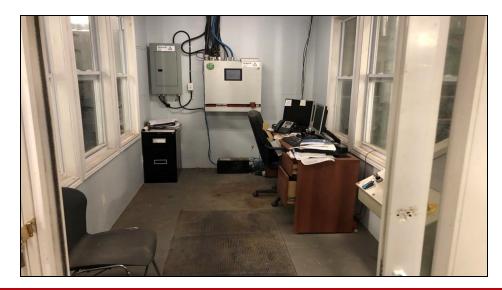


MAINTENANCE/LOCKER ROOM









ZONING

PART 9: AMHERST INDUSTRIAL ZONING

The following uses shall be permitted in the Industrial Zone:

Any manufacturing, industrial, assembly or warehouse operation Any activity connected with automotive trade, excluding salvage yards

Boat and marine supplies and sales

Building supply and equipment depots including the bulk storage of sand or gravel

Railway uses

Recycling collection and storage facilities, excluding salvage yards

Retail and office uses incidental to the main industrial use

Cannabis production facility, subject to section 9.6

Outdoor Storage and Display:

No outdoor storage or display shall be permitted in the front yard or in an required yard abutting a Residential Zone

Motor Vehicle Fueling Stations:

Automobile fueling stations in the industrial zone shall be subject to the requirements for such uses in a Highway Commercial Zone

For additional information, see Town of Amherst Land Use By-Law

CONTACT INFORMATION



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