



223 Bluewater Road, Bedford, NS

Standalone Industrial Building **for Lease**

12,777 SF fenced industrial building with mezzanine office and multiple loading doors, offering a functional and flexible layout.

Connie Amero

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Accelerating success.

Property Overview

Available Area

Ground Floor - 10,064 SF
Mezzanine - 2,713 SF
Total - 12,777 SF

Ceiling Height

20' clear ceiling height

Loading

1 Low dock loading door
2 Grade loading doors

Span

Clear span

Power

3 Phase, 600V

HVAC

Office - heating and cooling
Warehouse - Radiant heat (oil)

Parking

Paved on-site surface parking, gravel yard

Net Rent (PSF)

\$15.00

Additional Rent (PSF)

\$6.00

Comments

- Located in Atlantic Acres Industrial Park
- Office and storage mezzanine
- Single Tenant exclusive use
- Clear span warehouse
- Fully fenced compound
- Paved parking in the front of the building
- Drive-in access
- Easy truck maneuverability



Standalone building



Quick commute to Dartmouth via new Burnside Connector

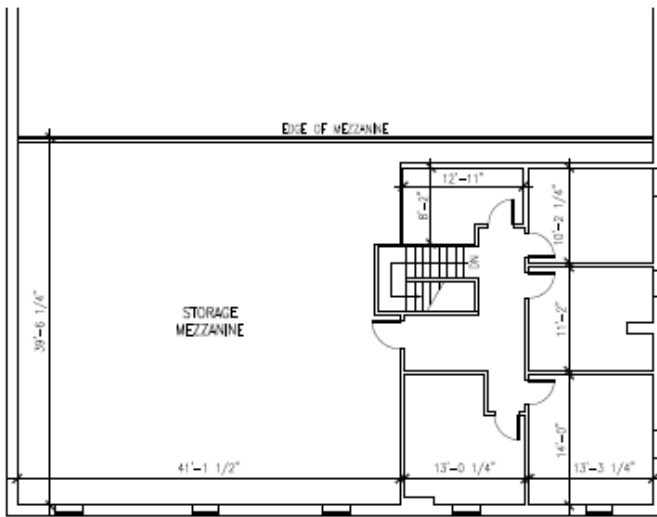


Clear span warehouse



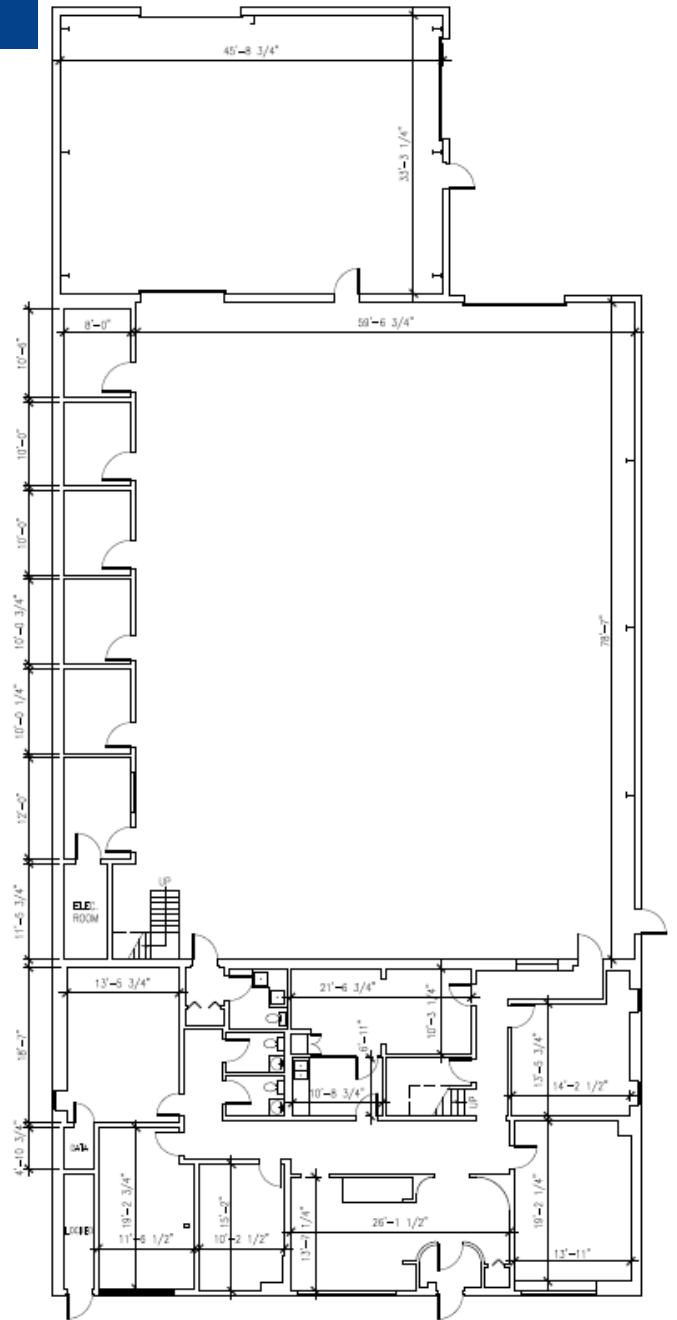
Multiple loading doors (dock & grade)

10,064 SF warehouse
2,713 SF mezzanine
 12,777 SF total

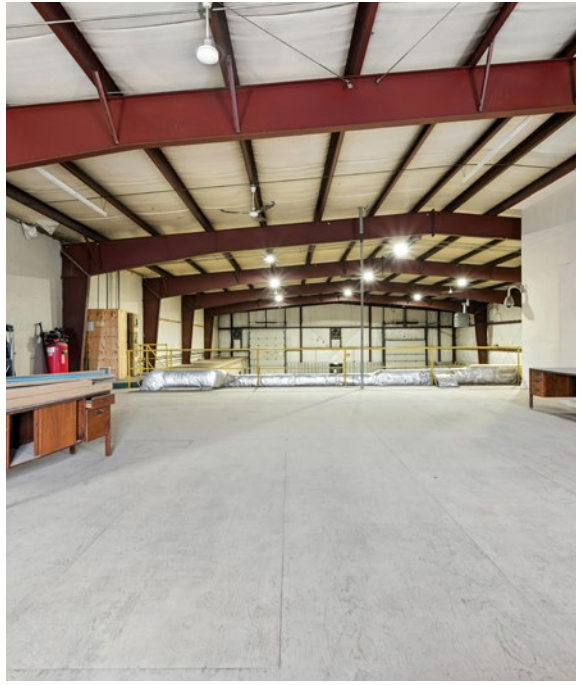


Space Features

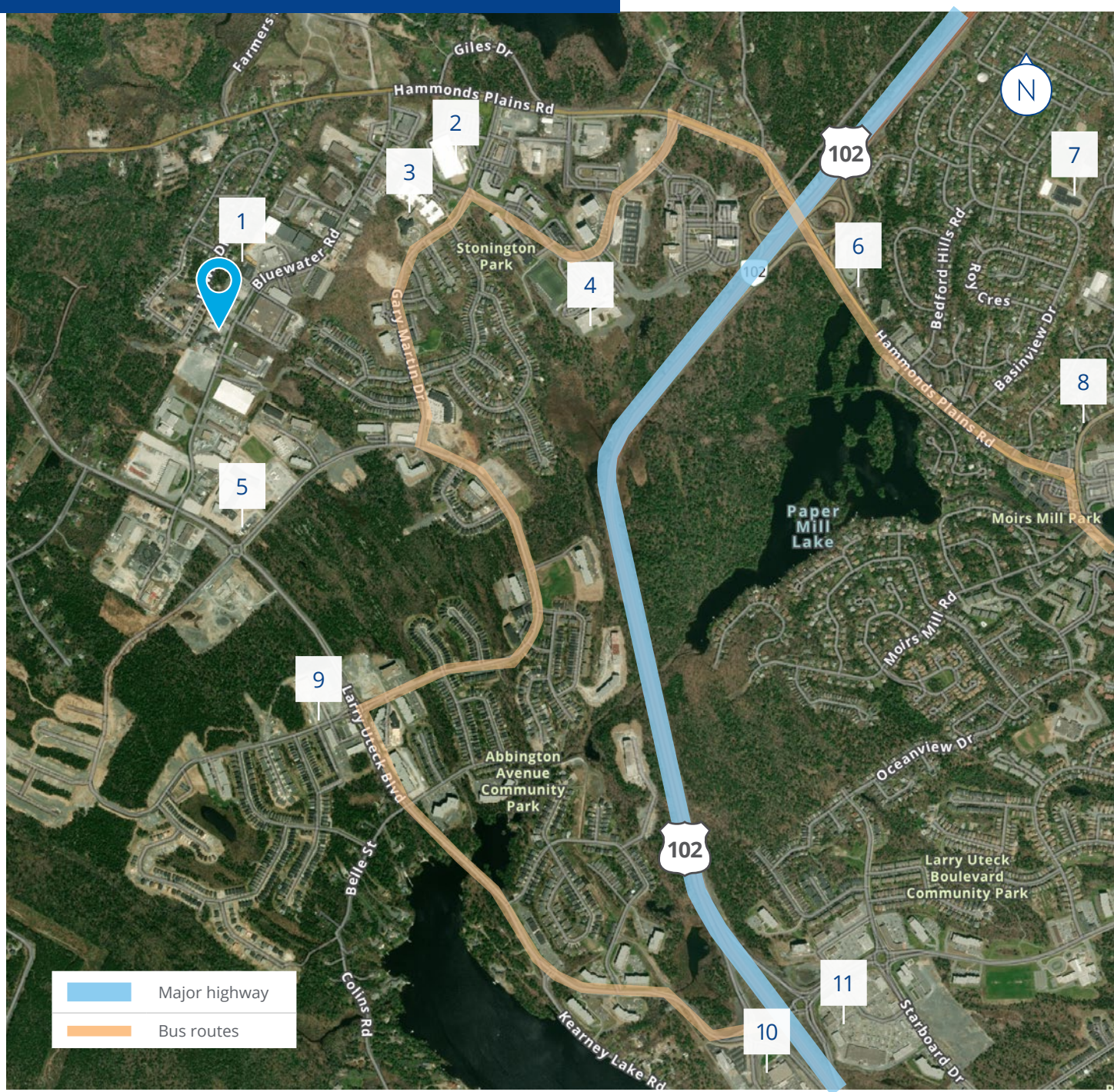
12,777 SF available



- Open warehouse with kitchenette, washroom and offices
- Standalone building
- Low dock loading (1), grade loading (2)
- 20' clear ceiling height
- Fenced compound on premises
- Natural gas, forced air unit heaters
- Paved on-site surface parking in the front of the building, gravel yard
- Clear span
- \$15.00 per square foot



The Location



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



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