

Tenant Incentives Available

Please contact agents for details

306 Bluewater Road, Bedford, NS

New construction flex industrial building for lease

Rare opportunity to lease a 2,139 square foot end-cap industrial unit in a brand new building in the fully developed Atlantic Acres Industrial Park in Bedford, Nova Scotia. This property offers tenants easy accessibility, excellent visibility, and modern concrete construction.

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Colliers

Property Overview



Easy access to Hwy 101 & 102



2,139 SF available



Modern concrete construction



Located in Atlantic Acres Business Park



1 grade level loading door

Colliers Nova Scotia is pleased to present this new industrial property for lease located at 306 Bluewater Road in the Atlantic Acres Industrial Park. This 2,139 square foot end-cap unit offers a dedicated entrance, one grade level loading door at the rear, and attractive curb appeal. This opportunity is ideal for tenants requiring front office or showroom/retail space with warehouse or storage space at the rear.

Civic Address 306 Bluewater Road, Bedford, NS

Location Atlantic Acres Industrial Park

Zoning ILI (Light Industrial) Zone

Year Built 2024

Unit Area 2,139 SF

Ceiling Height 10' interior ceilings to steel joists

Loading 1 grade level loading door

Power 600 Amp

Parking Paved side and rear lot

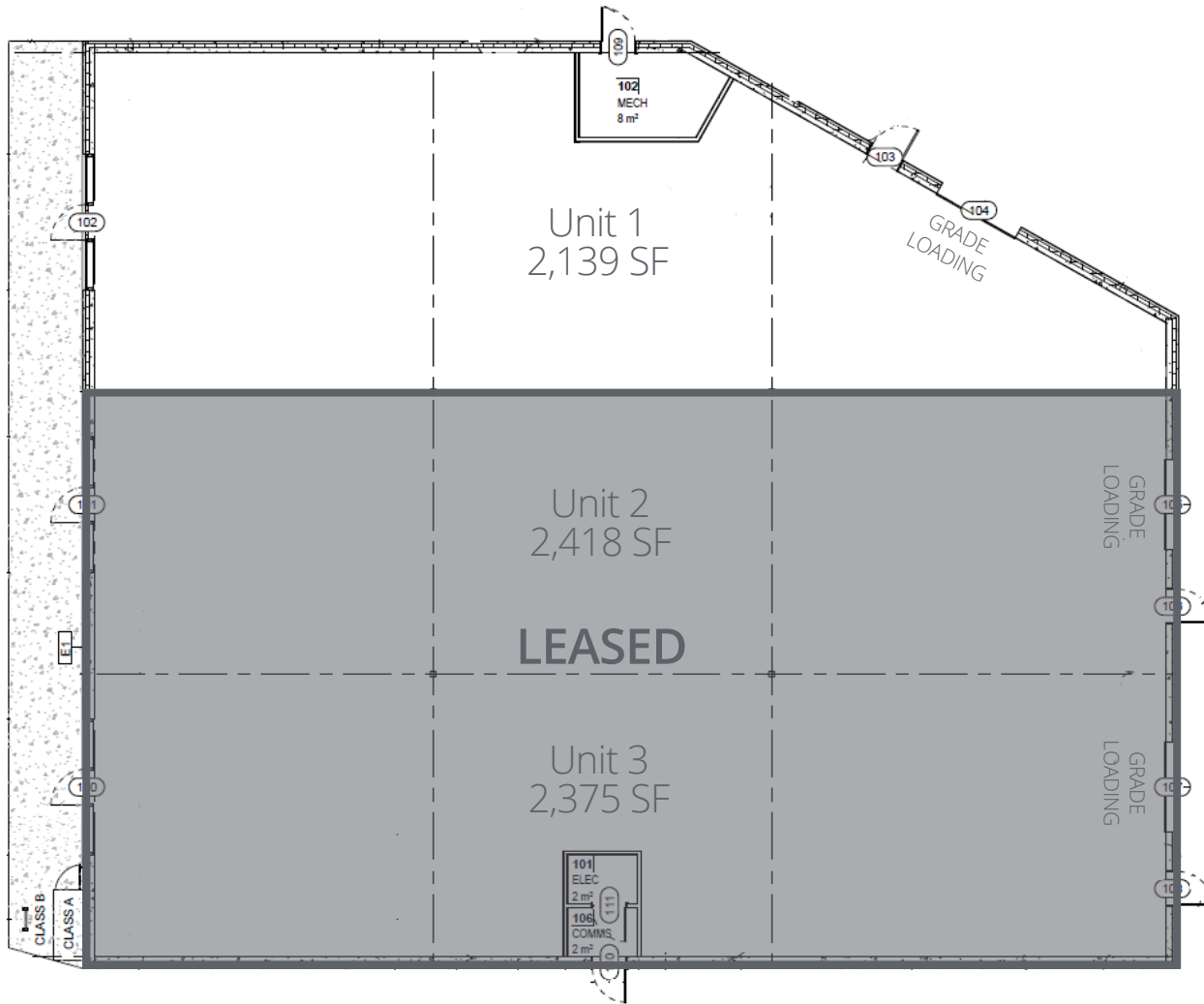
Available Immediately

Net Rent Contact agent for information

Additional Rent Estimated at \$6.00 - \$7.00 (2024)



Bluewater Road



Floor Plan

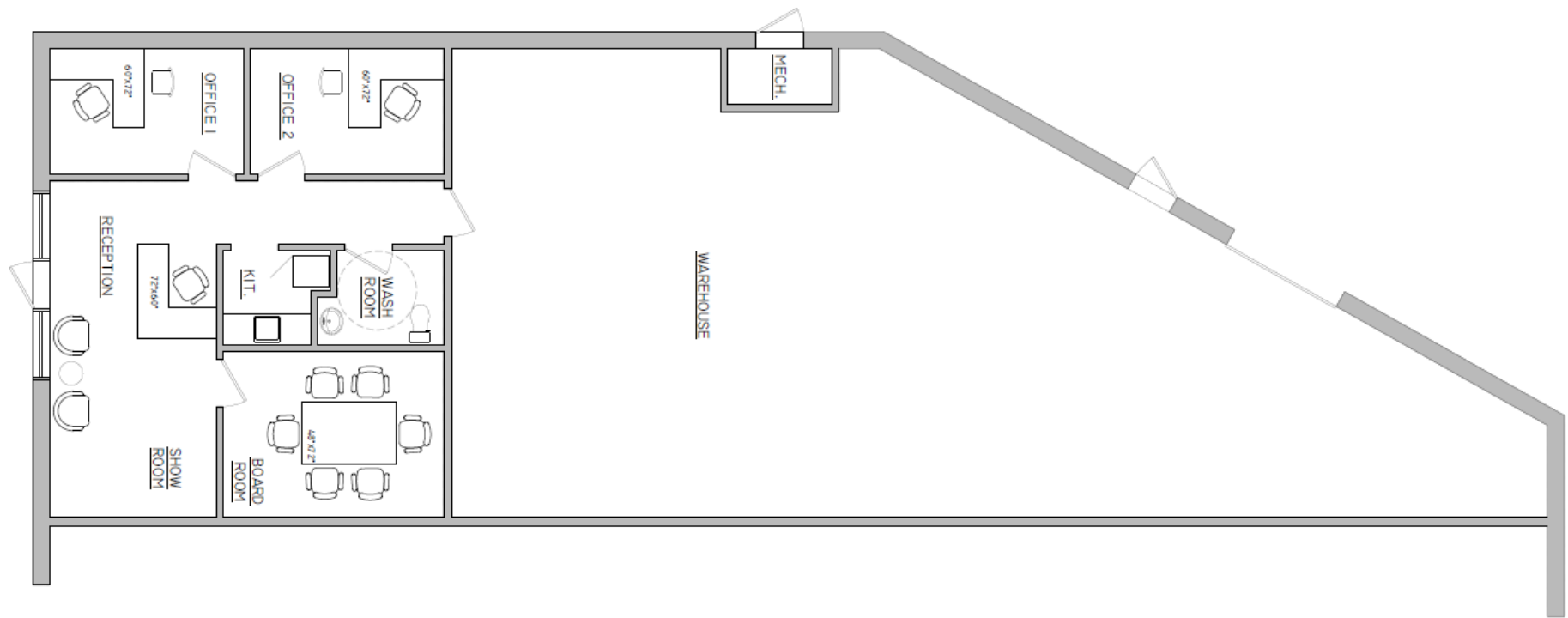
Unit 1

2,139
square feet
available



Turnkey Opportunity Available

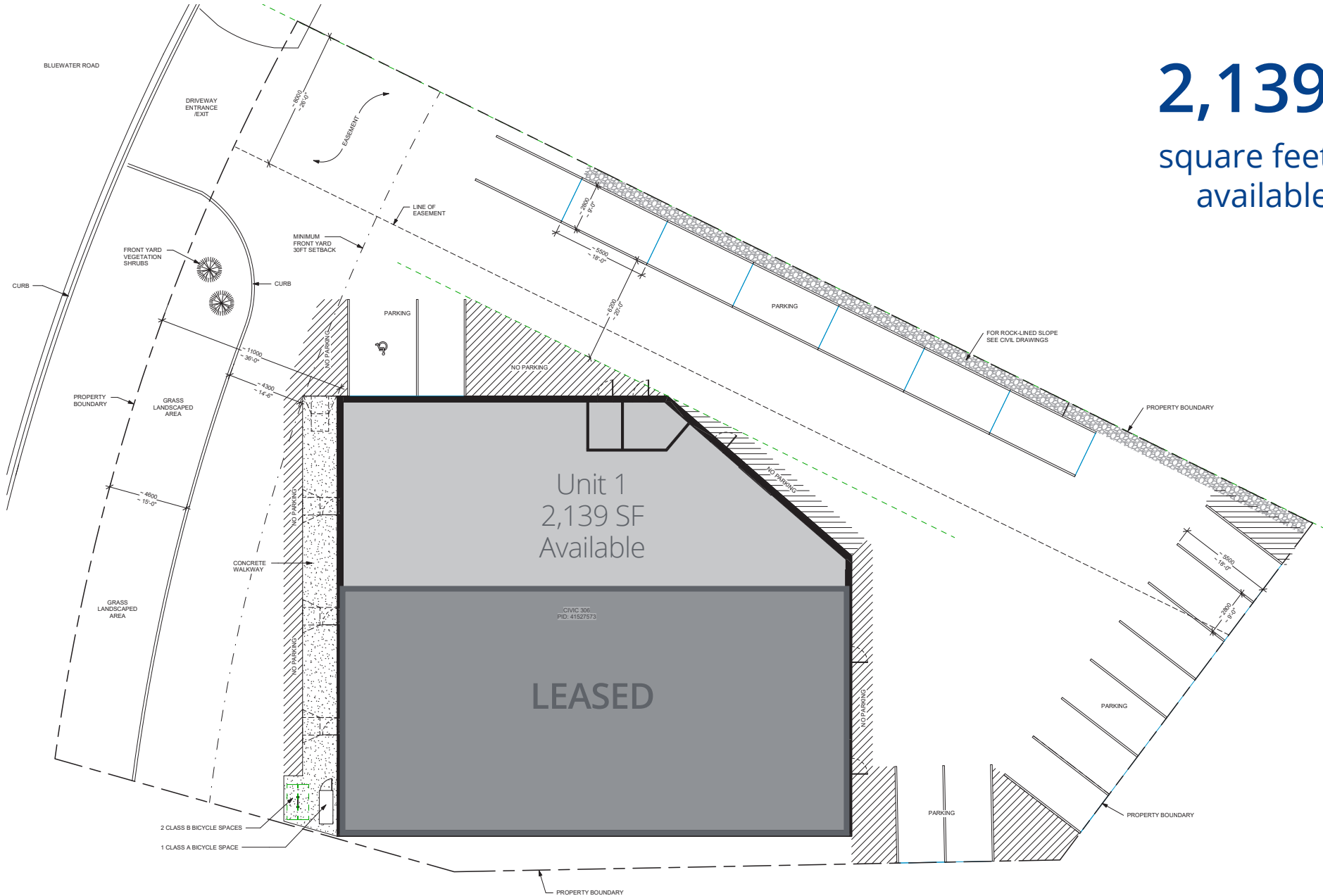
Below is an example of the tenant fit-up and layout the landlord can offer to potential tenants.



Example Layout
Floor Plan

Site Plan

2,139
square feet
available



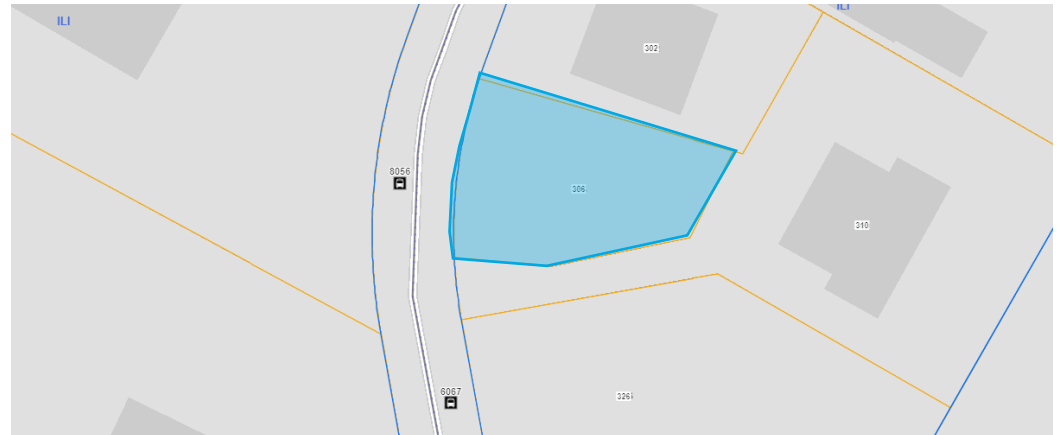
Unit 1
2,139 SF
Available

LEASED

CIVIC 306
P.D. 41527573



Current Zoning



Light Industrial Zone (ILI)

Permitted Land 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-Sep18/18; E-Nov 3/18)
- r) any uses accessory to the foregoing uses.

Source: Bedford Land Use By-Law

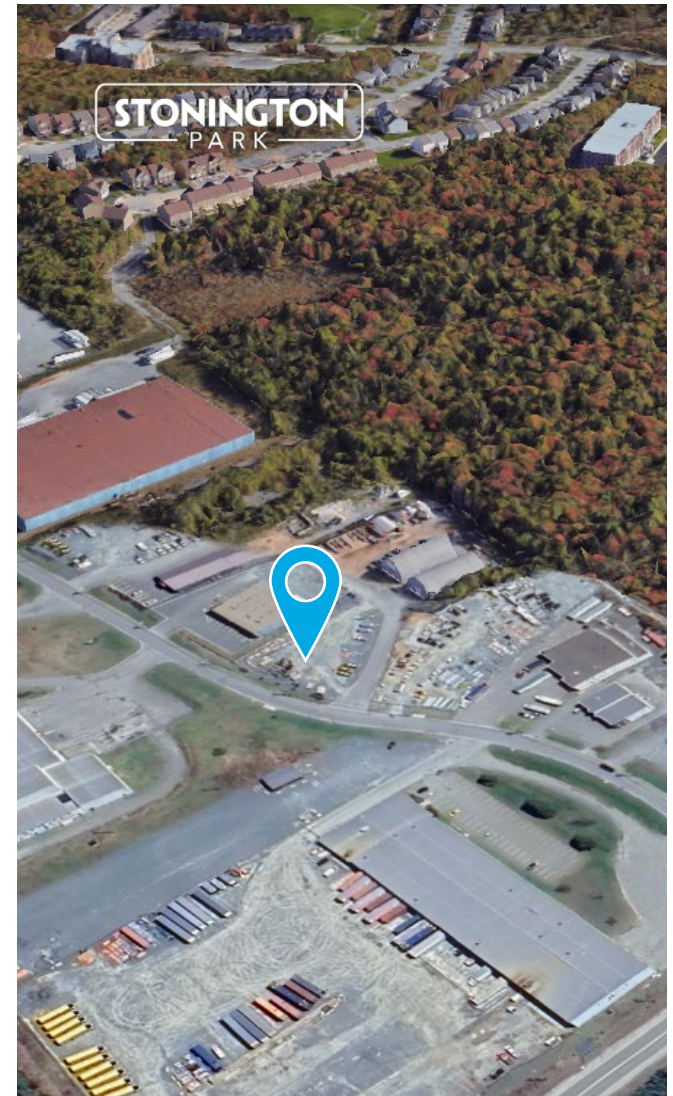


Location Overview

The property is ideally located on the southern end of Bluewater Road, the primary thoroughfare in the Atlantic Acres Business Park. Bluewater Road extends from the Hammonds Plains Road, just past Larry Uteck Boulevard. The approximately 122 acre Atlantic Acres Industrial Park is considered to be fully developed, with no serviced land remaining for sale by the province. There are however, some undeveloped lots owned by the private sector on the southwest side of Larry Uteck Boulevard. Major tenants in the park include Community Courier, Chronicle Herald, Sable Warehousing & Distribution, Vitro Architectural Glass, and PepsiCo Foods Canada.

The property is less than 3 km from Highway 102, offering easy access to the Downtown Halifax Business District, port facilities, and the Halifax Stanfield International Airport. Nearby amenities include overnight accommodations, restaurants, grocery, fitness facilities, schools, and childcare.

The majority of uses in the park are industrial in nature, however, surrounding the park is the master planned community The Parks of West Bedford. This meticulously planned residential neighbourhood is comprised of four distinct communities, with the Stonington Park community directly bordering the Atlantic Acre Business Park. This rapidly growing area continues to be built out with both residential and complimentary commercial uses and is home to the new West Bedford School (pre-primary to High School).



Drive Times



Airport
20 minutes



Highway 102
3 minutes



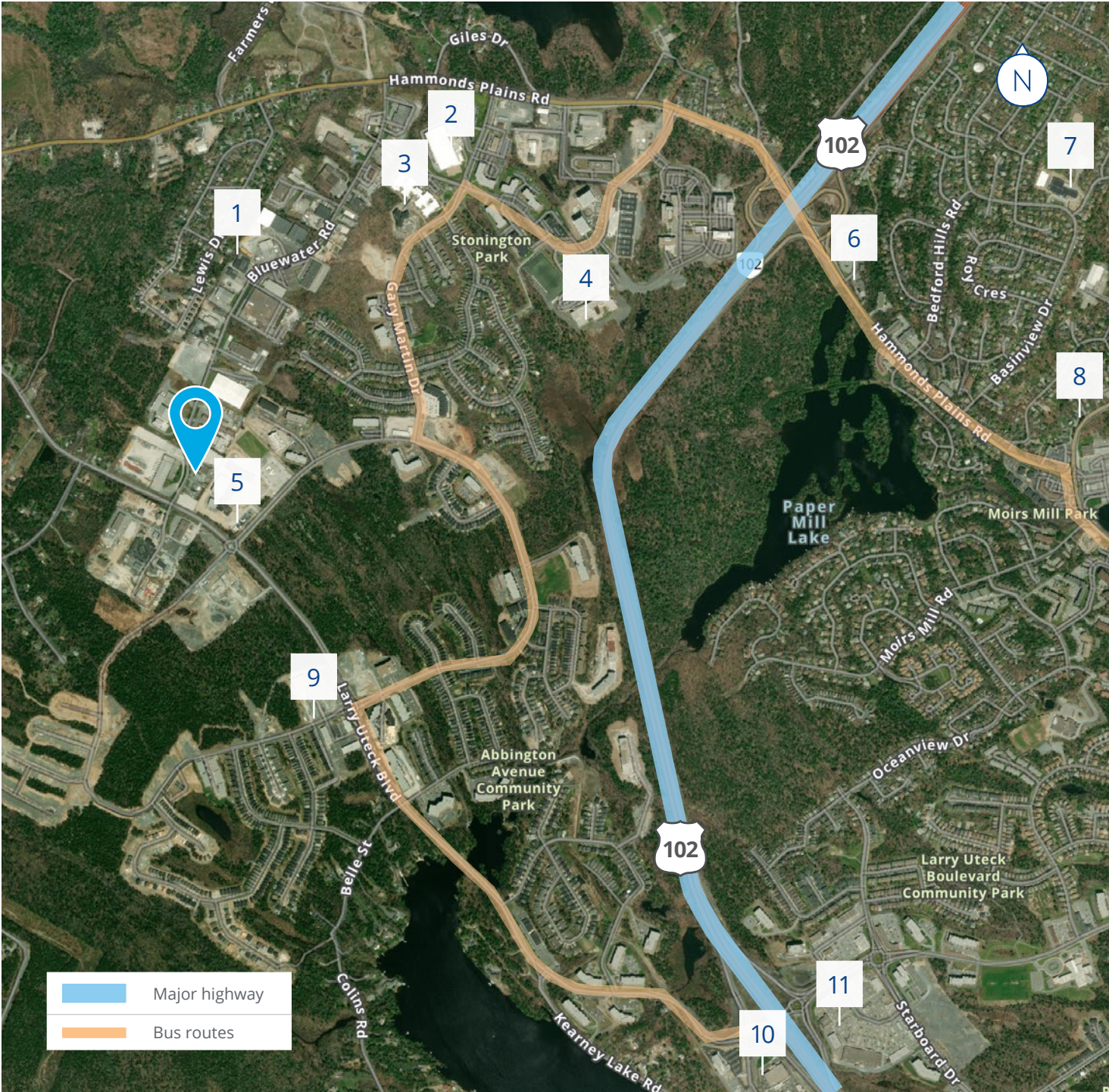
Port of Halifax
25 minutes

Nearby Amenities



306 Bluewater Road

- 1** Atlantic Acres Industrial Park
- 2** BMO Centre (Indoor ice hockey rinks)
- 3** Northwoodcare Bedford (Seniors home)
- 4** Charles P. Allen High School
- 5** West Bedford School
- 6** Bedford Academy
- 7** Basinview Drive Community School
- 8** Stardust Hotel
- 9** Growing new retail node
- 10** Expansion of Exit 2B retail/ amenity node
- 11** Exit 2B retail/ amenity node





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