

INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

30 Upham Drive - Truro Business Park

Industrial Warehouse - For Sale or Lease

30 Upham Drive, Truro, NS B2N 6W5

kw COMMERCIAL
ADVISORS[®]

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30 UPHAM DRIVE

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

30 UPHAM DRIVE



OFFERING SUMMARY

PID #:	20244695
PROPERTY TYPE:	Industrial
AVAILABLE SPACE:	3,200 SF - 6,400 SF (over 2 levels)
LOT SIZE:	1 Acre
POWER:	600 Volt 400 Amp 3 Phase
ZONING:	BI (Business Industrial Zoning)
ASSESSED VALUE:	\$460,700 (Commercial Taxable 2024)
LIST PRICE:	\$995,000
PRICE PER SF:	\$155.47
LEASE RATE:	\$12.00 Net
CAM & TAX:	\$5.00

PROPERTY OVERVIEW

Industrial warehouse with 14' clear ceiling height, 1 dock loading and 1 grade loading doors. 3,200 SF main level including 2nd level structural mezzanine with an additional 3,200 SF available ideal for office space or extra storage. 1 Acre graded property provides ample parking.

LOCATION OVERVIEW

The Truro Business Park is home to nearly 70 existing businesses which perform a wide variety of uses such as distribution, manufacturing, processing, and warehousing. With convenient access to Highway #102 and the Trans-Canada Highway, the Truro Business park is excellent hub for businesses servicing the entire province.



SECTION I PROPERTY OVERVIEW



PROPERTY DESCRIPTION

30 UPHAM DRIVE



Building Specifications

Property Type:	Industrial Warehouse
Available Space:	6,400 SF (over 2 levels)
Construction Type:	Pre-Engineered Steel
Year Built:	1982
Roof:	Steel
Heat:	Propane Heat Pump Electric Hot Water Tank
Power:	600 Volt 400 Amp 3 Phase
Ceiling Height:	14' Under 2nd level
Site Dimensions:	194' x 224'
Lot Size:	1 Acre
Municipal Services:	Water & sewer
Loading:	1 Dock & 1 grade
Parking:	Gravel graded
Yard:	Fenced Compound
Zoning:	BI (Business Industrial)
Assessed Value:	\$460,700 (2024 Commercial Taxable)
List Price:	\$995,000
Lease Rate:	\$12.00 Net
CAM & Tax:	\$5.00

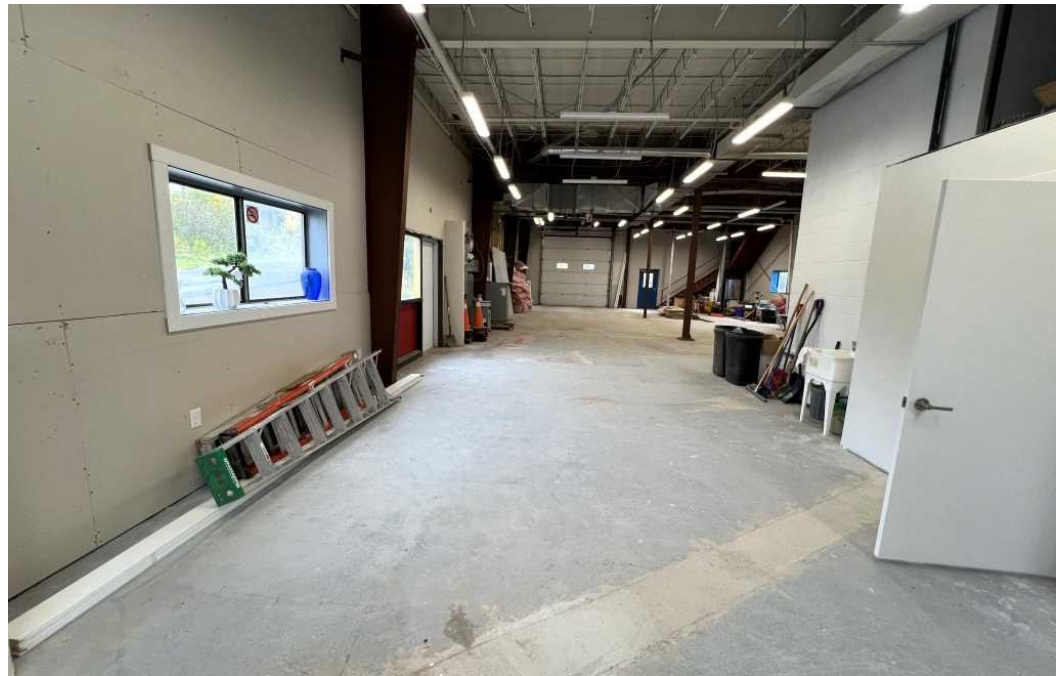
PROPERTY PHOTOS

30 UPHAM DRIVE



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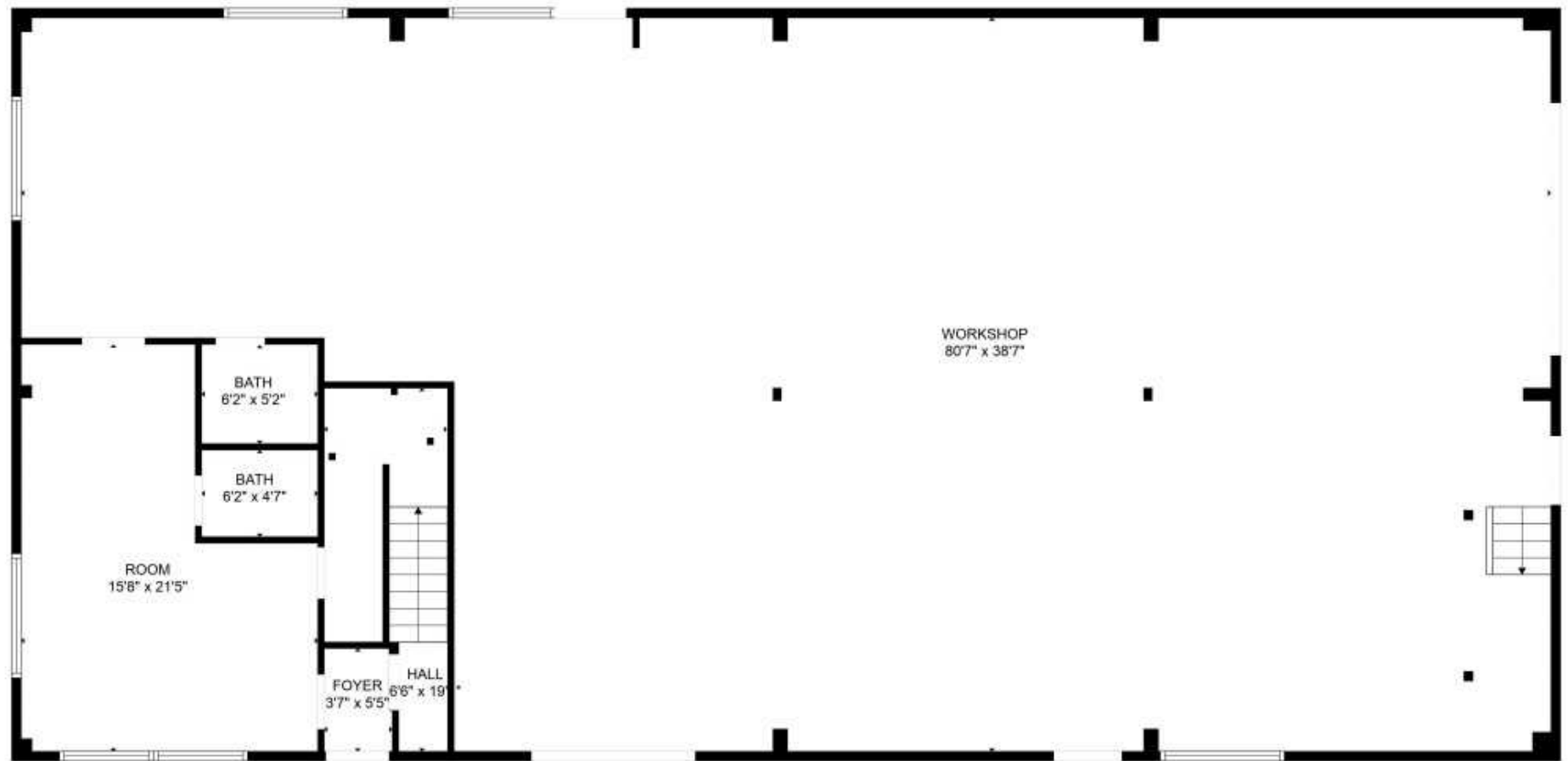
PROPERTY PHOTOS

30 UPHAM DRIVE



FLOOR PLANS

30 UPHAM DRIVE

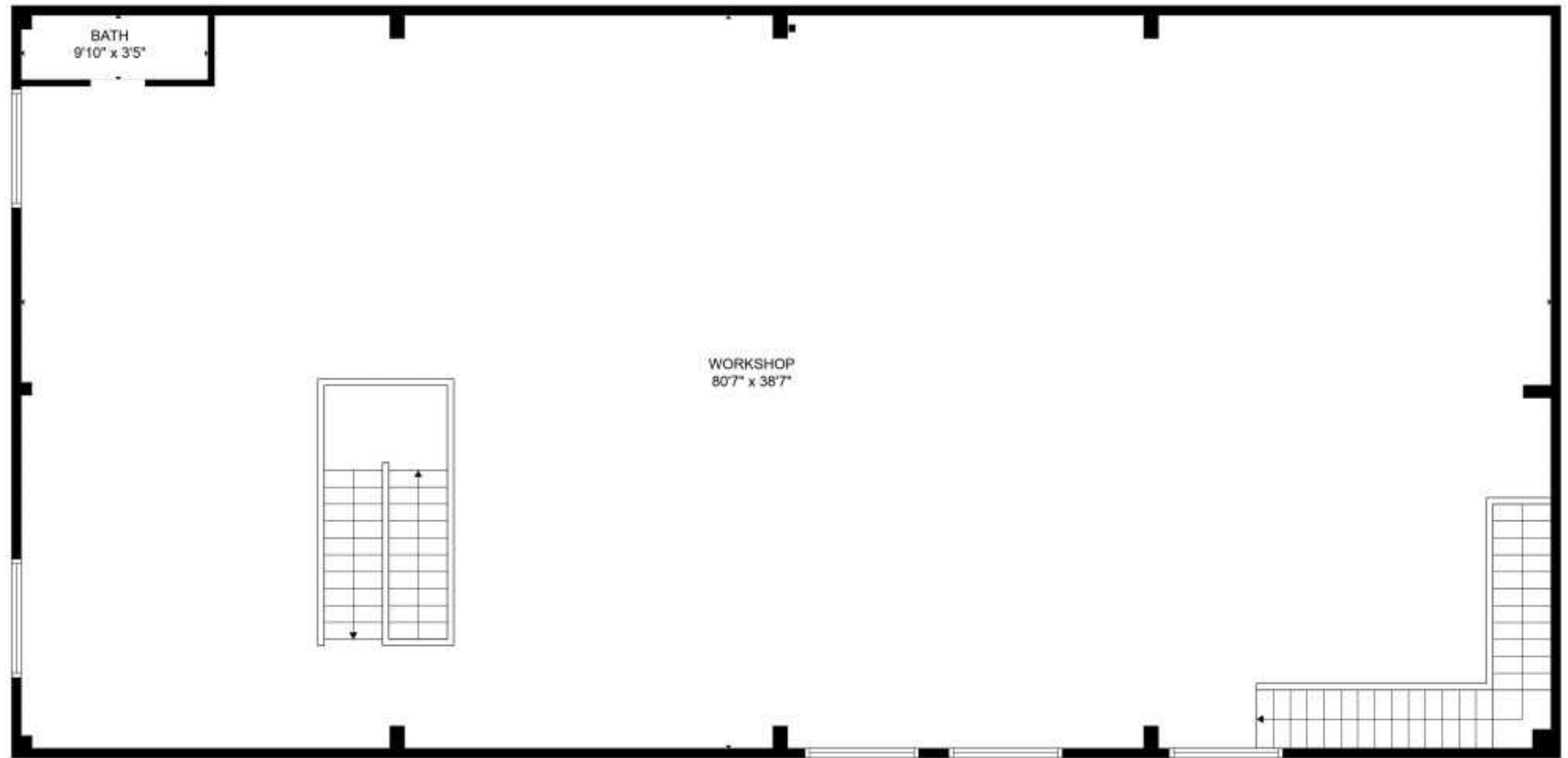


1st Floor

TOTAL: 248 sq. ft
FLOOR 1: 210 sq. ft, FLOOR 2: 38 sq. ft
EXCLUDED AREAS: WORKSHOP: 5705 sq. ft, ROOM: 267 sq. ft

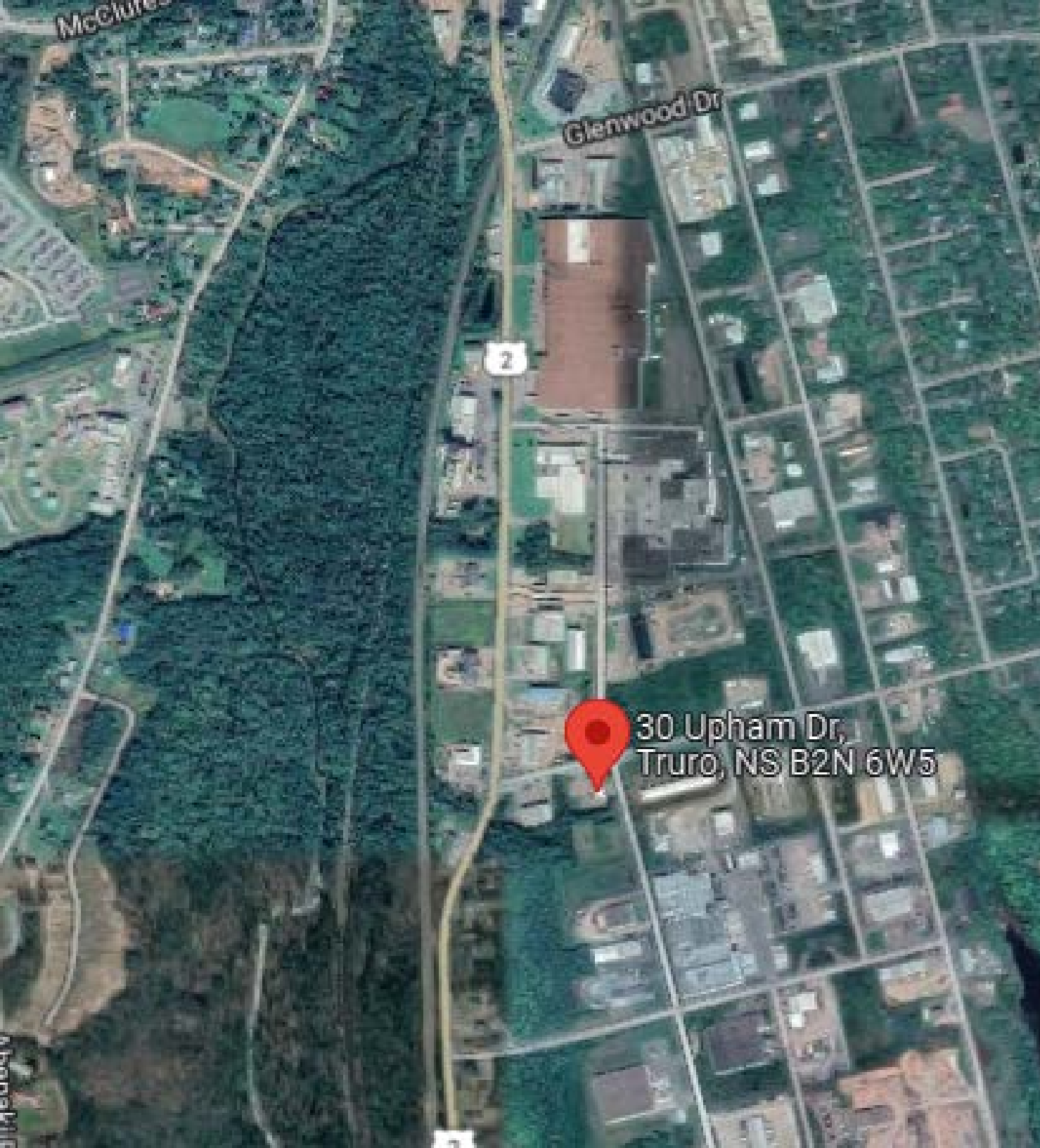
FLOOR PLANS

30 UPHAM DRIVE



2nd Floor

TOTAL: 248 sq. ft
FLOOR 1: 210 sq. ft, FLOOR 2: 38 sq. ft
EXCLUDED AREAS: WORKSHOP: 5705 sq. ft, ROOM: 267 sq. ft

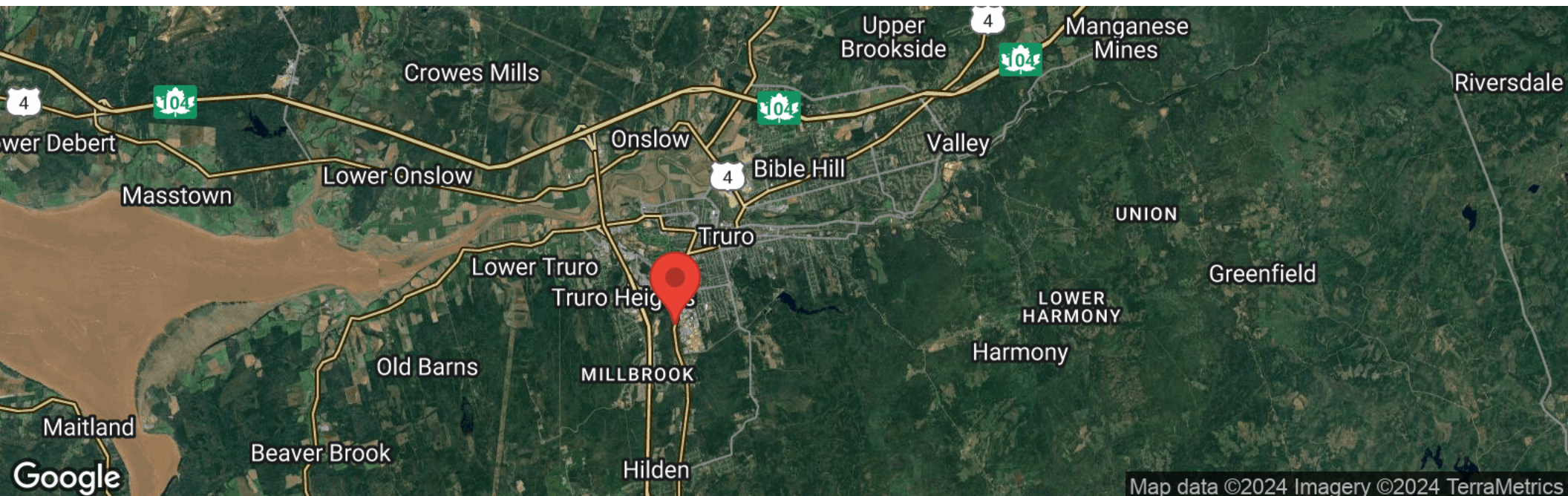
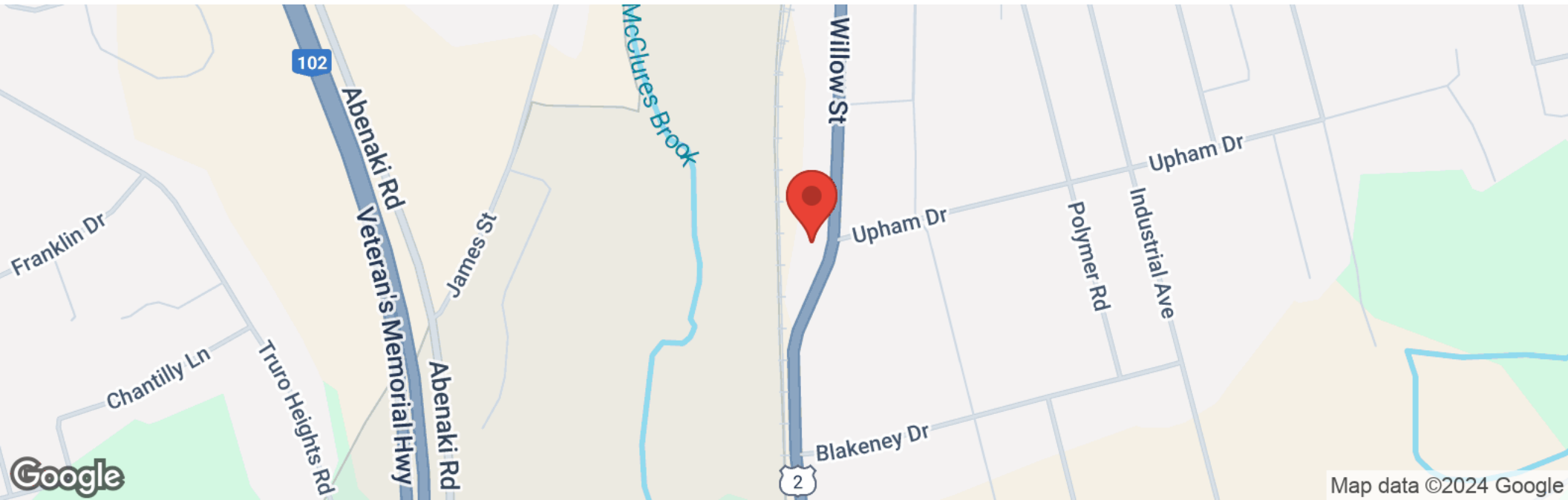


30 Upham Dr,
Truro, NS B2N 6W5

SECTION II LOCATION OVERVIEW

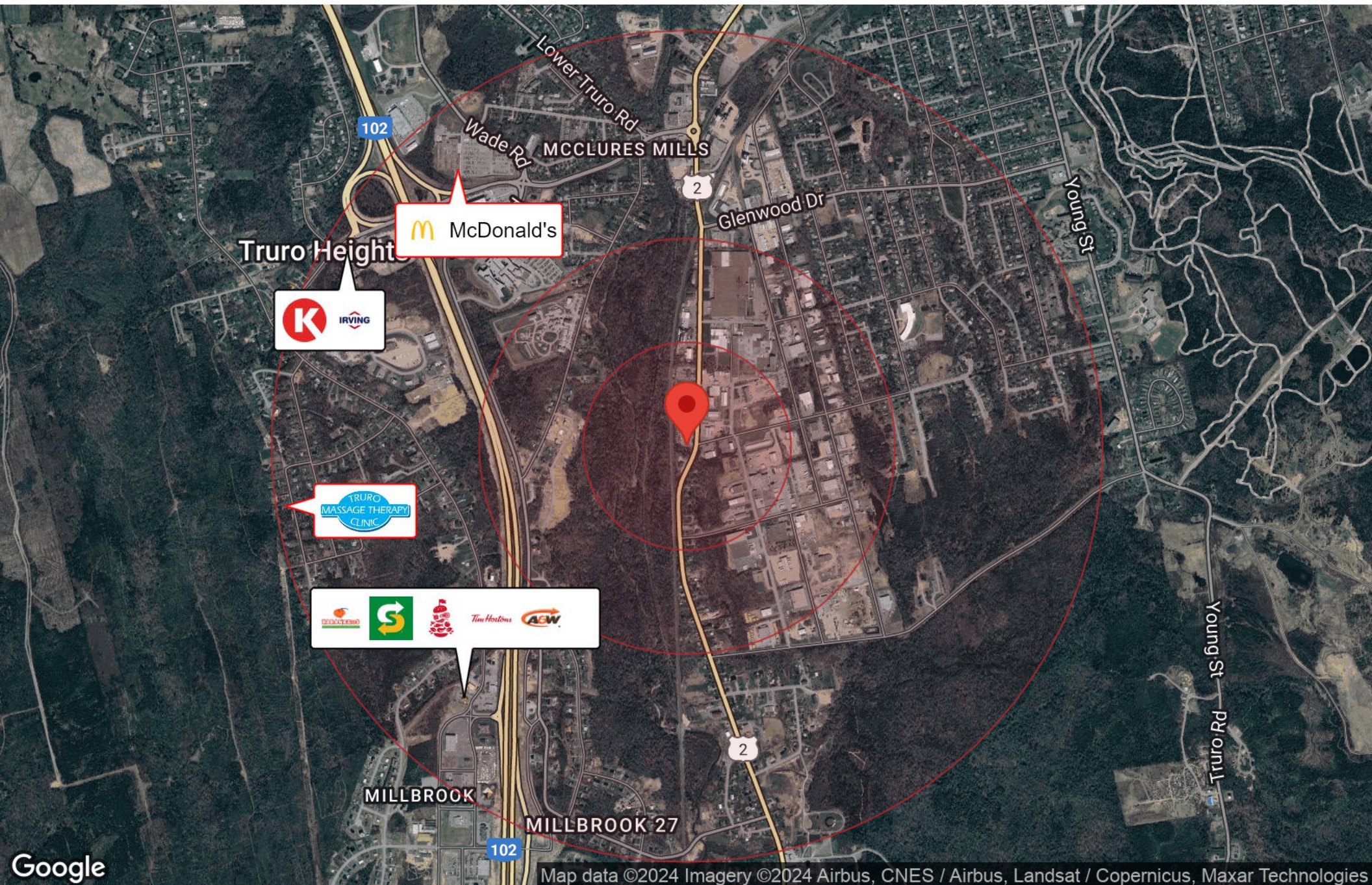
LOCATION MAPS

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BUSINESS MAP

30 UPHAM DRIVE






























10.1 PERMITTED USES

Table 10.1: **Business Industrial (BI) Zone** Permitted Uses

 AS-OF-RIGHT	 CONDITIONAL USE	 SITE PLAN APPROVAL	 DEVELOPMENT AGREEMENT
Accommodations		Convenience Stores	
Adult Entertainment		Crematoria	
Animal and Pet Services		Crop Production, Indoor	
Animal Hospital		Day Care Centre	
Animal Shelter		Dormitory	
Artisan Studio		Dry-cleaning and Laundry	
Automobile Repair		Educational Use	
Automobile Sales and Rentals		Emergency Services	
Automobile Service Station		Emergency Shelter	
Automobile Wash and Detailing		Farmers Market, Flea Market, and Antique Market	
Bank and Financial Institution		Food Service	
Beverage Room, Lounge and Cabaret		Funeral Home	
Brewery, Winery, and Distillery		Garden Centre	
Broadcasting and Communications		Governmental Use	
Construction Industry		Greenhouse, Nursery, and Floriculture	
Correctional Facility		Health Care Clinic	
Club		Hospital	
Community Institution		Industrial Equipment Sales and Service	

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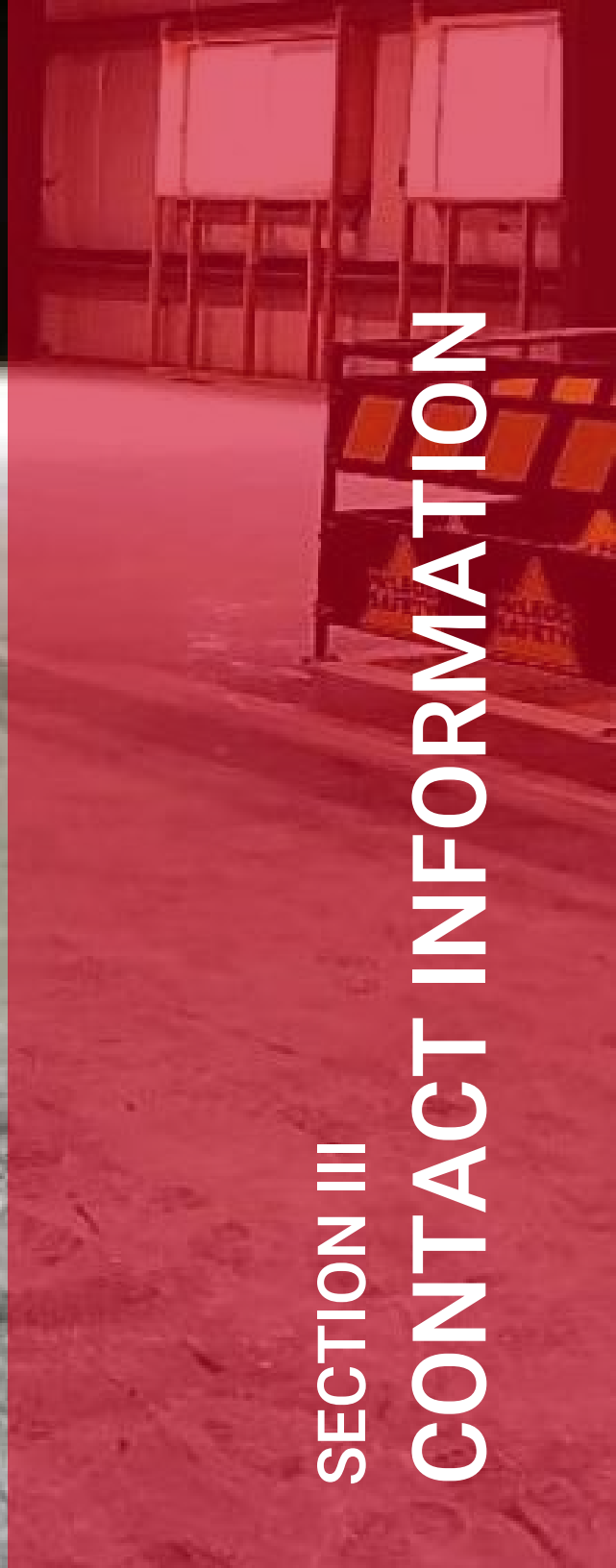
Kennel		Repair Shop	
Manufacturing, Processing, and Assembly		Residential (up to 2 units)	
Neighbourhood Clinic		Restaurant	
Office and Professional Use		Restaurant, Drive-Thru	
Parking Lots		Retail	
Parking Structure		Scientific and Technical Service	
Parks and Open Space		Stadia and Auditoria	
Personal Services		Taxi Depot	
Printing		Transportation Facilities and Depots	
Recreation Facility, Commercial		Utilities	
Recreation Facility, Indoor		Warehousing & Storage	
Recreation Facility, Outdoor		Waste Management and Remediation	
Recycling and Material Recovery		Wholesale Use	
Religious Institution			

For additional details, see the Town of Truro Land Use By-law.



SECTION III

CONTACT INFORMATION



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