



Potential  
Demising  
Options!



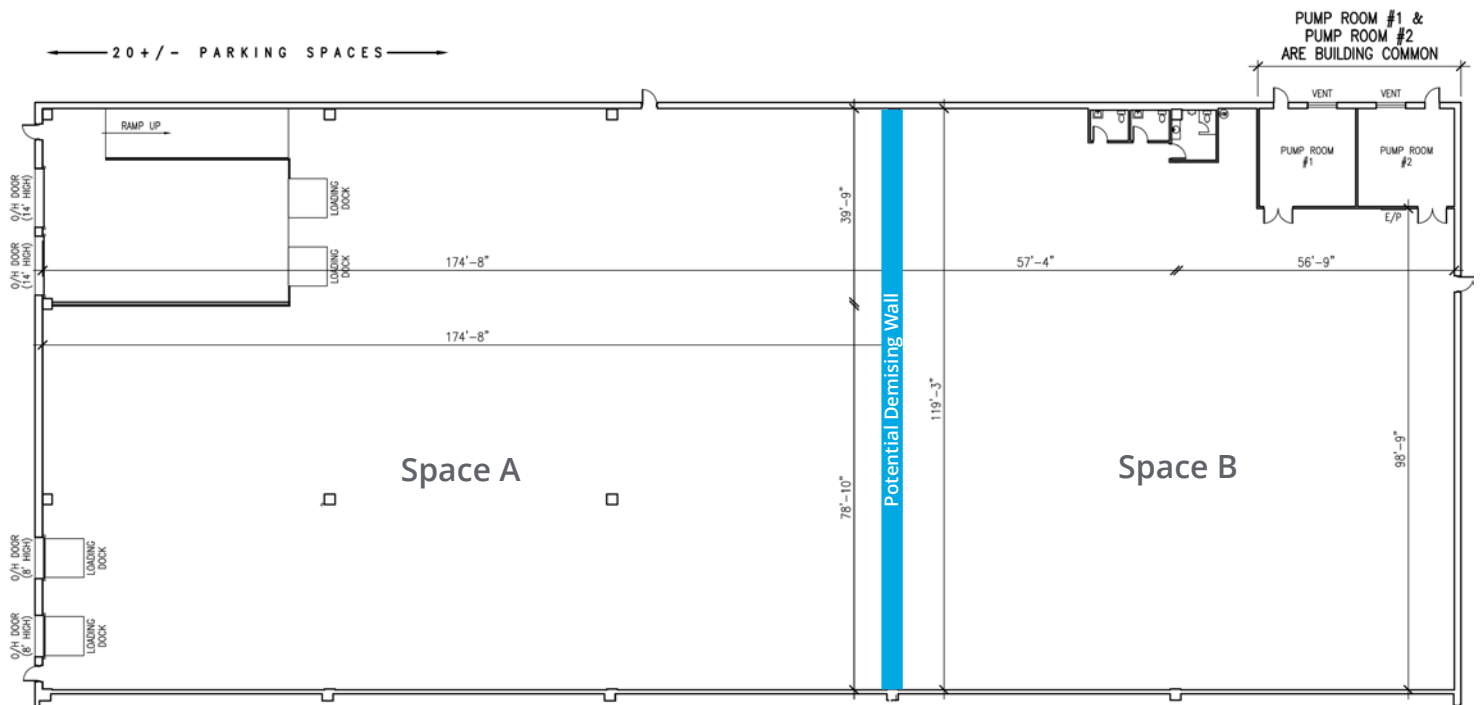
200 Bluewater Road, Bedford, NS

# 35,016 SF Warehouse Space for Lease

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# Space Features



**Potential Demising Options** *(contact leasing agents for details)*

Space A 21,654 SF | Space B 13,362 SF

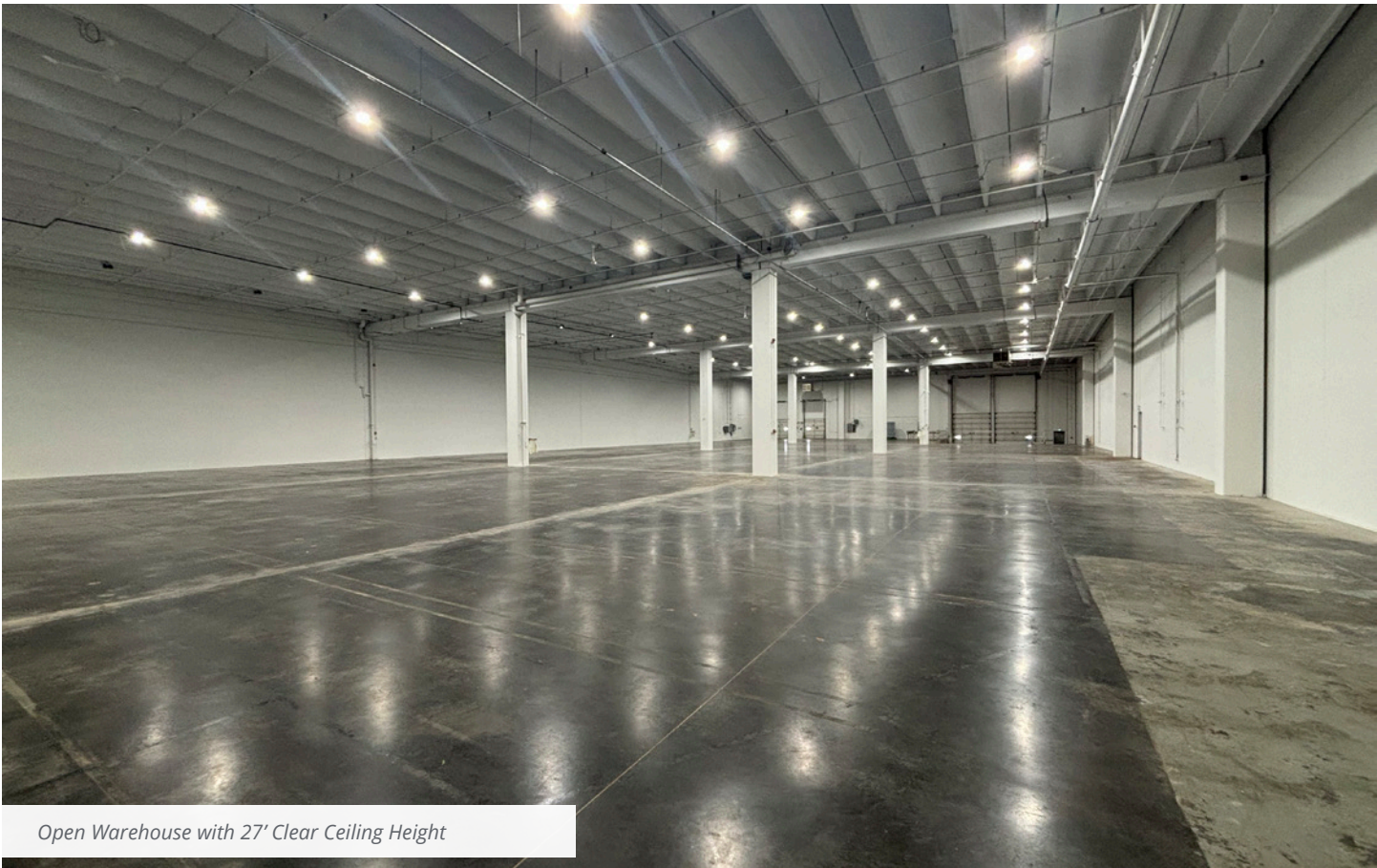
## 35,016 SF Open Warehouse Space

Potential Demising Options Available!

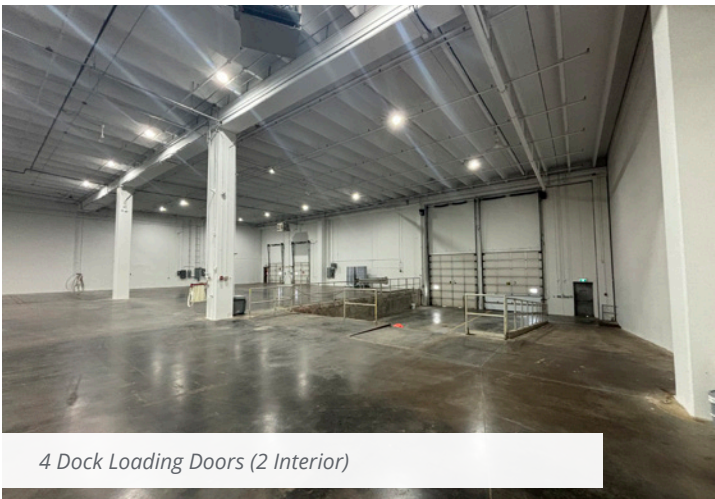
- 4 dock loading doors (including 2 interior)
- 27' clear ceiling height
- 600 volt, 3 phase power (in excess of)
- Lots of on-site paved parking
- Ample room for truck turn-around, concrete apron
- Quick access to Hwy 102, Larry Uteck Blvd, and Hammonds Plains Rd
- Available immediately
- CAM & Taxes | \$7.55 PSF (2026) est.



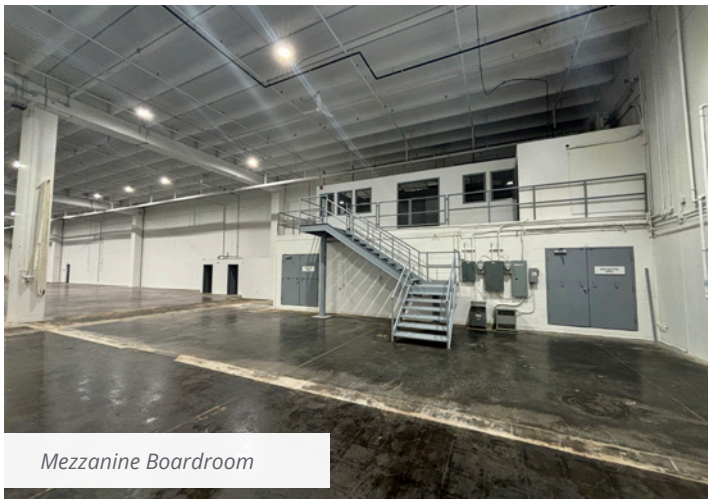
**\$12.50**  
Net Rent/PSF



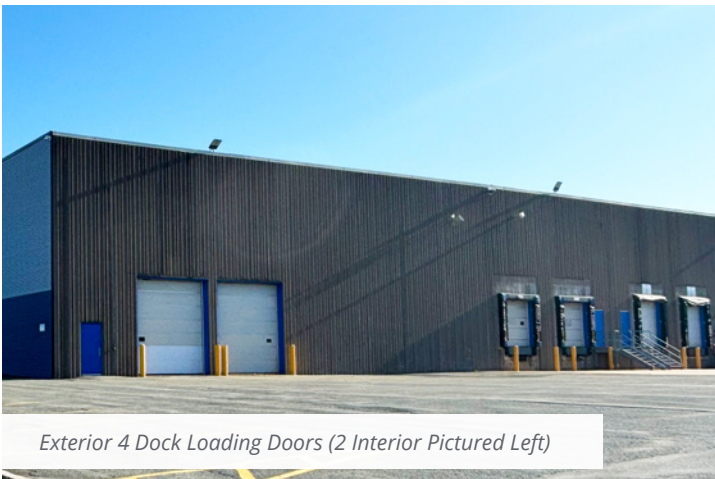
Open Warehouse with 27' Clear Ceiling Height



4 Dock Loading Doors (2 Interior)



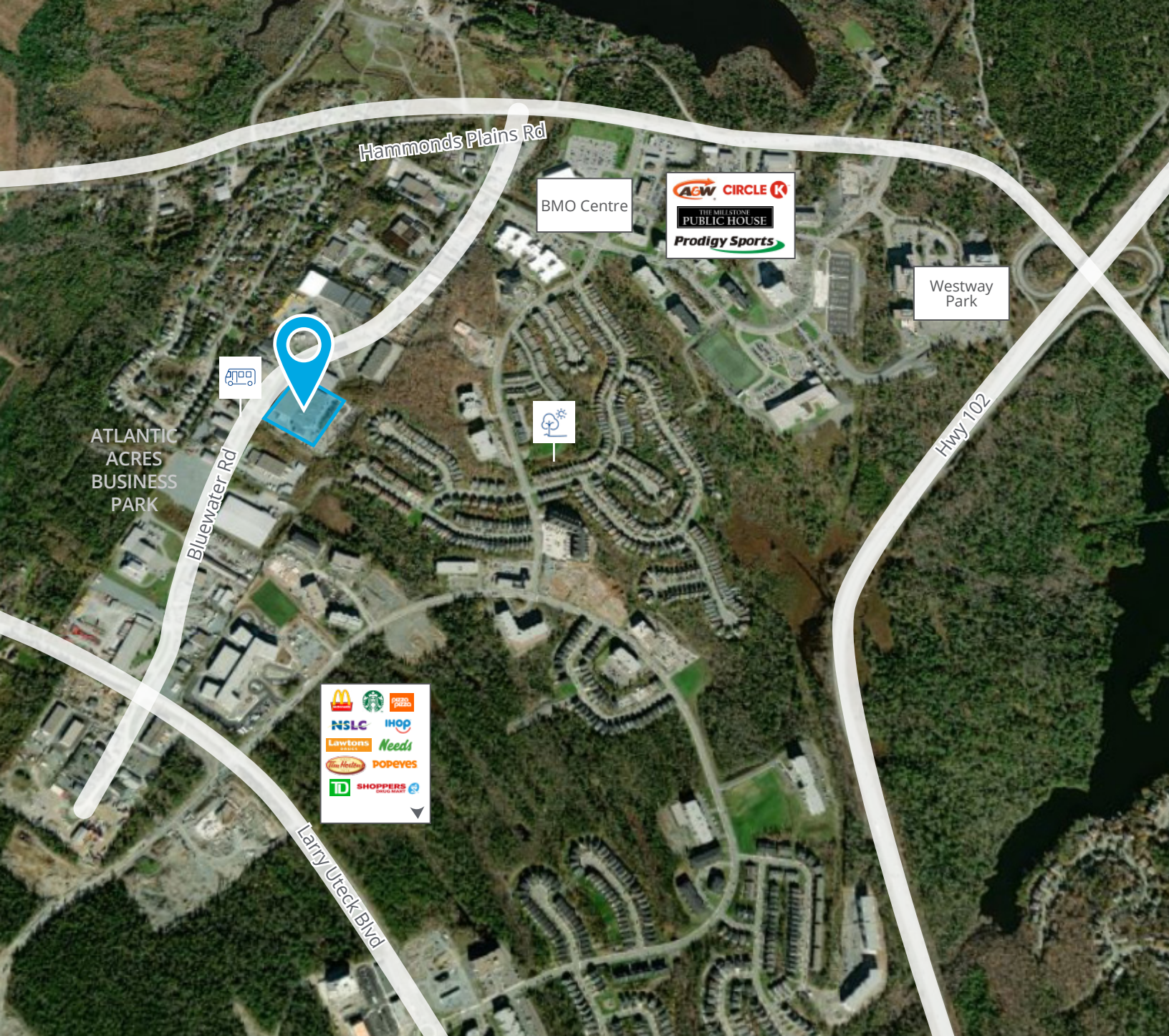
Mezzanine Boardroom



Exterior 4 Dock Loading Doors (2 Interior Pictured Left)



Aerial View of Property



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