

INDUSTRIAL FOR LEASE

1061 Highway 224



Industrial - For Lease

1061 Highway 224, Shubenacadie, NS B0N 2H0



EXECUTIVE SUMMARY

1061 HIGHWAY 224



OFFERING SUMMARY

AVAILABLE SPACE:	Building 1: 3,900 SF Building 2: 7,000 SF Building 3: 4,800 SF 15,700 SF Combined
LOT SIZE:	10 Acres
LOADING:	Building 1: 3 x Grade level Building 2: 2 x Oversized grade level + exterior dock loading Building 3: 1 x Grade level
PROPERTY FEATURES:	Building 1: Insulated Building 2: Front office / admin area with washroom Building 3: Unheated storage warehouse Additional land available for lease with each building
LEASE RATE:	Building 1: \$10.00 Semi-Gross Building 2: \$12.00 Semi-Gross Building 3: \$8.00 Semi-Gross

LOCATION OVERVIEW

The property is located in the peaceful rural community of Pine Grove, adjacent the village of Shubenacadie. This meticulously manicured property is within a 10-minute drive of several amenities including schools, grocery stores, restaurants, pharmacies and more. The Halifax International Airport is less than 30 minutes south and Downtown Halifax is a 45-minute commute. Enjoy a rural pace of life with all the amenities of the city a short drive away. property is within a 10-minute drive of several amenities including schools, grocery stores, restaurants, pharmacies and more. The Halifax International Airport is less than 30 minutes south and Downtown Halifax is a 45-minute commute. Enjoy a rural pace of life with all the amenities of the city a short drive away.

PROPERTY OVERVIEW

1061 HIGHWAY 224



BUILDING 1

Available Space: 7,000 SF (Office +/- 500 SF + Mezzanine)
Loading: 2 x Loading doors (10' x 10' + 12' x 14')
Ceiling Height: Up to 16'

BUILDING 2

Available Space: 3,900 SF
Loading: 3 x Loading doors

BUILDING 3

Available Space: 4,800 SF (Unheated Storage)
Loading: 1 x Loading door

PID: 20349783

PROPERTY PHOTOS

1061 HIGHWAY 224



Building 1



Building 2

PROPERTY PHOTOS

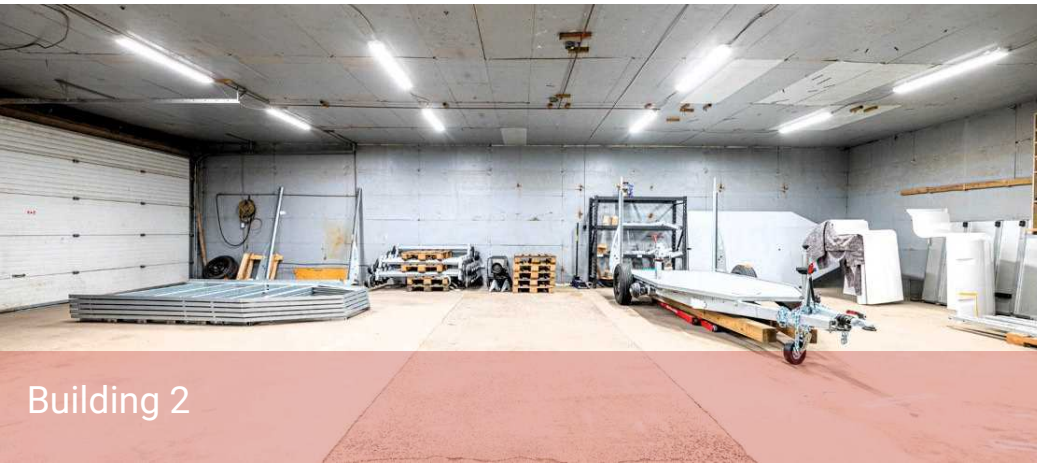
1061 HIGHWAY 224



Building 1



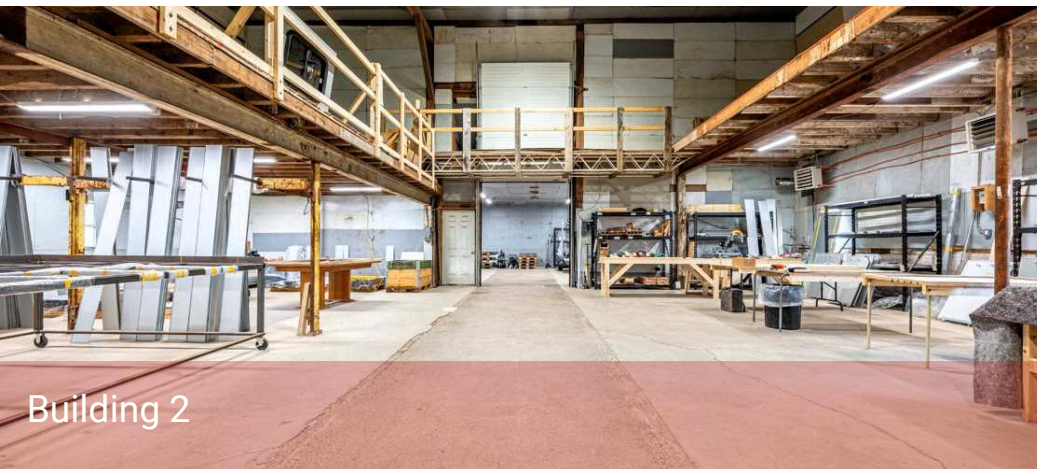
Building 1



Building 2



Building 2



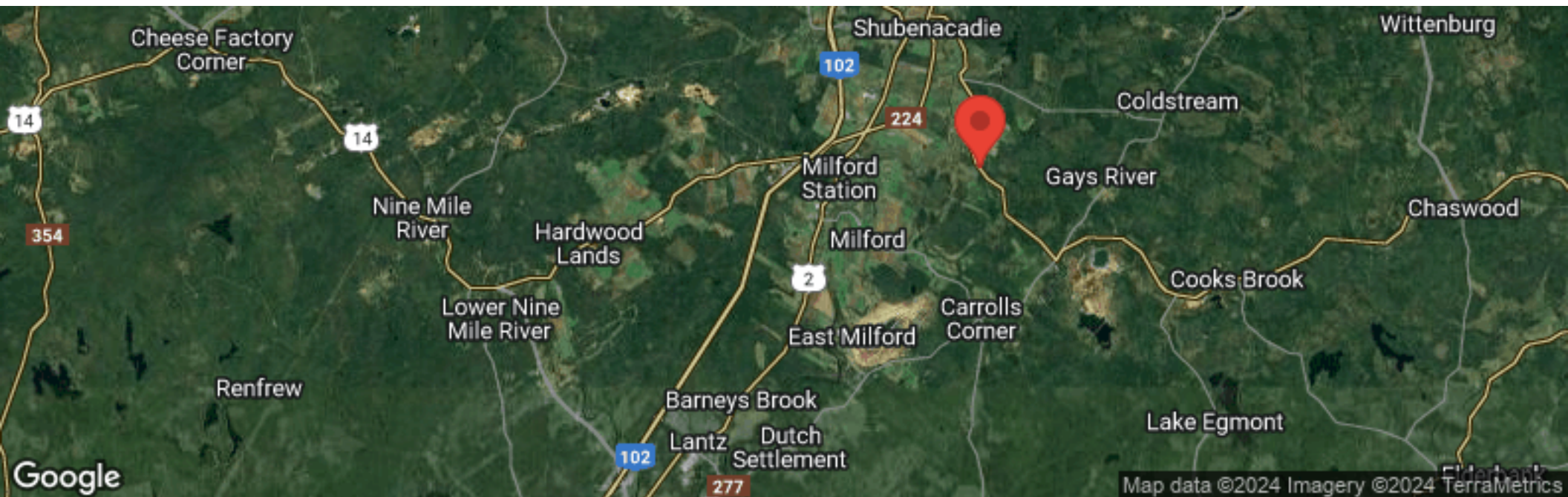
Building 2



Building 2

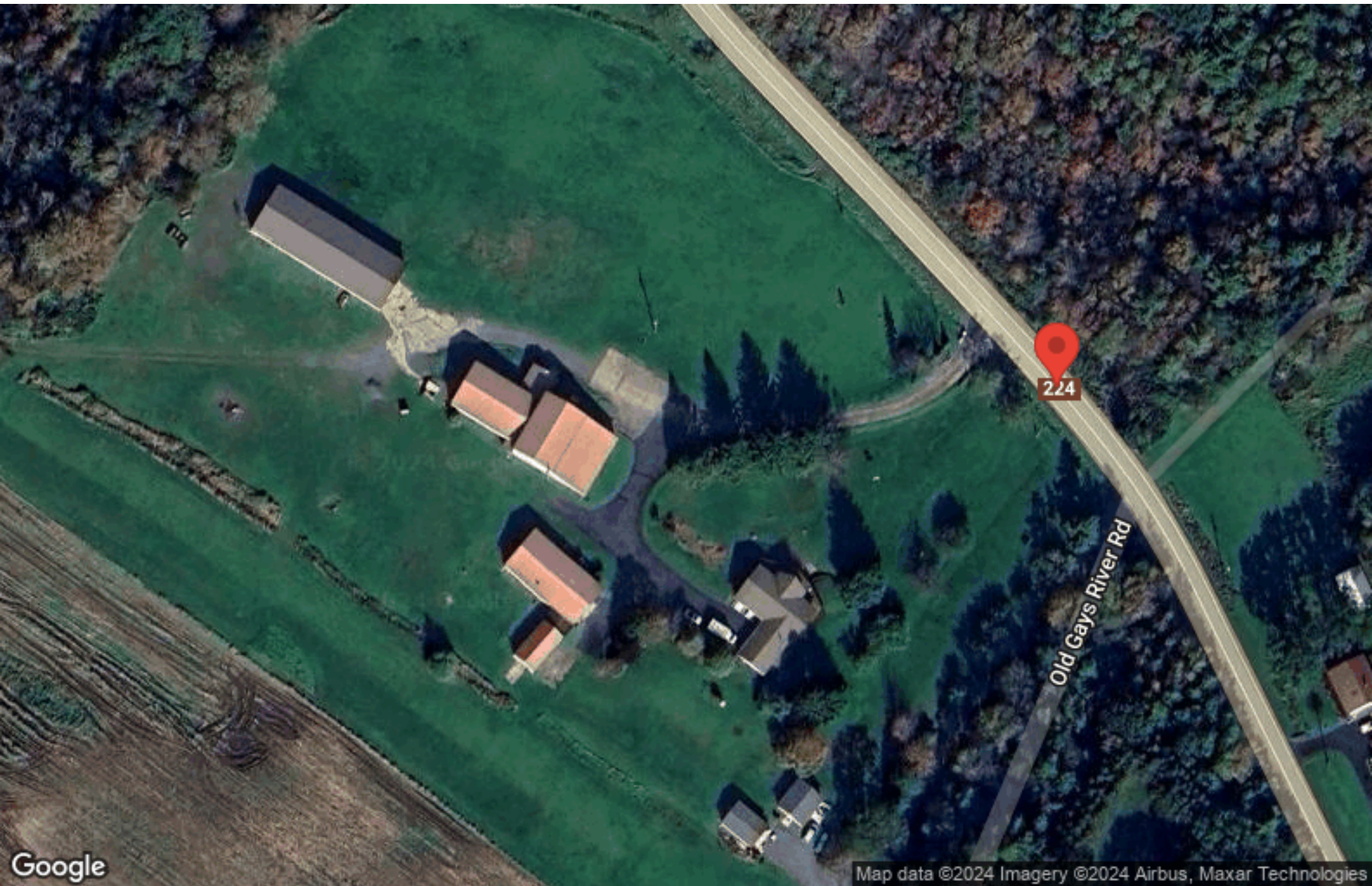
LOCATION MAPS

1061 HIGHWAY 224



AERIAL MAP

1061 HIGHWAY 224



CONTACT INFORMATION

1061 HIGHWAY 224



MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCOMMERCIAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCOMMERCIAL.COM