



8 & 10 Marine Drive, Edwardsville (Sydney), Nova Scotia

+/- 30,000 SF of warehouse space available **for lease**

Excellent opportunity to lease a large open span warehouse, ideal for storage uses, with fully fenced in yard space, ample truck turning area at the front and rear, a separate office building, as well as waterfront and dock access.

Connie Amero

Senior Vice President Sales and Leasing
+1 902 442 8715 (Direct)
Connie.Amero@colliers.com



Property Overview

Excellent opportunity to lease a large open span warehouse with separate office building and ample fenced yard

- 2 high bay grade level loading doors
- 2 drive through grade level loading doors
- Open span warehouse with one demising wall by loading doors
- Separate 2,000 SF office building
- Fully fenced yard
- Ample truck turning room
- Ideal for storage use
- Waterfront and dock access available
- Short term lease available
- Outdoor yard space also available for lease
- Additional rent \$5.18 PSF (includes heat)
- Please contact listing agent for net rental rate



15 minutes
for the TCH



Ideally located in
industrial park
(SydPort)



+/- 30,000 SF
warehouse



Ample truck
turning room



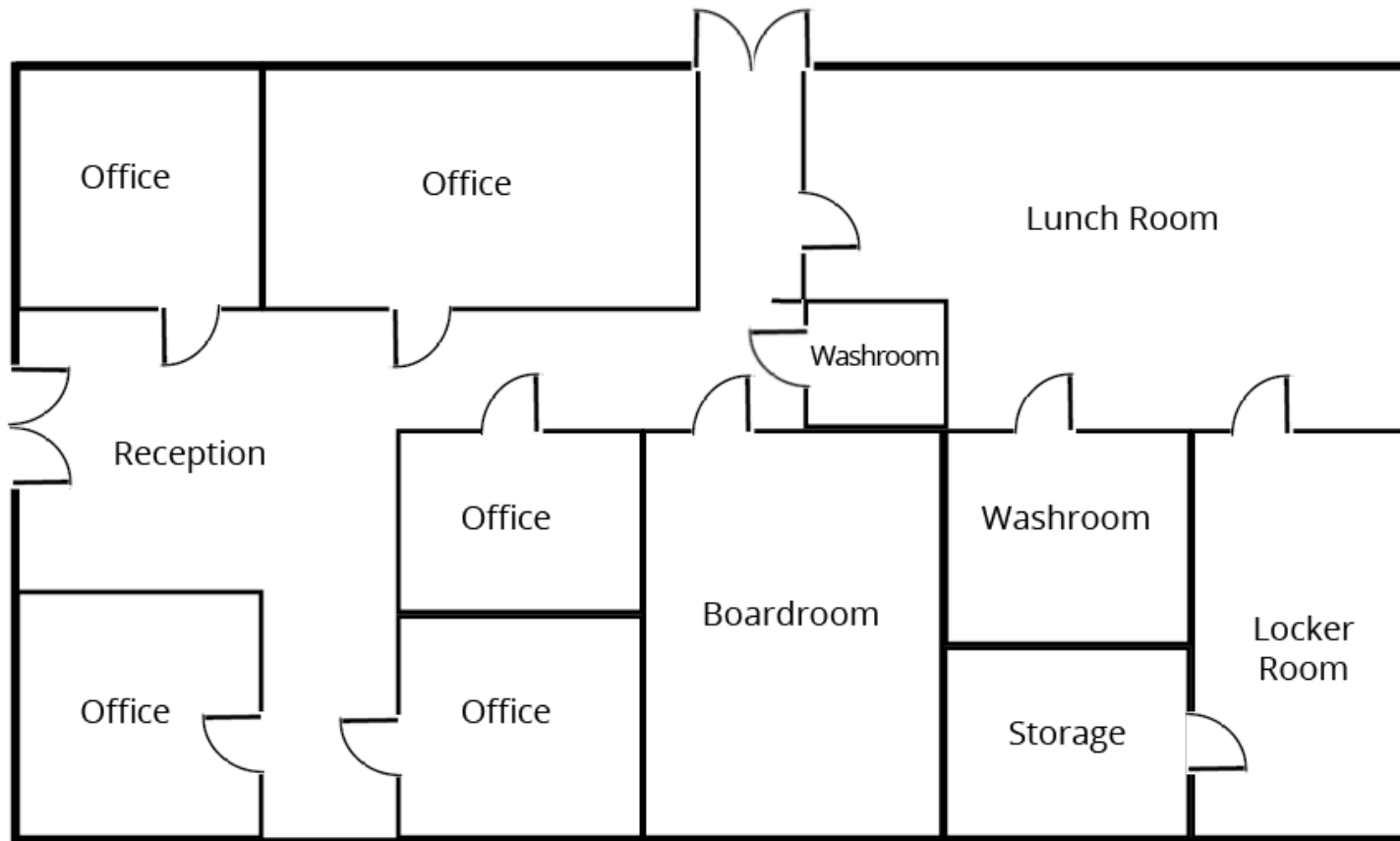
Separate on-site
office building



4 grade level
loading doors



Office Building Floor Plan



Highlights

- Front reception area
- 4 private offices
- Large shared office space
- Boardroom
- Large lunch room
- Locker room
- 1 single washroom
- 1 washroom with a single stall and urinals
- Storage room
- 2 entrances/ exits

2,000
square feet
of office

Site Access

 Trans-Canada Highway

 Ferry to NL

 Major Highway



Trans-Canada Highway
15 minutes



Airport
24 minutes



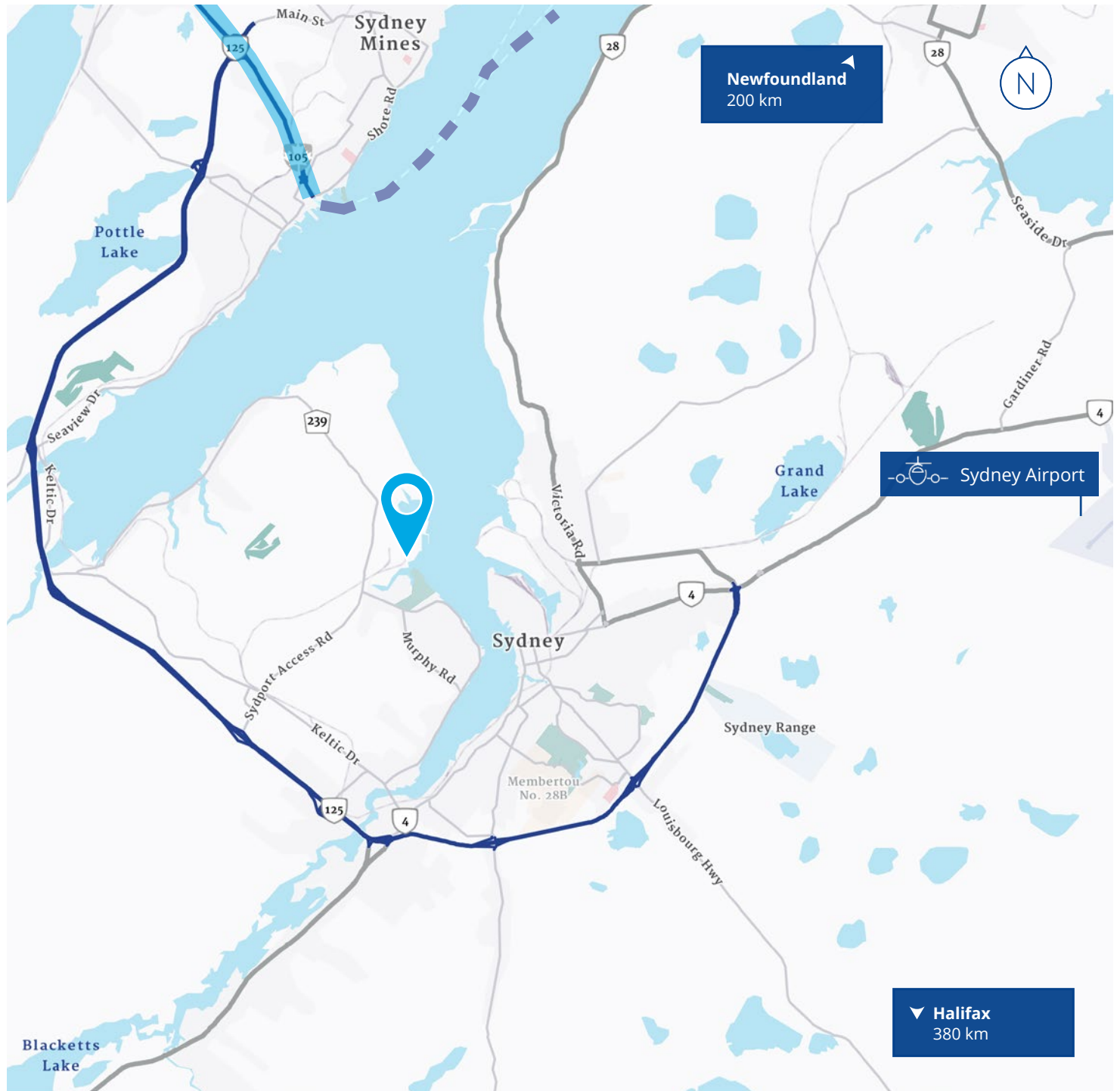
Marine Atlantic Ferry Terminal
20 minutes

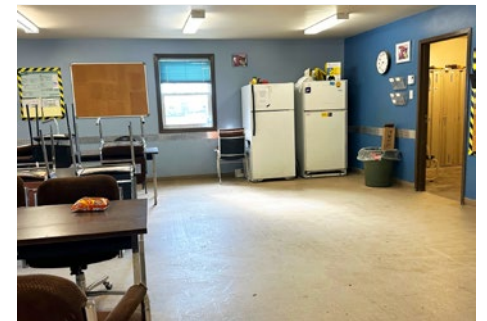
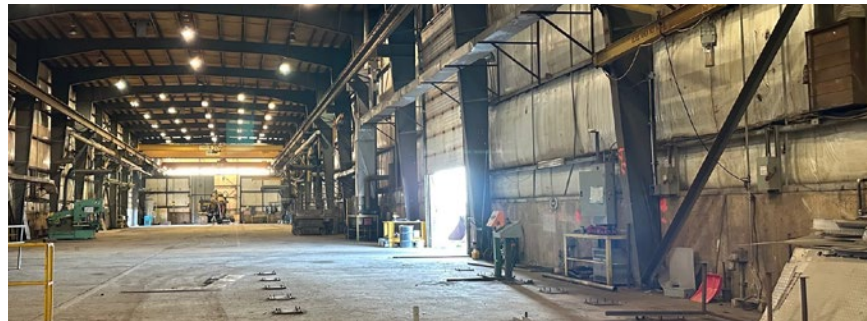
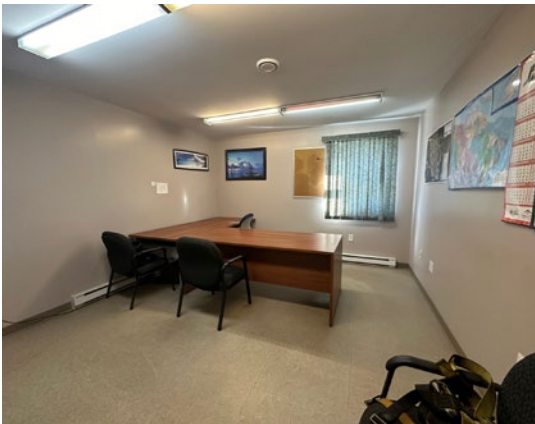
Downtown Sydney
15 minutes

Canso Causeway
1 hour 40 minutes

Halifax
4 hours

Moncton
4 hours 45 minutes







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Colliers Nova Scotia

610 - 202 Brownlow Avenue
Dartmouth, NS B3B 1T5
+1 902 422 1422

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