

INDUSTRIAL FOR LEASE

# 14 ALICIA SCOTT AVENUE

ALICIA SCOTT AVENUE, MOUNT UNIACKE, NS B0N 1Z0

**kw** COMMERCIAL  
ADVISORS



FOR LEASE

**KW COMMERCIAL ADVISORS**

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Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

ALICIA SCOTT AVENUE



## OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Industrial Flex Space
<b>BUILDING SIZE:</b>	6,212 SF
<b>UNIT SIZE:</b>	Unit B: 3,058 SF
<b>CLEAR HEIGHT:</b>	10' Clear
<b>GRADE DOORS:</b>	1 (one) 9' x 9' Grade level door per unit
<b>PARKING:</b>	Ample paved parking
<b>POWER:</b>	120/240 3 phase ready 300amps per unit
<b>ZONING:</b>	BP (Business Park)
<b>LEASE RATE:</b>	\$16.00 Net
<b>CAM &amp; TAX:</b>	\$6.00

## PROPERTY OVERVIEW

Wood frame industrial flex building (new construction)  
Single unit available: (3,058 SF)  
Units individually metered  
Ductless heat pump  
Kitchenette's installed  
Available for fit up immediately  
Easy access to Highway 101

## LOCATION OVERVIEW

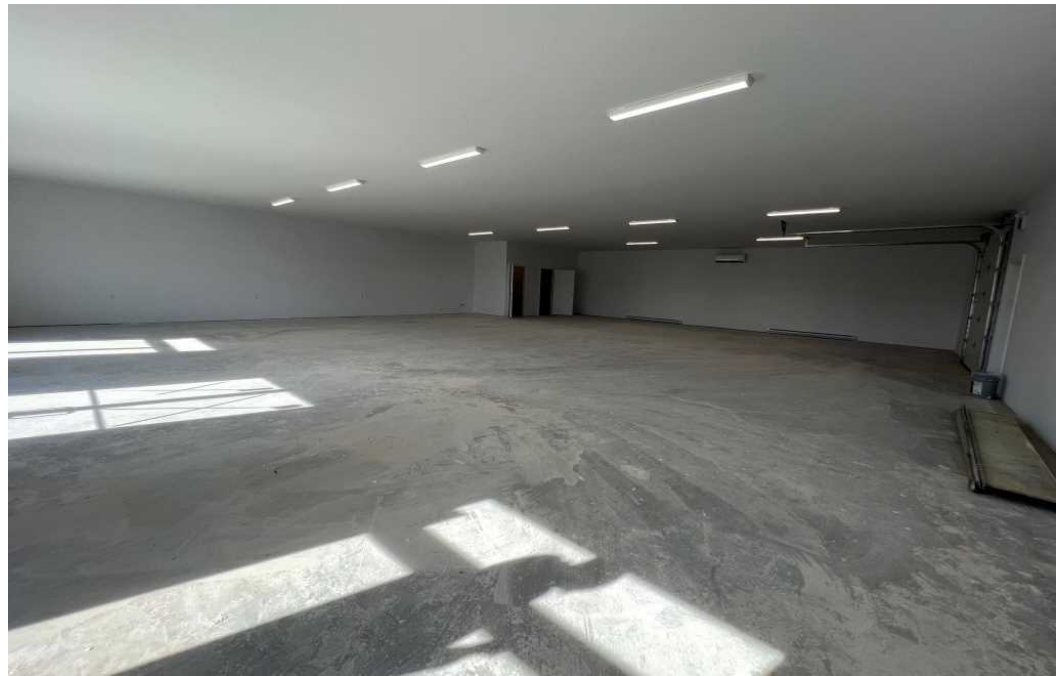
Alicia Scott Avenue is located in the newer section of the Mount Uniacke Industrial Park, off Lady Mary Way, off James Boyle Drive.

Mount Uniacke, located within the Municipality of East Hants is located at Exit 3 on the twinned 110km/h Highway 101, and is the logical extension of Lower, Middle and Upper Sackville in the HRM. 12 minutes or 18.2 KM gets you to the Bedford Bypass for convenient access to Larry Uteck, and the Burnside Industrial Park via magazine hill, and future Burnside access via Burnside connector to Highway 102 exit adjacent Duke Street, Bedford (2023 target completion).



# PROPERTY PHOTOS

ALICIA SCOTT AVENUE





# PROPERTY PHOTOS

ALICIA SCOTT AVENUE



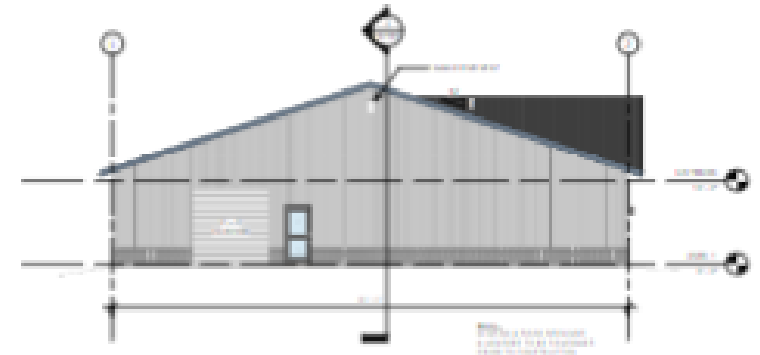


# BUILDING PLAN

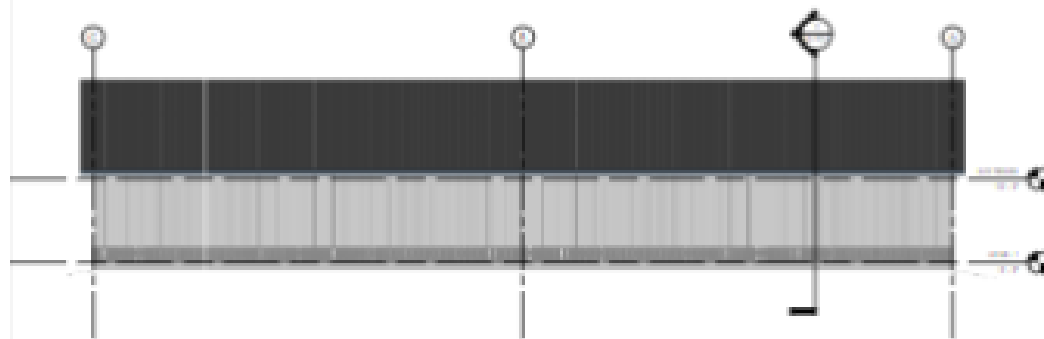
ALICIA SCOTT AVENUE



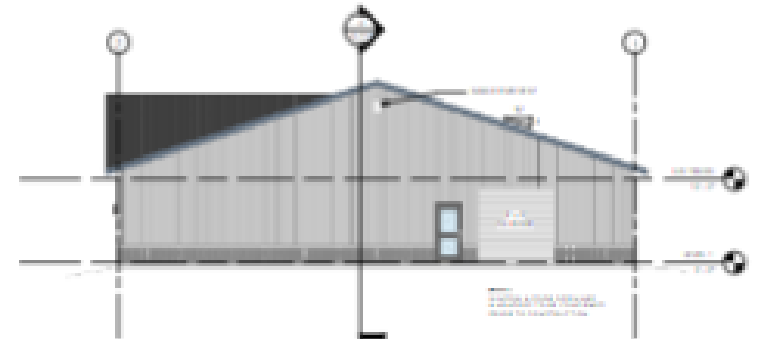
1 EAST (FRONT) ELEVATION  
10'-0"



2 SOUTH ELEVATION  
10'-0"



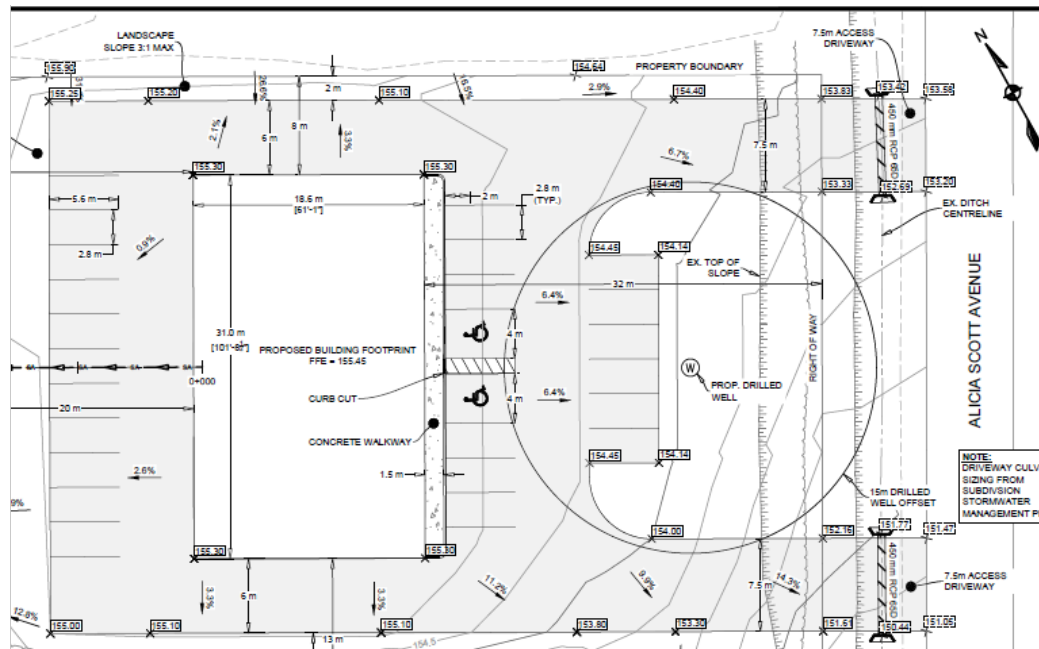
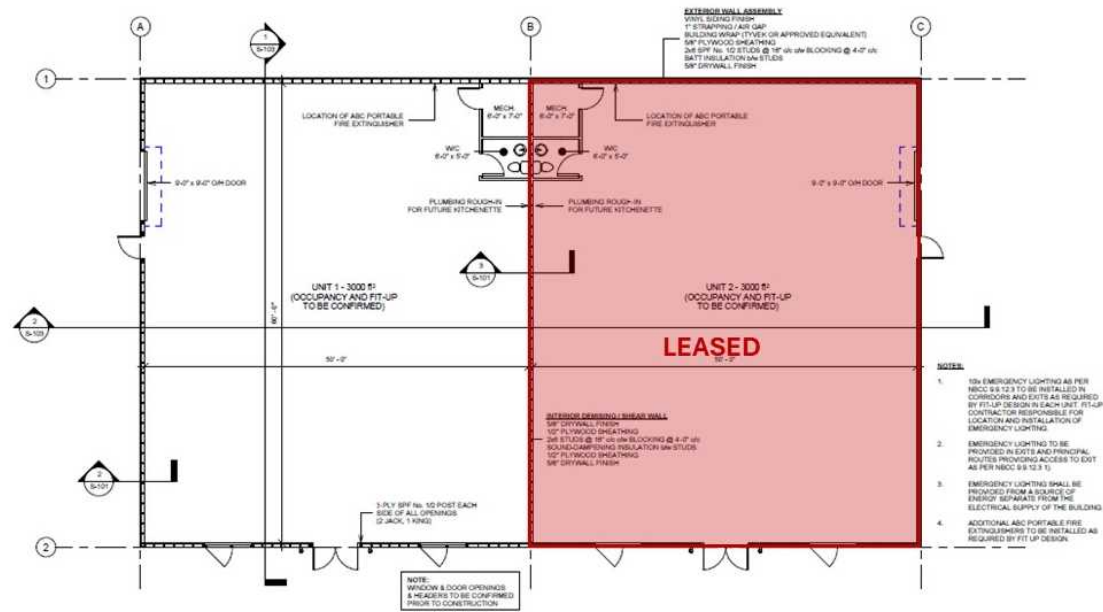
3 WEST (REAR) ELEVATION  
10'-0"



4 NORTH ELEVATION  
10'-0"

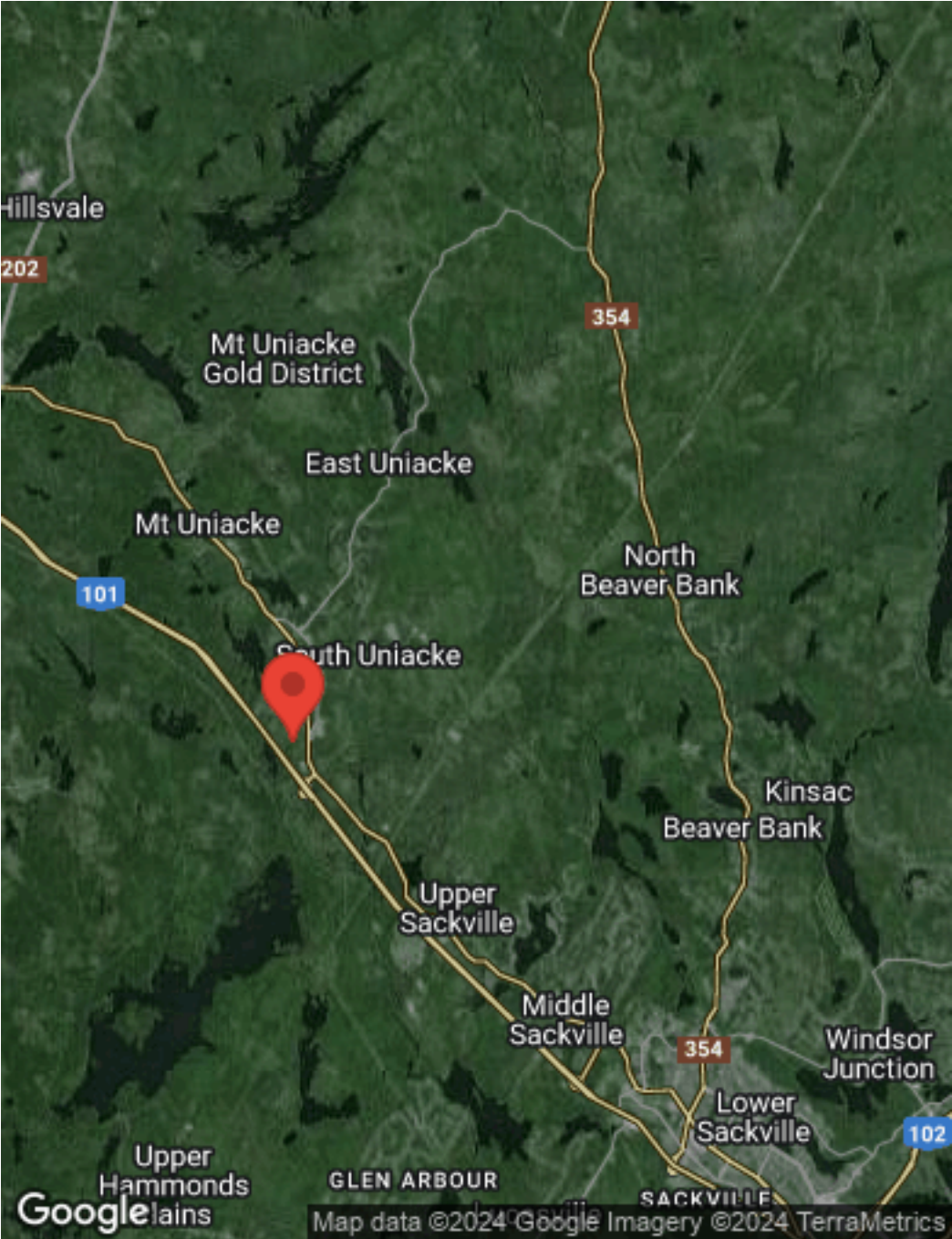
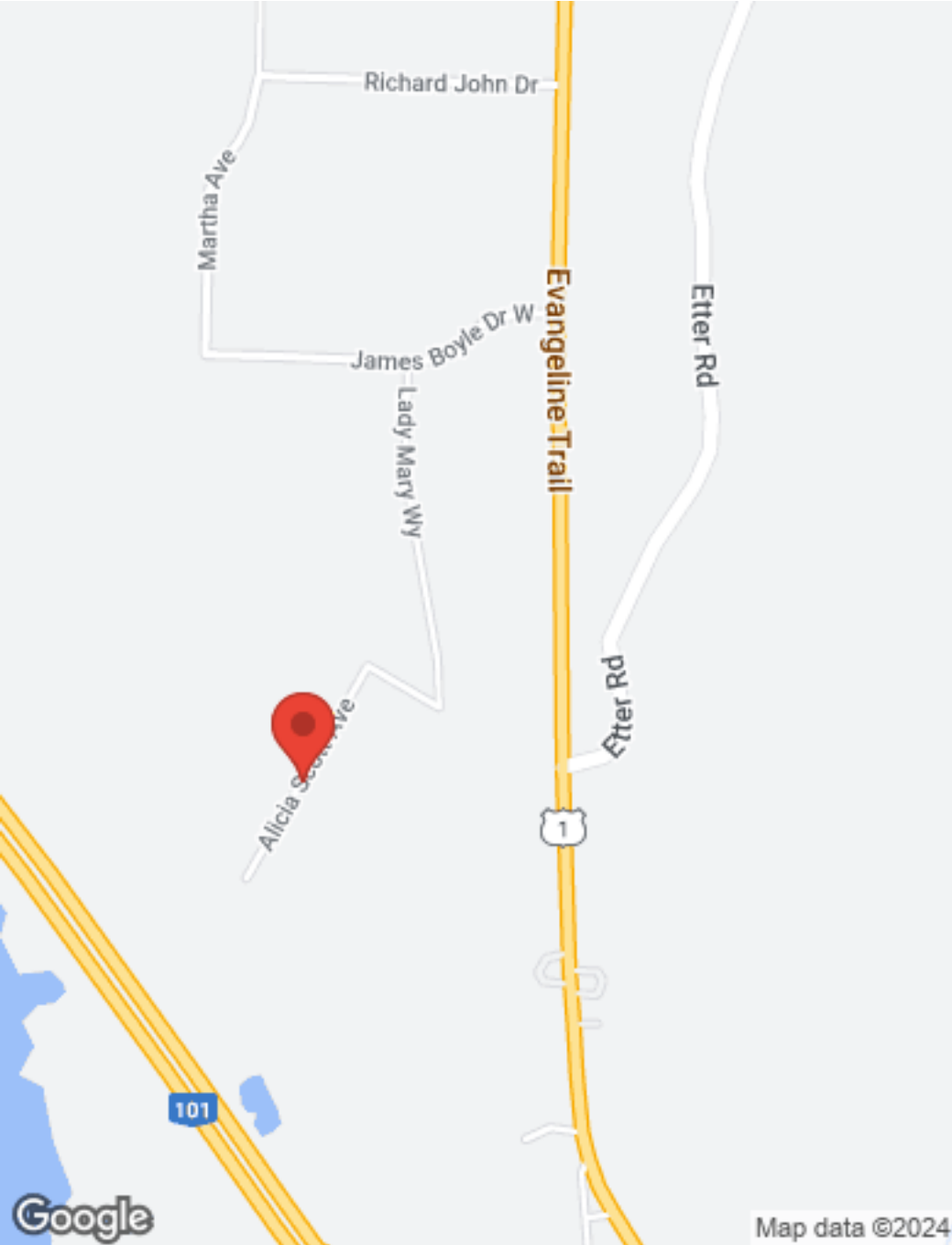
# FLOOR PLANS

## ALICIA SCOTT AVENUE



# LOCATION MAPS

ALICIA SCOTT AVENUE



## CONTACT INFORMATION

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