



Colliers

302 Bluewater Road, Bedford, NS

Two-Unit Owner Occupier / Investment Opportunity **For Sale**

This two unit, well maintained flex industrial property is ideally situated in the sought-after Atlantic Acres Business Park.

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Salient Facts

Address

302 Bluewater Road,
Bedford, NS

PID

41435595

Building Area

4,954 SF (Unit 1)

3,115 SF (Unit 2)

8,069 SF (Total Building)

Land Area

36,805 SF

Zoning

ILI (Light Industrial) Zone

Asking Price

\$2,749,000

Opportunity

302 Bluewater Road is a well maintained 8,069 square foot class "A" industrial building ideally located in the Atlantic Acres Business Park in Bedford. The property offers two separately demised units; one unit available for the new owner to occupy in 2027, and a second unit with tenant lease in-place providing additional income. The adaptable configuration is suitable for a variety of industrial uses, and features three grade level loading doors, 18' clear ceiling height, well appointed office space, spacious warehouse areas, and approx. 8,000 SF fenced rear yard area.



Grade loading
with 18' ceiling
height



Very well maintained
and adaptable to
variety of industrial
uses



Ideally located
in Atlantic Acres
Industrial Park

Property Profile

Building Area 4,954 SF (Unit 1)
3,115 SF (Unit 2)
8,069 SF (Total Building)

Land Area 36,805 SF

Parking Paved parking stalls along the front and the side of the building

Occupancy Unit 1 - Available for owner occupancy April 1 2027
Unit 2 - lease in place, expiring on Oct 31 2027
Contact agent for detailed financial information

Year Built 2016

Construction Class "A" concrete construction

Loading Unit 1 - one 14' X 14' overhead drive-in doors
Unit 2 - two 12' X 14' overhead drive-in doors

Yard Area ± 8,000 SF gravel yard area at rear

Electrical 400A 120/208V 3 Phase

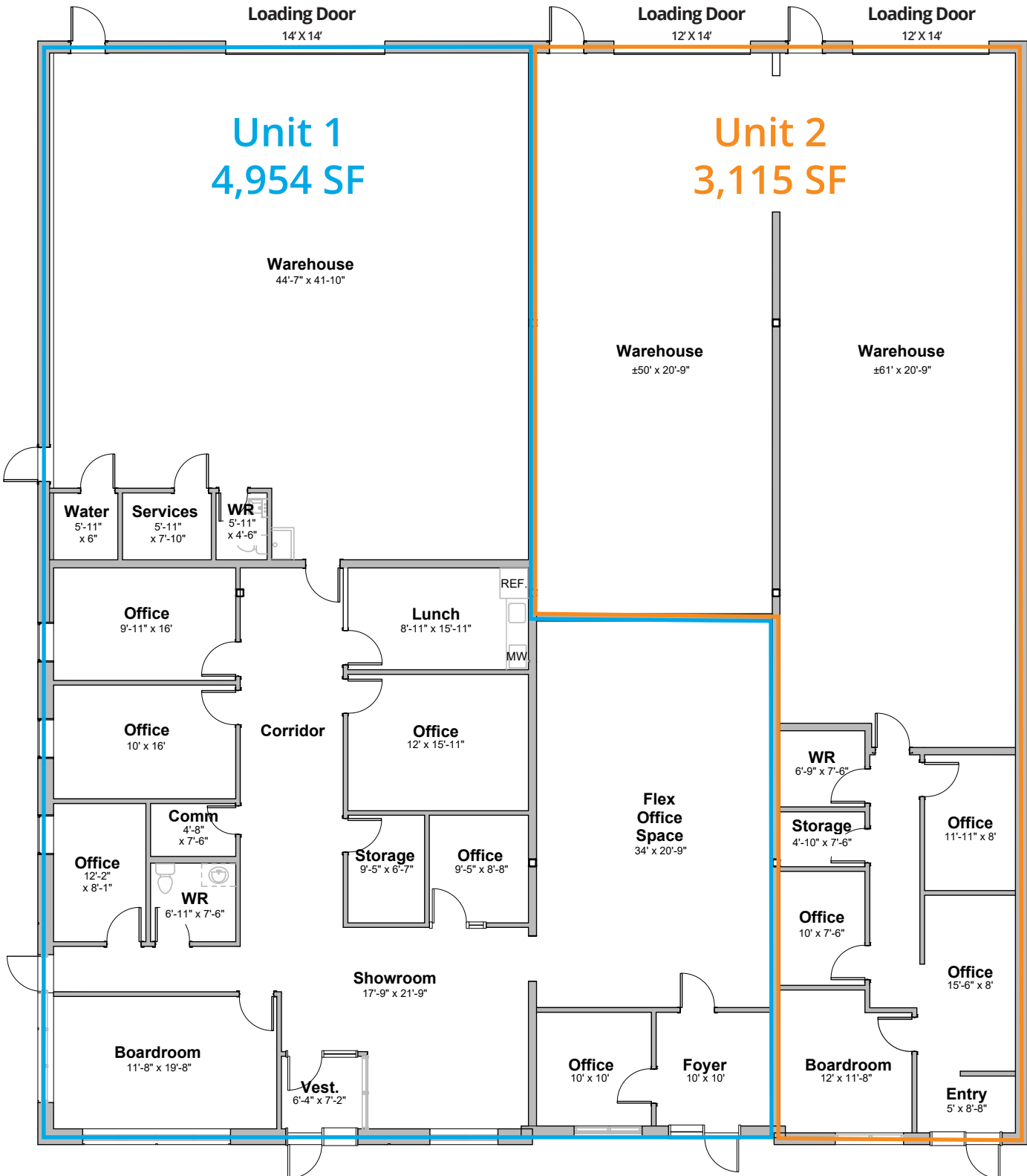
Clear Height 18'

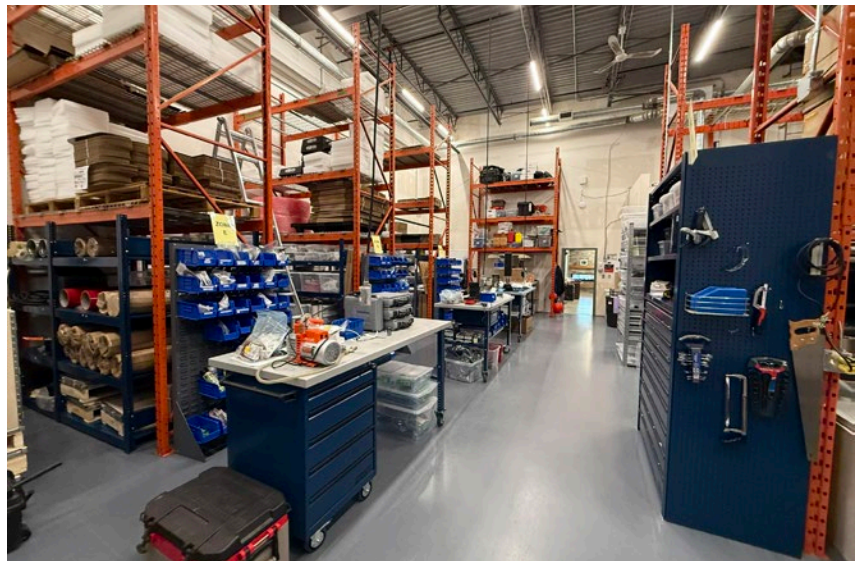
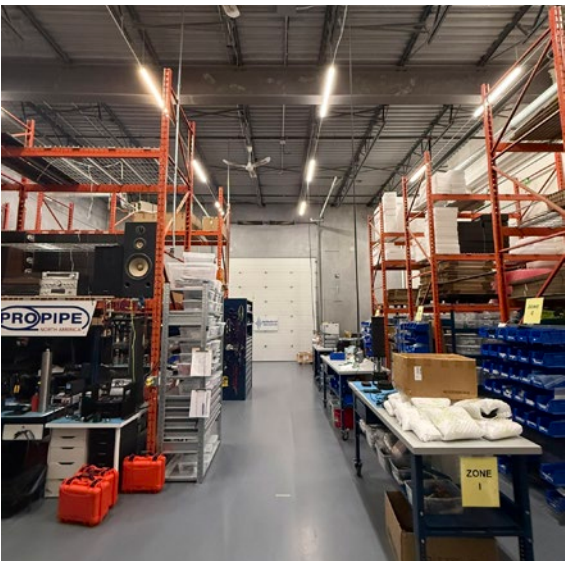
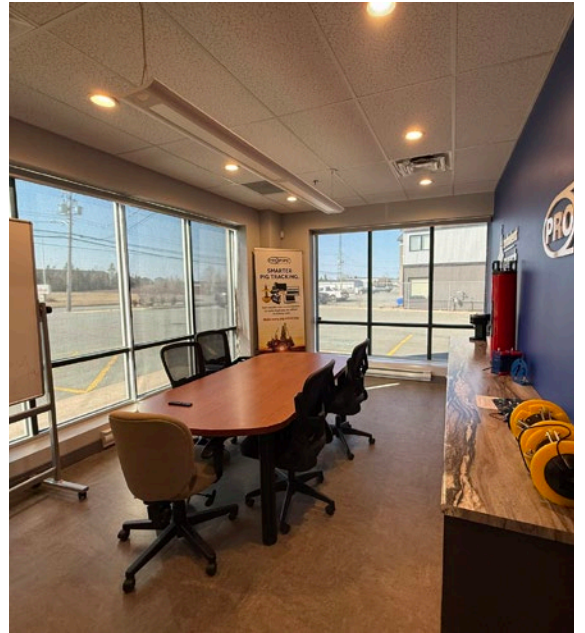
HVAC

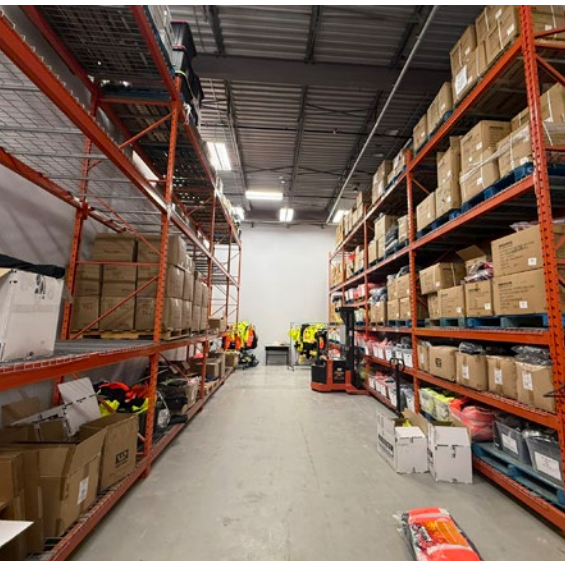
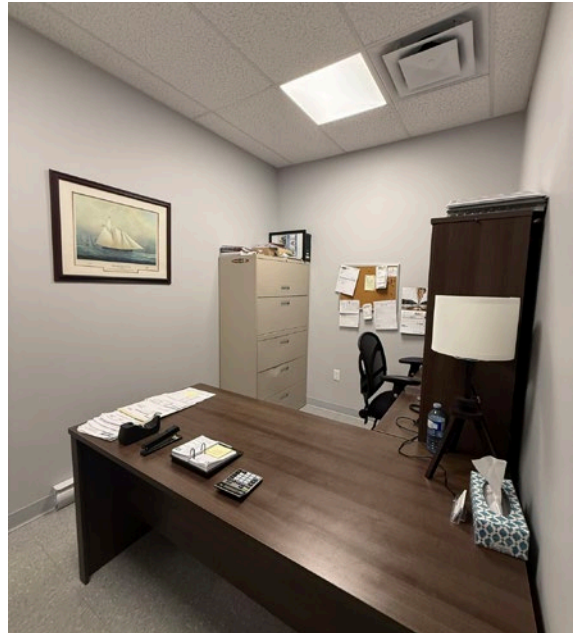
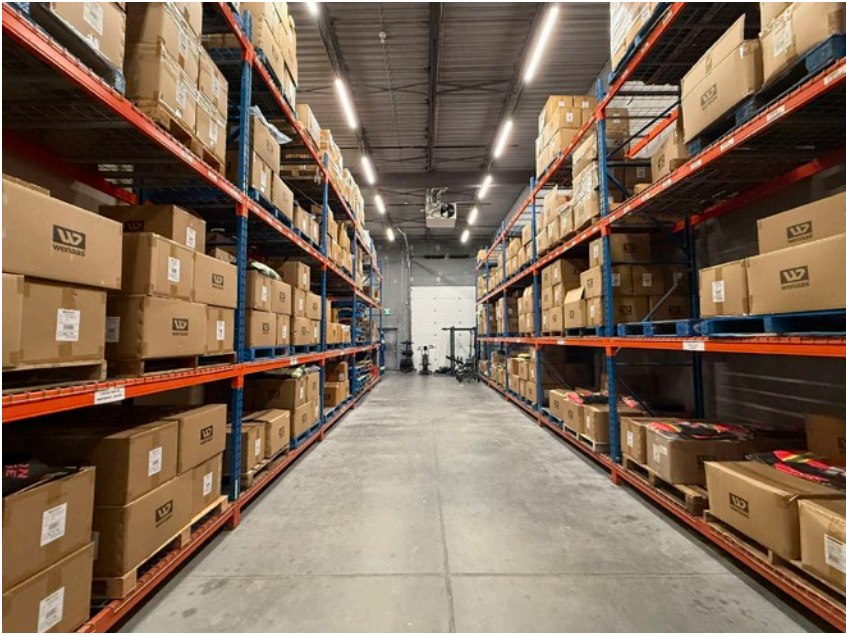
- Natural gas fired rooftop HVAC (office)
- Natural gas fired ceiling suspended forced air heaters (warehouse)
- Supplemental electric baseboards



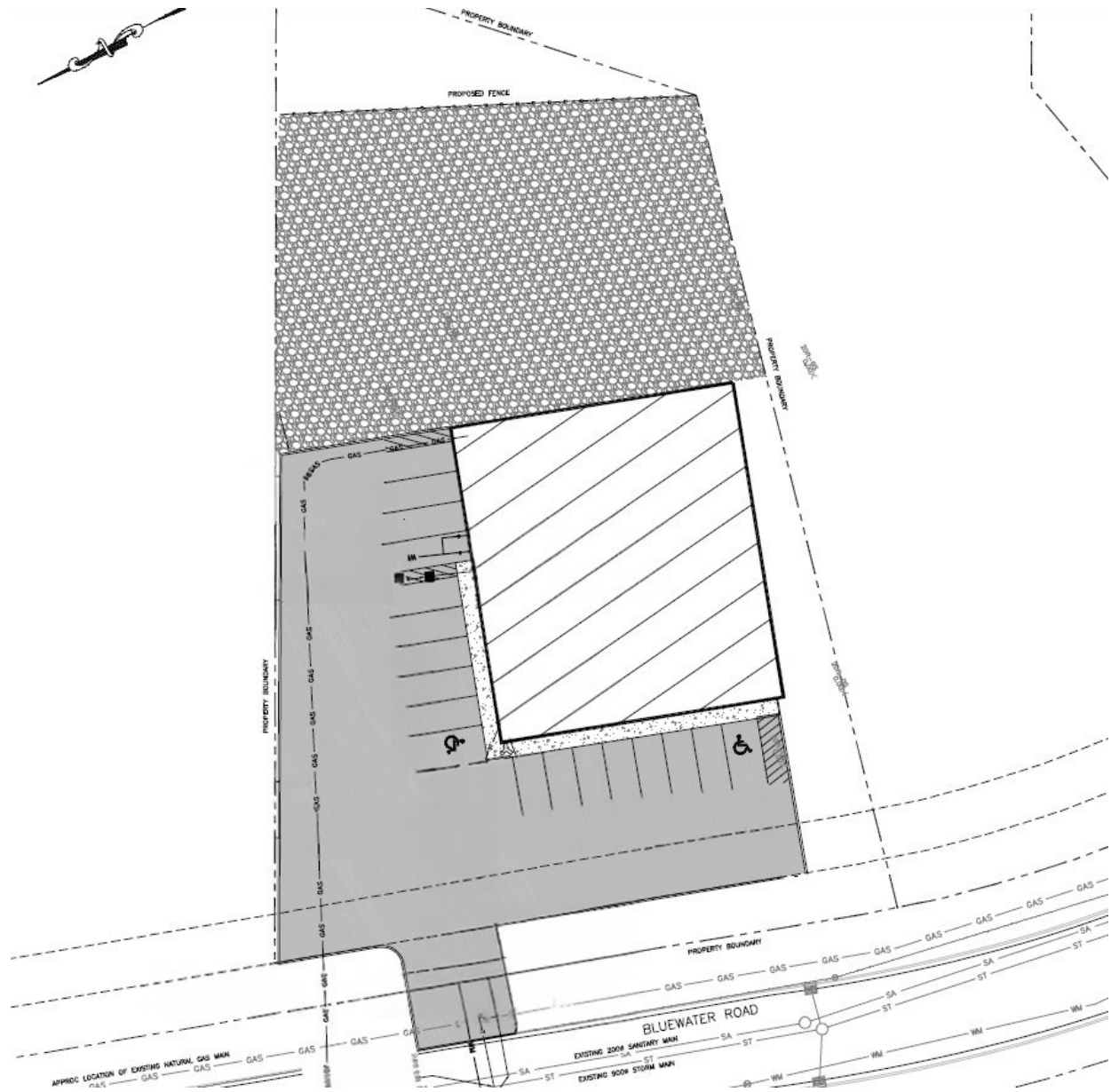
Floor Plan



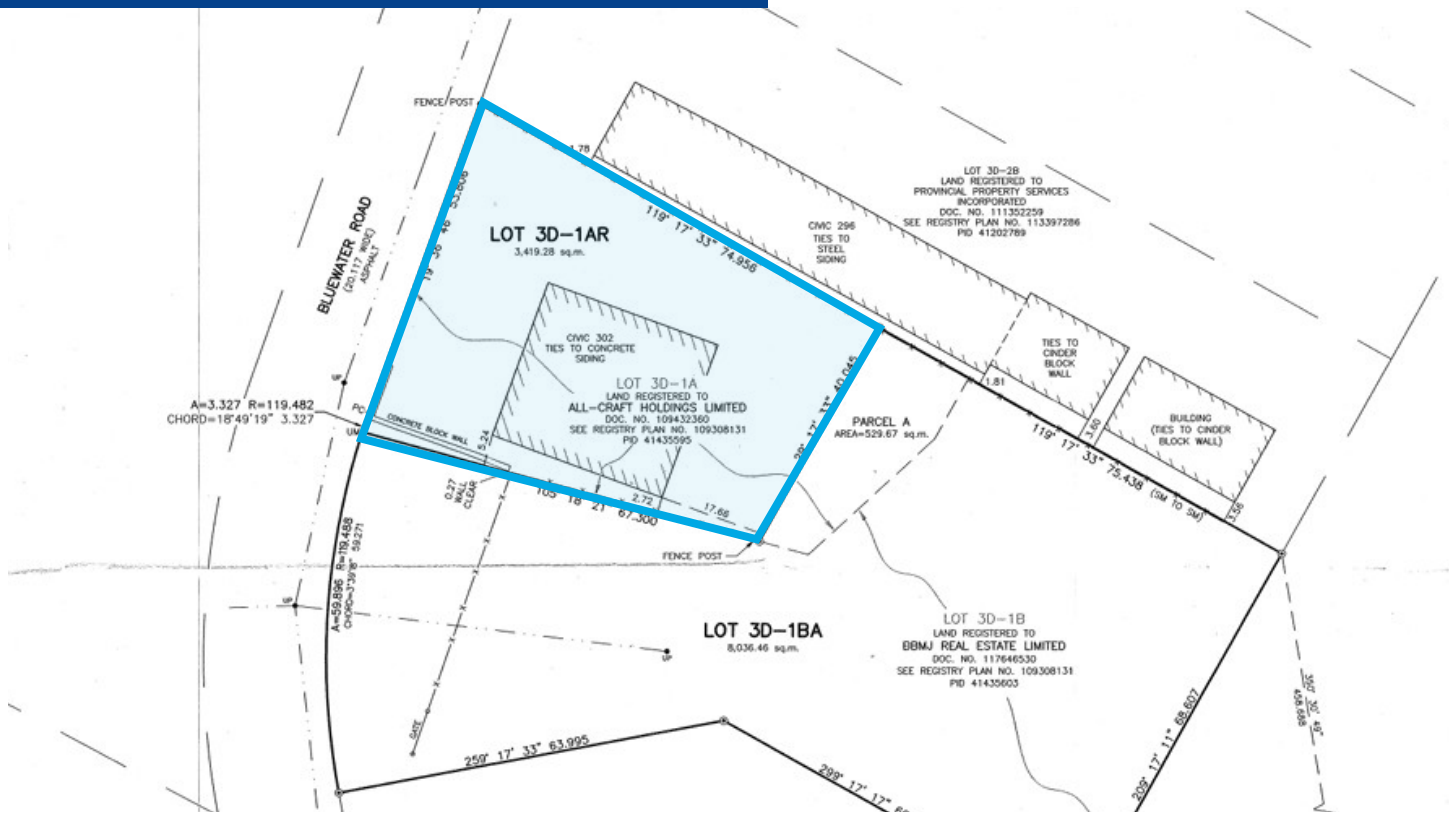




Site Plan



Survey Plan



Light Industrial Zone (ILI)

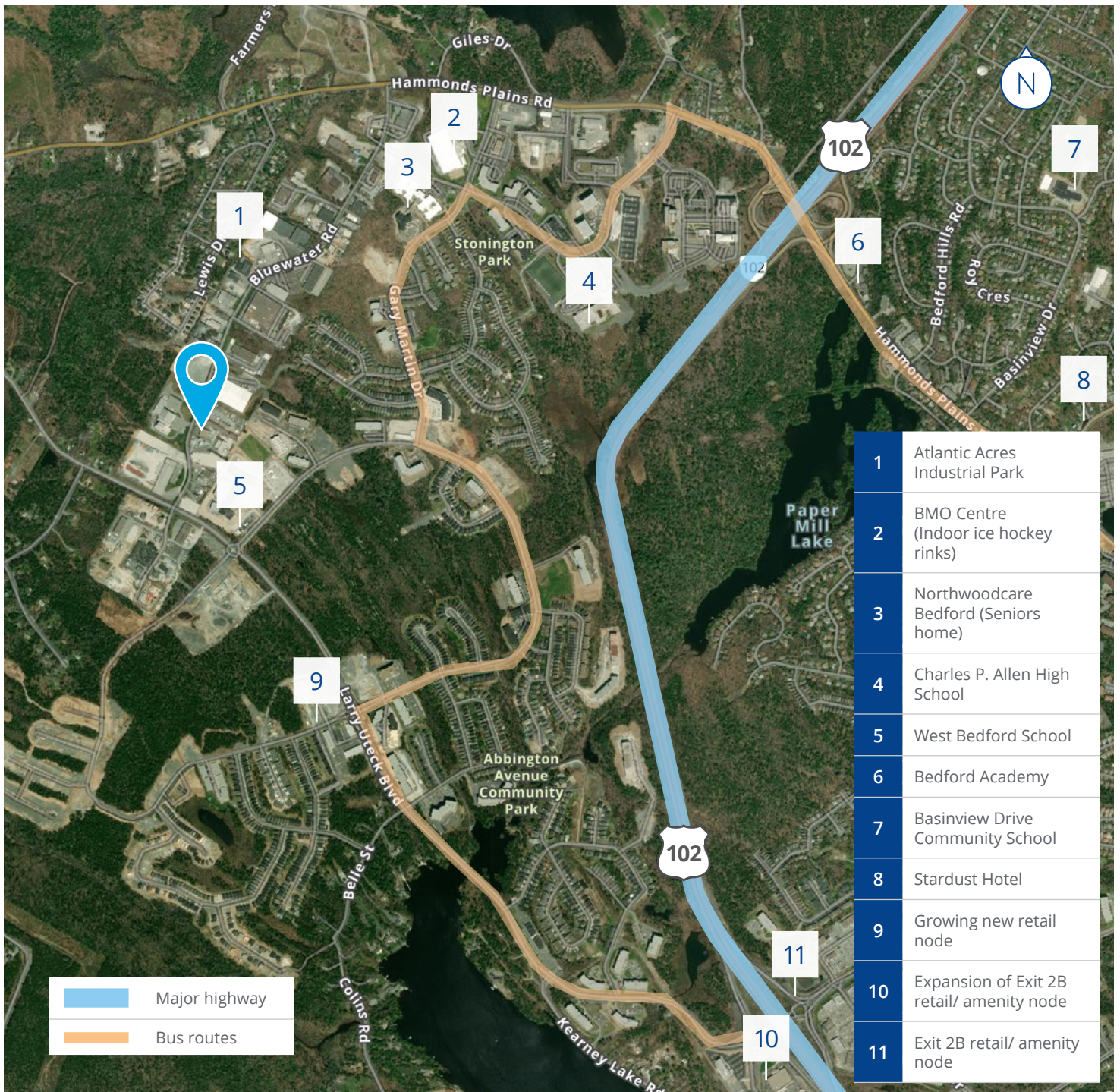
Permitted Land Uses

- 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)
- qd) pet daycare uses (NWCC-Sep 09/24;E-Sep 24/24)
- qe) automotive vehicles, parts, & accessories sales and services (NWCC-Feb10/25;EFeb25/25)
- r) any uses accessory to the foregoing uses.

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. Major tenants in the park include Community Courier, 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.





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