



Colliers

1027 Barker Lane, Westville | NS

Industrial owner occupier or investment opportunity **for sale**

An exceptional opportunity now available in Westville's industrial market, this well-located building offers endless potential. Vacant and move-in ready, it provides an excellent opportunity for owner-occupiers or investors seeking strong leasing prospects in a sought-after industrial node.

Connie Amero SIOR

Senior Vice President | Sales & Leasing

+1 902 442 8715

Connie.Amero@colliers.com

Colliers Nova Scotia

238 Brownlow Avenue, Suite 220

Dartmouth, Nova Scotia, B3B 1Y2

+1 902 422 1422 (Main)



Opportunity

This well maintained and versatile industrial property is located in the community of Westville, a short distance from the larger community of New Glasgow. This property offers four drive through doors, approximately 1,500 SF mezzanine for storage, welcoming showroom and office space, and clear height ranging from 16' to 21.5'.

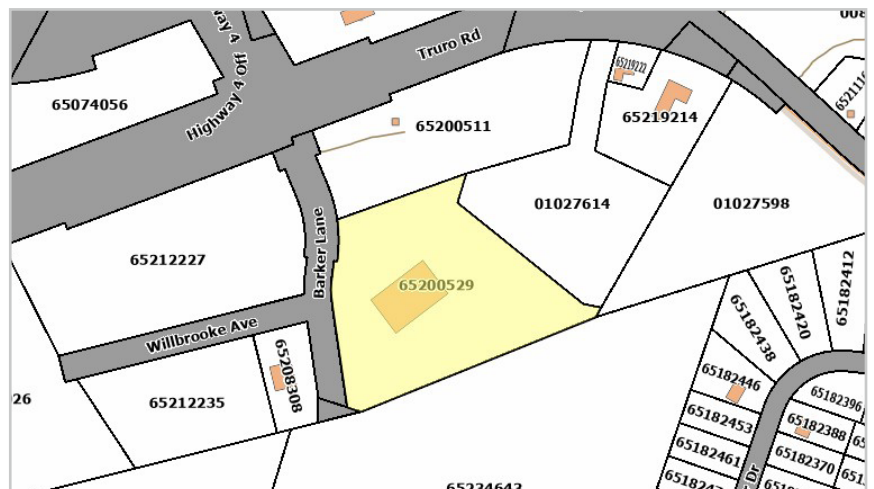
Situated on approximately 4.9 acres of land with ample yard area, the property offers potential for outside storage, expansion, or a variety of commercial uses permitted under the C-3 zoning.



The Location

Westville is a community just outside of the larger centre of New Glasgow. This location provides convenient access to regional highways and close proximity to several amenities.

Located just 5 kilometres from downtown New Glasgow, approximately 15 kilometres from the Northumberland Strait, and roughly 120 kilometres from Halifax Stanfield International Airport, the property offers excellent regional connectivity.



Salient Facts

Address

**1027 Barker Lane,
Westville, NS**

PID

65200529

Building Area

Main Level - 15,063 ± SF

Mezzanine Level - 1,548 ± SF

Total - 16,611 ± SF

Land Area

213,095 ± SF (4.89 ± AC)

Zoning

C-3

(Highway Commercial Zone)

Asking Price

\$2,200,000

Property Profile

Constructed 2010

Electrical 200 Amp, 3-phase

Clear Height 16.0' to 21.5'

Loading 4 drive through bays

- Office Layout**
- Open sales/service/retail area
 - 5 offices (one with attached washroom and shower)
 - Washroom
 - Welcoming service waiting area
 - Tool room
 - Staff kitchen/lunchroom

- Service Bay Layout**
- Washroom
 - 4 lanes
 - Each lane accommodates a truck and full-length trailer
 - Two floor-mounted 5-tonne cranes
 - Floor drainage system with oil-water separators
 - Associated parts/tool rooms and mechanical room

AAN 10356911

2026 Tax Assessment \$1,145,300



[Click here for an aerial drone video tour](#)



Well maintained
Industrial
building



Excellent access
to Trans Canada
Highway



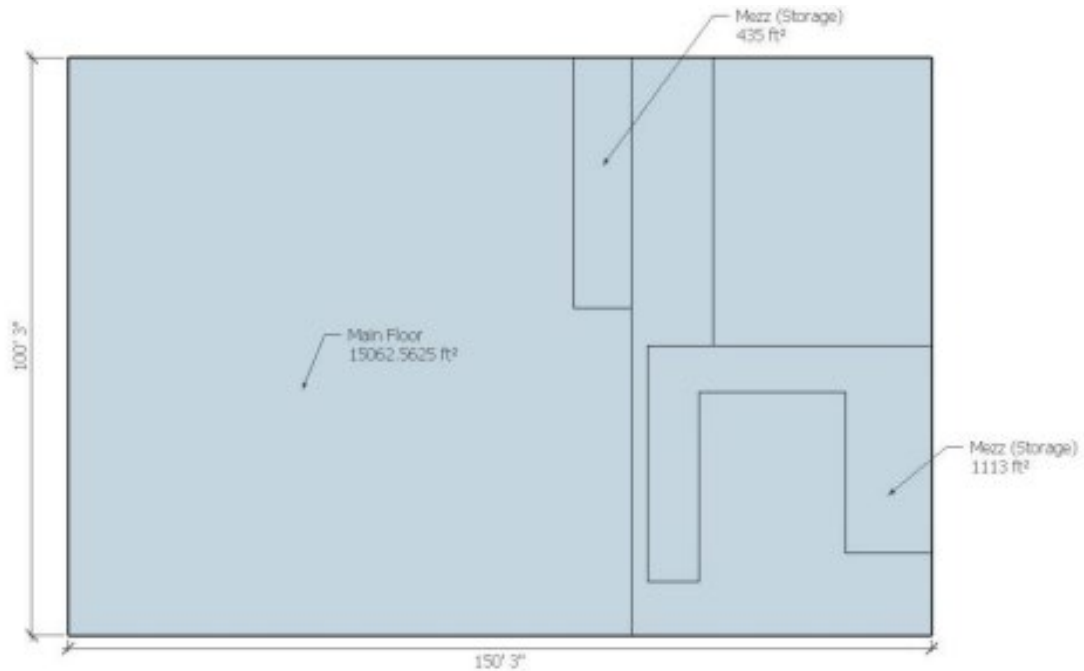
Located in well
established
Industrial node



Four drive
through
doors

Floor Plan

Main Floor - 15,063 ± SF | Mezzanine - 1,548 ± SF



Building Description

Type of Construction: Steel frame (Allied Steel)

Age: Built in 2010

Building Size:

15,063 ± SF - Main Floor

1,548 ± SF - Mezzanine Area

16,611 ± SF - Total Gross Building Area

Foundation: Engineered concrete slab foundation

Typical Exterior Walls: Vertical ribbed metal siding

Roof Assembly: Pitched - metal roofing panels

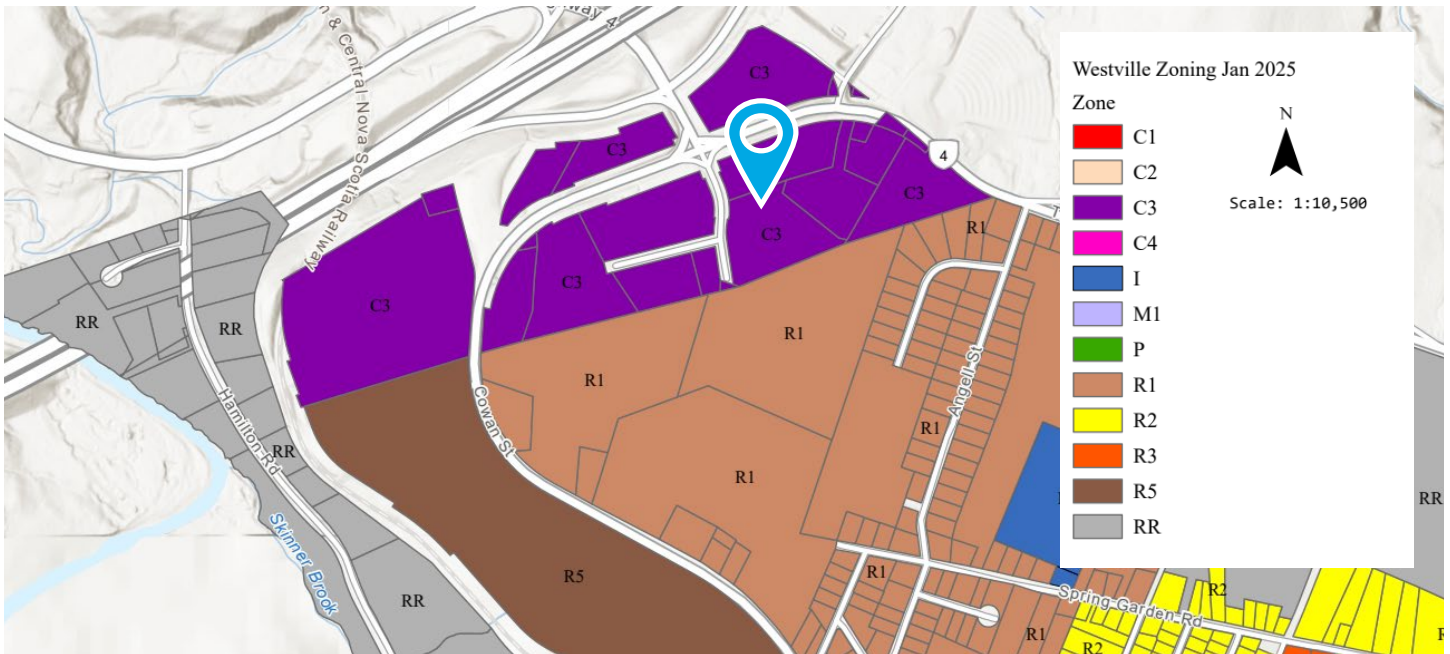
Flooring: vinyl and ceramic tile flooring

Windows: Solid vinyl - vertical sliders (thermal pane)

Doors: Aluminum frame plate glass front entry doors
Solid core steel clad exterior/ interior five doors
Insulated overhead garage doors



Zoning



Westville Land Use Bylaw

C3 (Highway Commercial Zone) Permitted Uses:

a. Commercial Uses

- All Age Teen Clubs
- Animal grooming
- Assembly Uses
- Auto body shops
- Automobile Rental Establishments
- Automobile Sales Establishments
- Automobile Service Stations
- Banking facilities (Drive-through)
- Bed & Breakfast establishments
- Boarding Houses
- Bulk Storage Facilities
- Bus station
- Cafes
- Carpentry shops
- Clinics and medical Offices
- Commercial Clubs
- Commercial Recreational Uses
- Commercial Schools
- Commercial Uses utilizing Heavy Equipment and/or heavy vehicles
- Convenience Stores
- Convention centre
- Cultural Uses
- Custom Workshops
- Day Care
- Day Care (Residential)
- Department stores
- Downtown Core (C1) and Downtown Commercial (C1-A) Zone Uses
- Dry cleaning
- Dressmaking, tailoring
- Existing banks and Financial Institutions (limited to existing Floor Area)

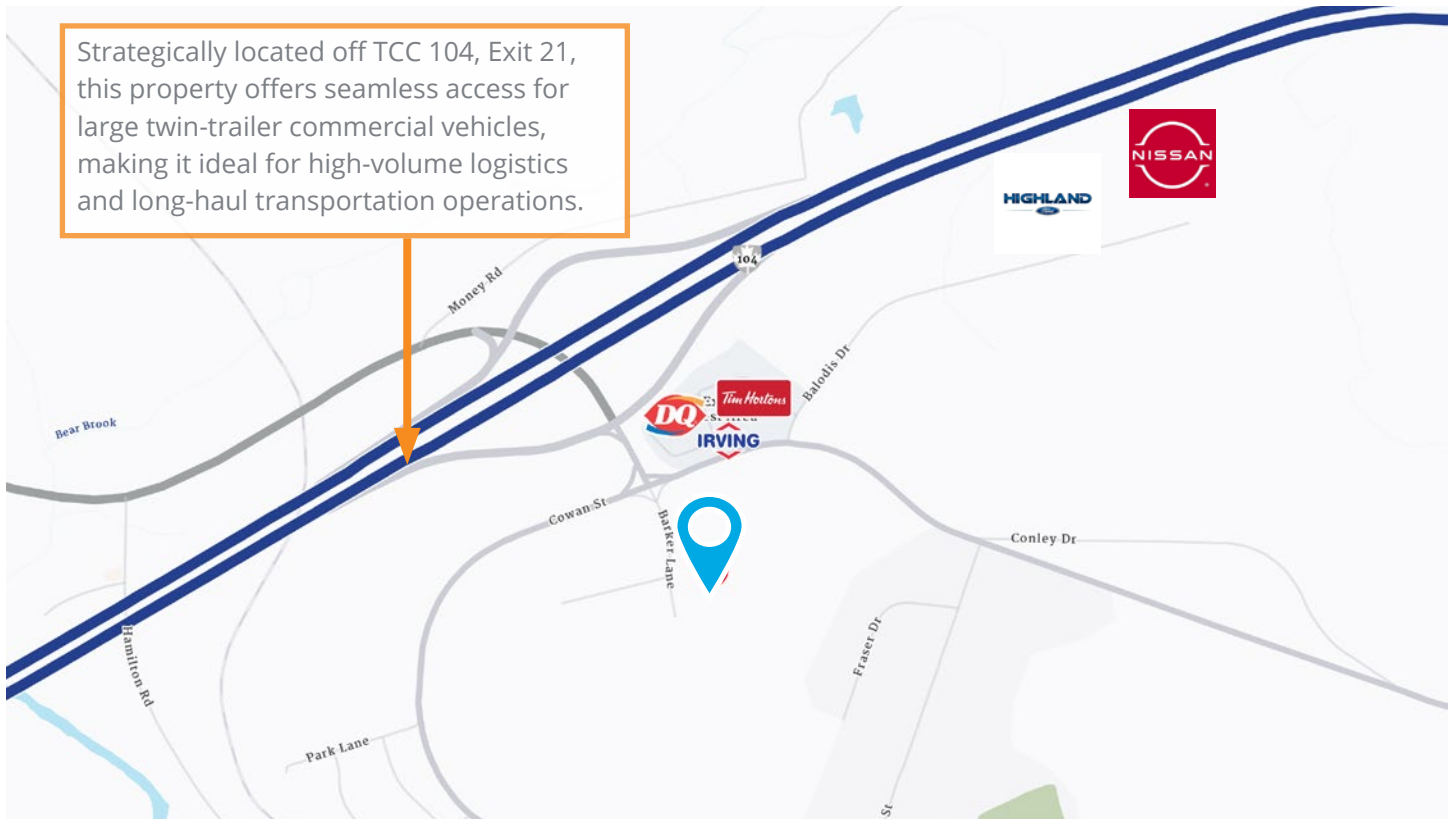
- Finance Companies
- Funeral parlours
- Garden markets
- General Retail
- Hotels
- Laundromats
- Licensed Liquor Establishments (except for "Cabaret licenses" per the Liquor Control Act. R.S., c. 260 and Adult Cabarets, Adult Entertainment and Massage Parlour Uses)
- Motels
- Offices
- Parking Lots and Parking Structures
- Pharmacies
- Photography Studios
- Postal services
- Printing establishments
- Private Clubs
- Restaurants and associated outdoor Cafes and eating areas
- Rental Shops
- Retail Uses
- Service and Repair Shops (including cars, trucks, boats, etc.)
- Small engine and equipment repair
- Supermarkets and grocery stores
- Taxi stands
- Theatres and cinemas
- Tourist information centres
- Variety stores
- Video Outlet stores
- Wholesale Uses

b. Non-Commercial Uses

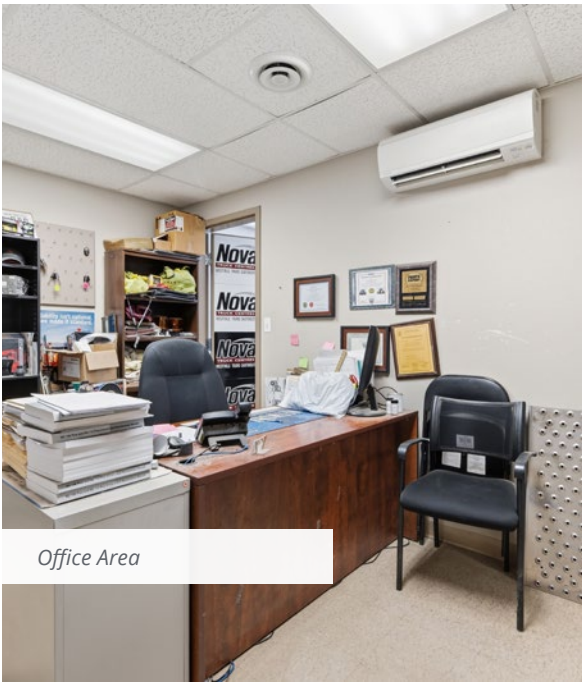
- Existing residential Uses subject to Residential Two Unit (R2) Zone requirements Industrial Services
- Institutional (I) Zone Uses subject to the requirements of the Institutional (I) Zone Recreation Facilities and Uses
- Recreation (P) Zone Uses subject to the requirements of the Recreation (P) Zone Recycling Centre
- Repair Shops
- Residential Uses in Commercial Buildings
- Warehousing, storage, and distribution (but shall not include any Recycling Depot, recycling operation, waste management operation, or other similar Use)
- The existing Big 8 Beverages Bottling Plant located at 120 North

Area Map

Strategically located off TCC 104, Exit 21, this property offers seamless access for large twin-trailer commercial vehicles, making it ideal for high-volume logistics and long-haul transportation operations.







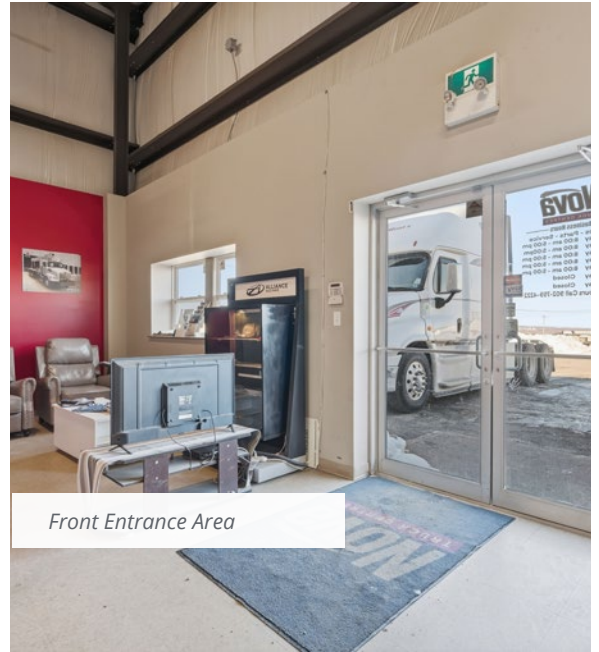
Office Area



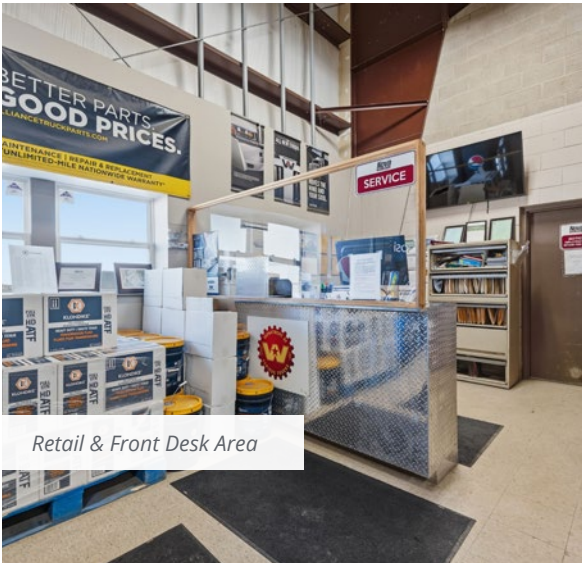
Warehouse Area



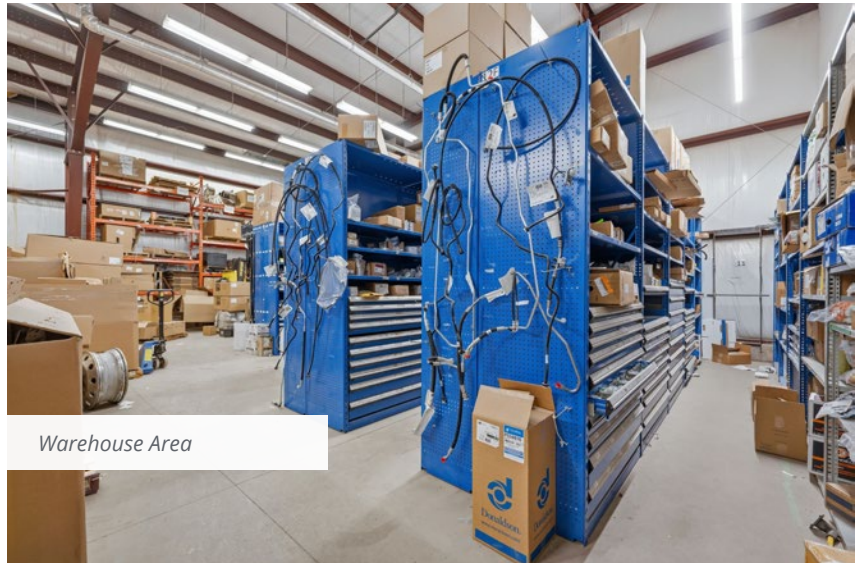
Warehouse Area



Front Entrance Area



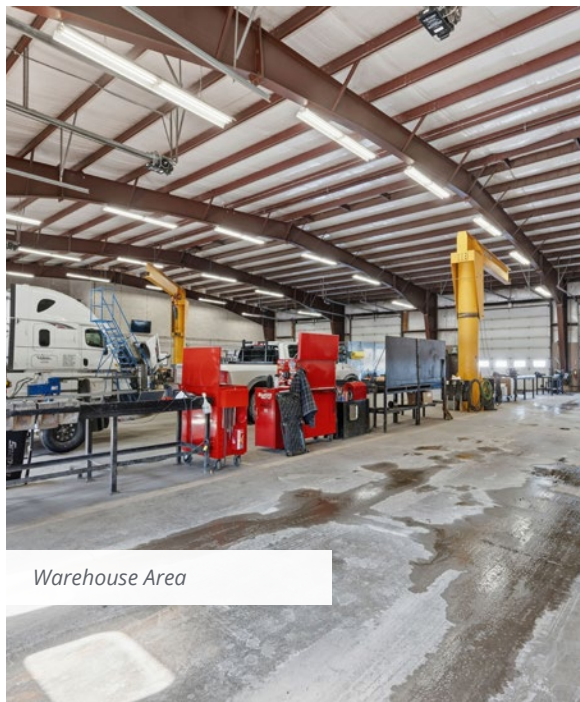
Retail & Front Desk Area



Warehouse Area



Office Area



Warehouse Area



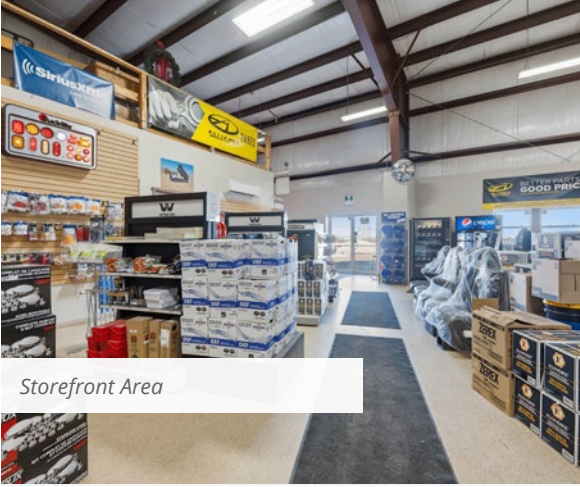
Warehouse Area



Reception Area



Office Area



Storefront Area



1027 Barker Lane, Westville, NS

Connie Amero SIOR

Senior Vice President | Sales & Leasing
+1 902 442 8715
Connie.Amero@colliers.com

Colliers Nova Scotia

238 Brownlow Avenue, Suite 220
Dartmouth, Nova Scotia, B3B 1Y2
+1 902 422 1422 (Main)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Nova Scotia) Inc., Brokerage.