

INDUSTRIAL WAREHOUSE

385 Bluewater Road

Industrial Warehouse - For Lease

385 Bluewater Road | Bedford, NS B4B 1J7

kww COMMERCIAL
ADVISORS®

PROPERTY SUMMARY

385 BLUEWATER ROAD



Property Summary

Property Type:	Industrial / Warehouse
Available Space:	2,215 SF
Unit Dimensions:	28' x 76'
Ceiling:	16.5' – 17.5' Clear
Loading:	2x Grade loading (drive-thru)
Heating:	Suspended Natural Gas Fired
Municipal Services:	Municipal water & sewer
Zoning:	ILI – Light Industrial Zone
Lease Rate:	\$15.50 Net
CAM & Tax:	\$5.00 (Utilities not included)

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. 385 Bluewater Road was newly constructed in 2022.

Location Overview

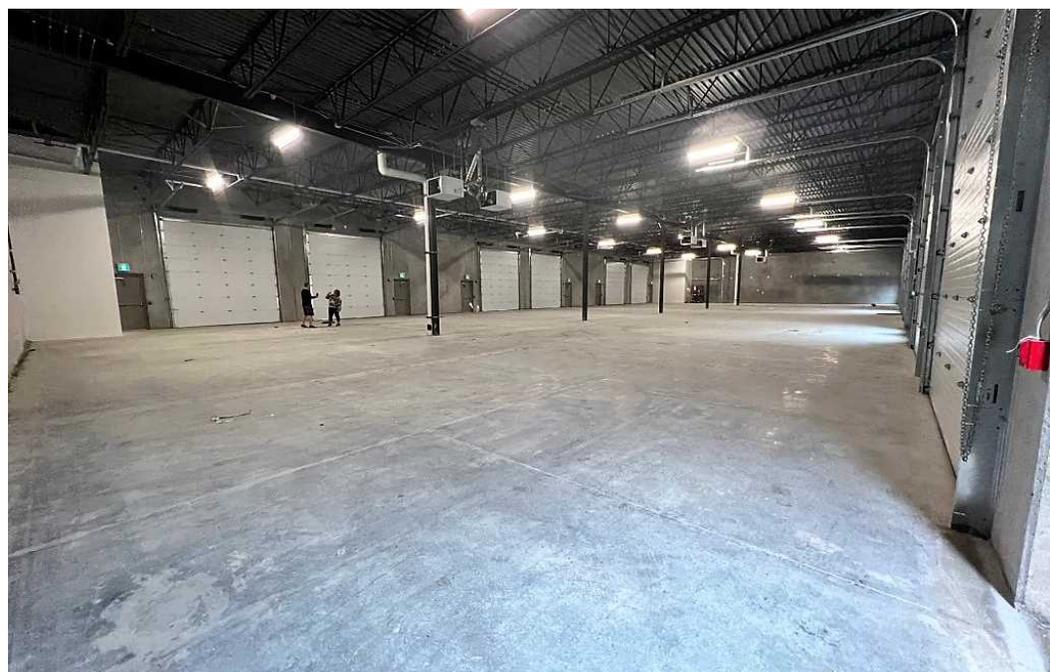
The subject property is located at 385 Bluewater Road on a cul-de-sac near the Kearney Lake Road and the south side of the Atlantic Acres Business Park. The property is part of a new 15 acre phased privately owned business park called Bluewater Business Park.

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

385 BLUEWATER ROAD



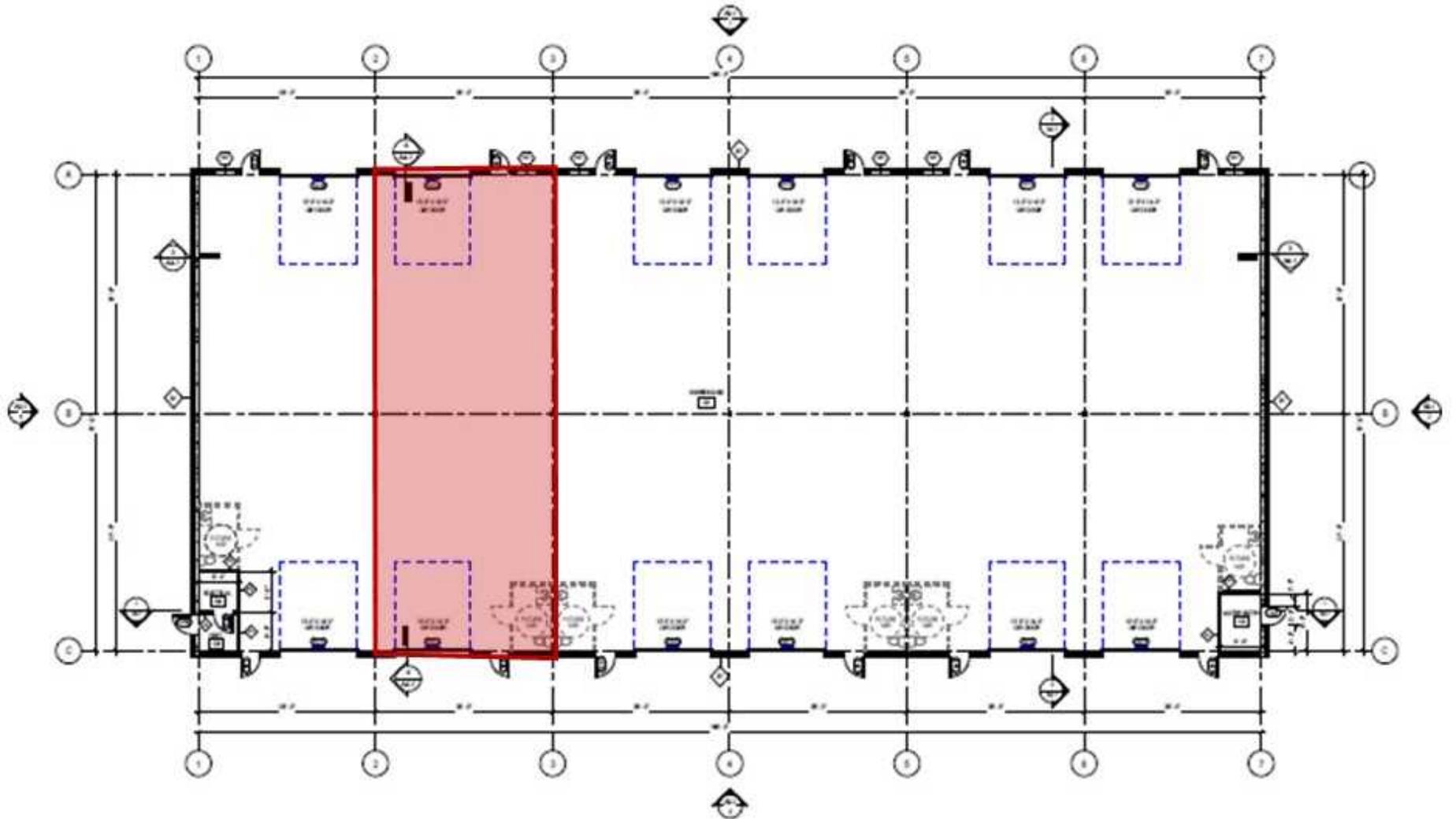
PROPERTY PHOTOS

385 BLUEWATER ROAD



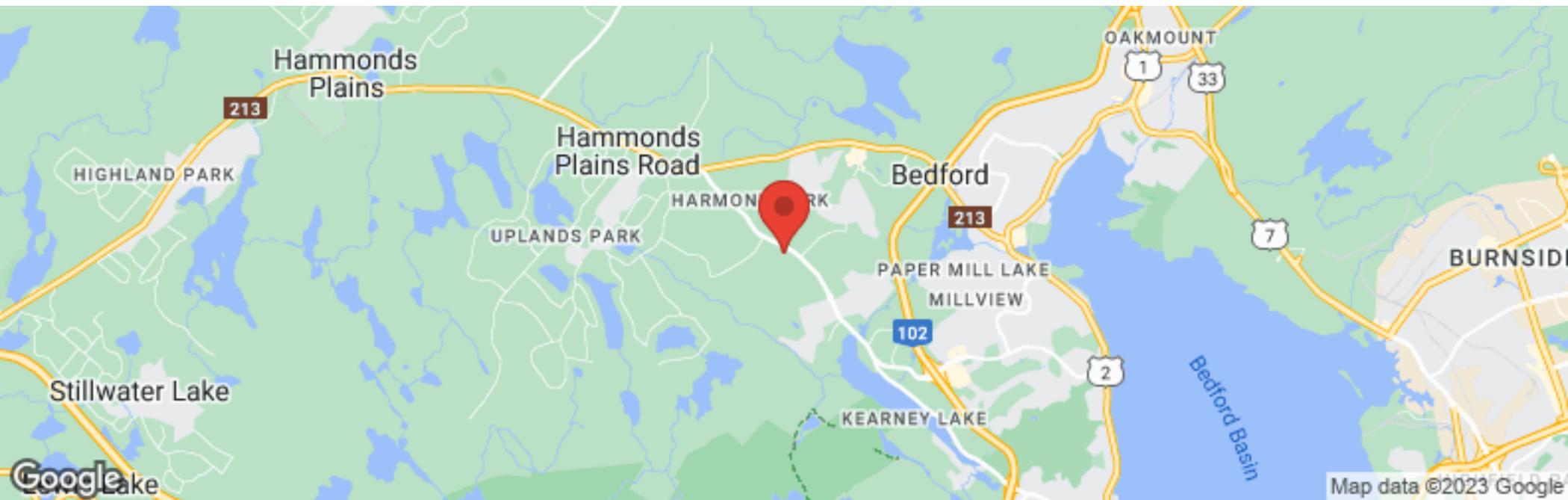
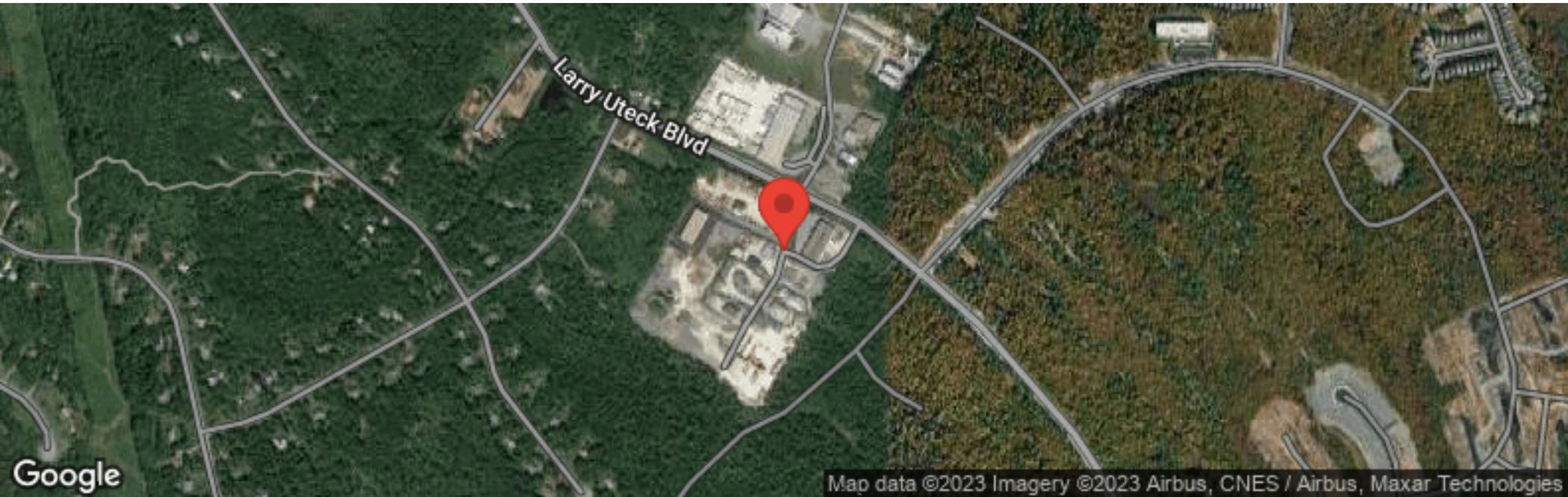
BUILDING FLOOR PLAN

385 BLUEWATER ROAD



LOCATION MAPS

385 BLUEWATER ROAD



CONTACT INFORMATION

385 BLUEWATER ROAD



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