

INDUSTRIAL FOR LEASE

UP TO ±74,000 SF

# 311 Bluewater Road

*Bedford, NS*



**CBRE**

# The Opportunity

Property information:	Highlights:
<b>Location:</b> 311 Bluewater Road, Bedford, Nova Scotia	Ideally Located in Atlantic Acres Business Park
<b>Property Type:</b> Stand-alone Steel Industrial Building	Fully Sprinklered
<b>Building Size:</b> ±74,000 SF	Freight 2 Storey Elevator
<b>Lot Size:</b> 7.76 Acres	Available Immediately
<b>Additional Land Available:</b> 2 Acres of Laydown Land	Dock & Grade Loading
<b>Warehouse Ceiling Heights:</b> 12' to 24'	Loading Door Size (5) 8'W x 9'H, (4) 5'W x 8'H, (1) 12'W x 12'H
<b>Heat:</b> Natural Gas, Electric Baseboard & Heat Pump	Fire Alarm Systems In Place
<b>Power:</b> 600 Volt, Three Phase Power	Additional 2 Acres of Laydown Land Available
<b>Parking:</b> Ample On-site Parking - 70 Stalls	Fully Serviced by Municipality
<b>Loading:</b> Five (5) Docks & Five (5) Grade Doors	Independant Fire Hydrant Service
<b>Zoning:</b> (ILI) Light Industrial Zoning	Security Cameras & Alarms



# Location

Discover the strategic advantage of Atlantic Acres Industrial Park, featuring prime industrial space at 311 Blue Water Road in Bedford, Nova Scotia. This location offers a prominent and high-profile position within a well-established industrial hub.

Enjoy seamless access to major transportation arteries including Highway 102, Kearney Lake Road, Larry Uteck Boulevard, and Hammonds Plains Road, ensuring efficient logistics and distribution. A new extension of Highway 107 (Sackville-Bedford-Burnside Connector), enhances regional connectivity, reducing congestion and travel times. The Bedford Highway also serves as a vital north-south corridor connecting to the Regional Centre.

Bedford is a rapidly growing community within the Greater Halifax metropolitan area. Ongoing infrastructure projects, such as the new ferry terminal at Mill Cove connecting Bedford to downtown Halifax, underscore the region's commitment to enhancing connectivity and supporting future population and economic growth. Position your business for success in Atlantic Acres Industrial Park, where superior connectivity meets versatile industrial capabilities in a thriving Nova Scotian community.

### Drive Times

**20 Minutes**

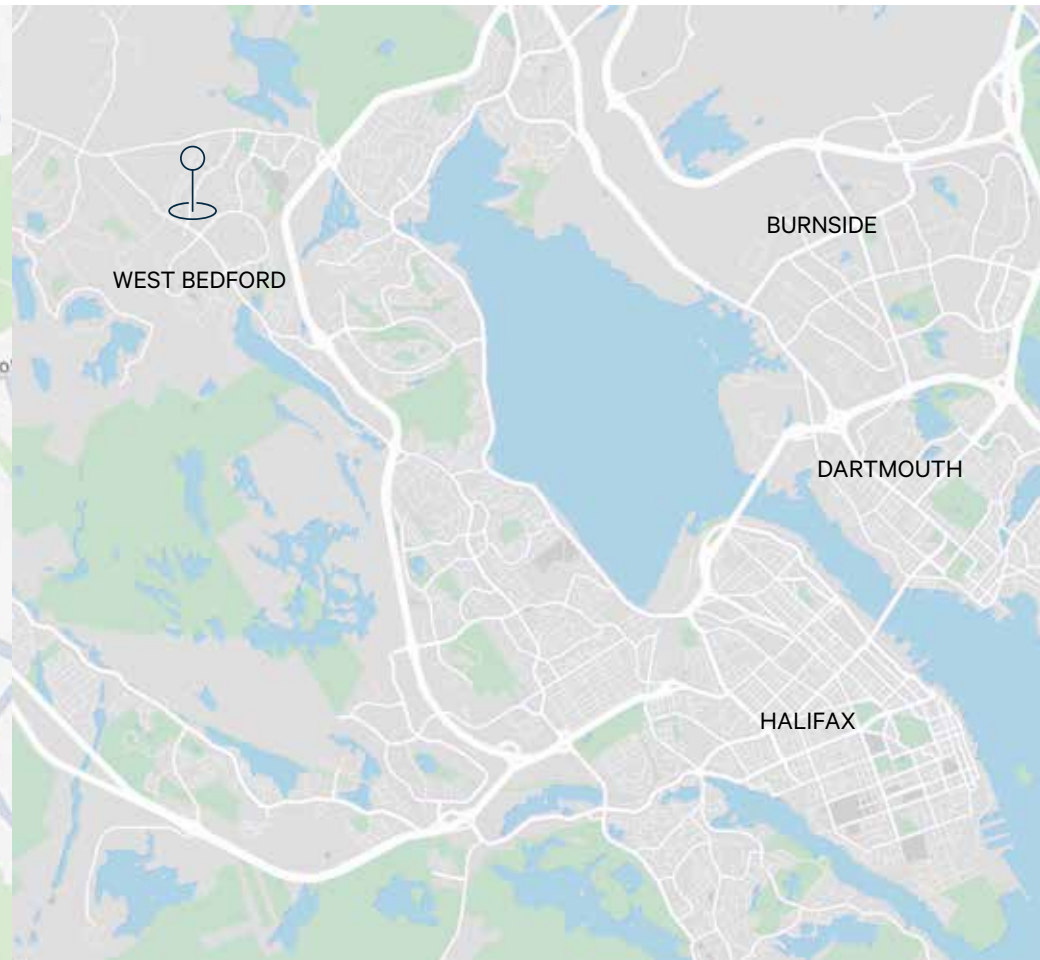
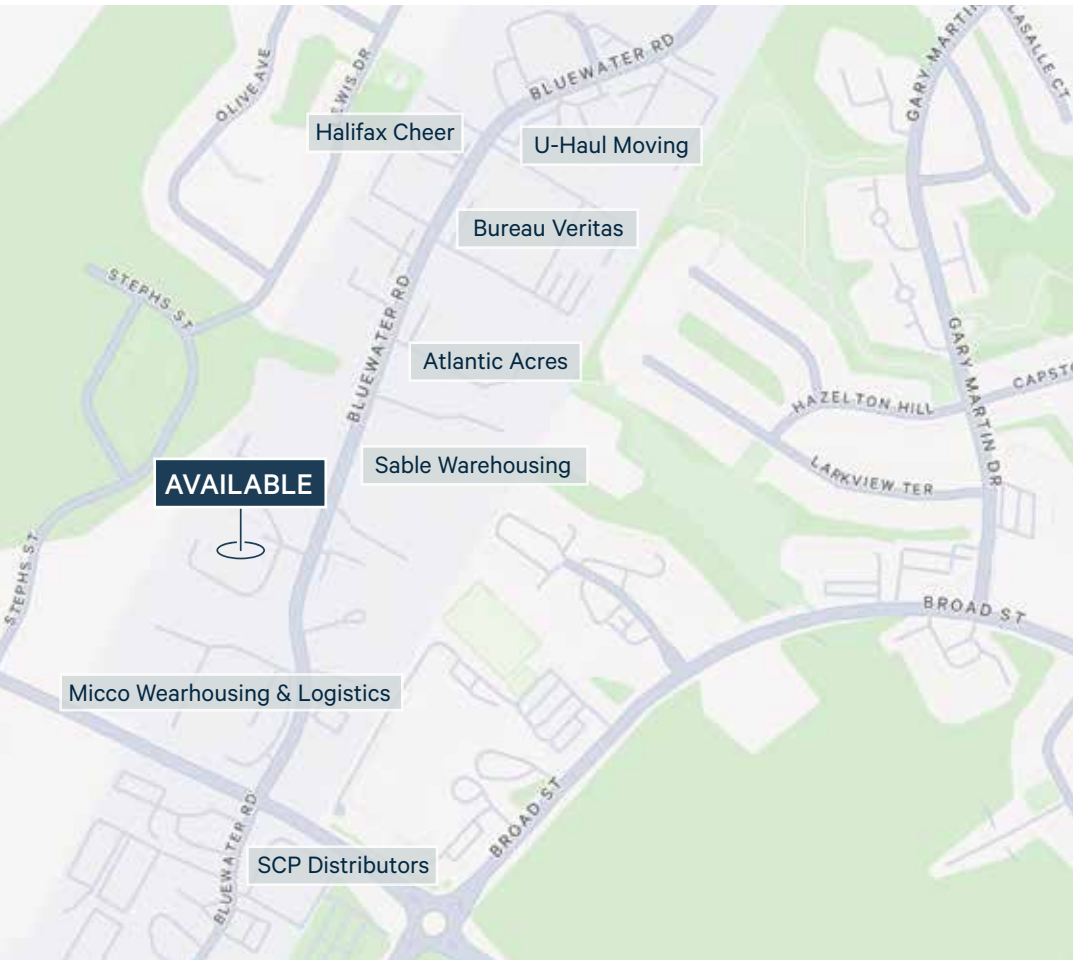
Downtown Halifax

**15 Minutes**

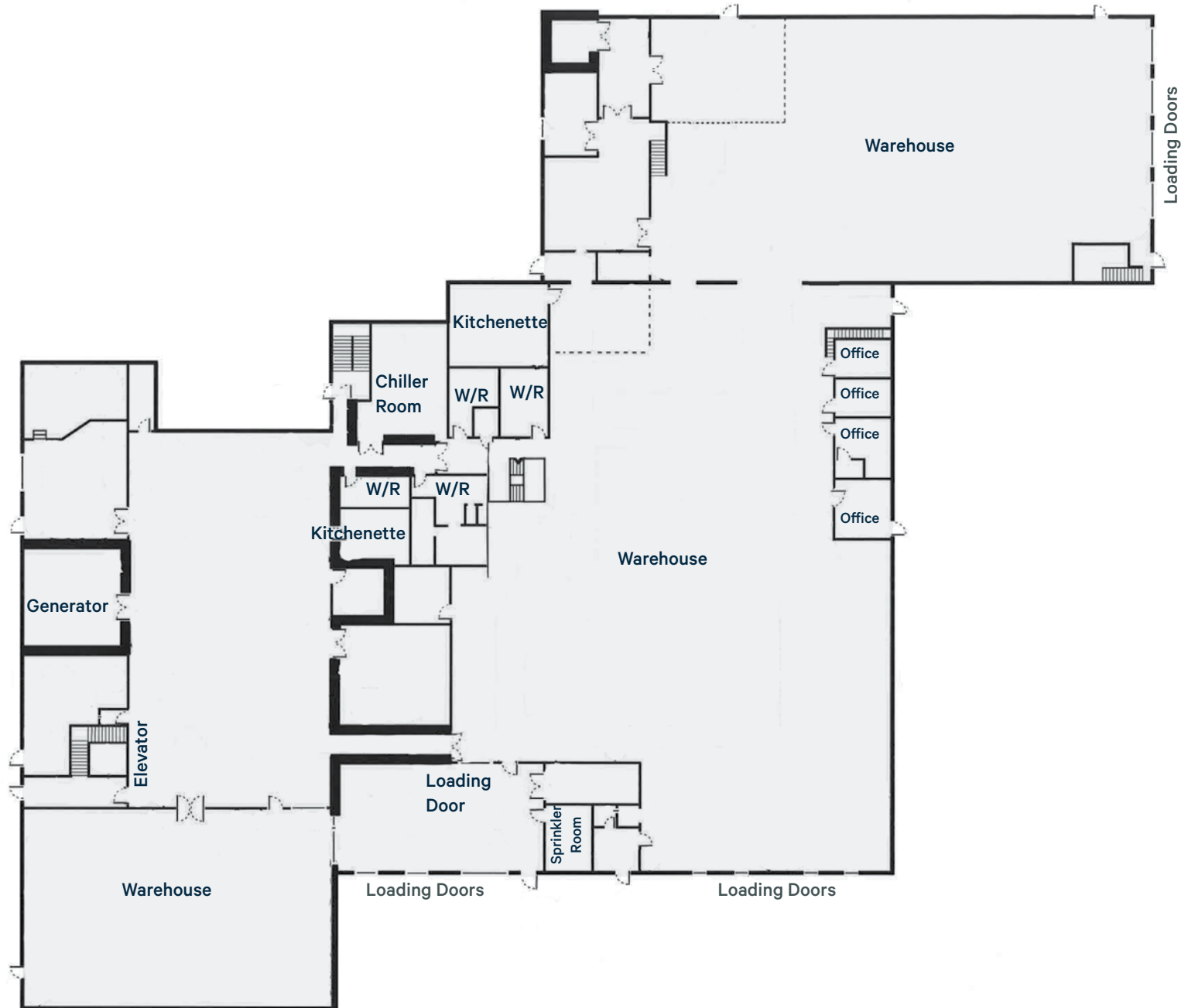
Burnside Industrial Park

**22 Minutes**

Halifax Stanfield Airport

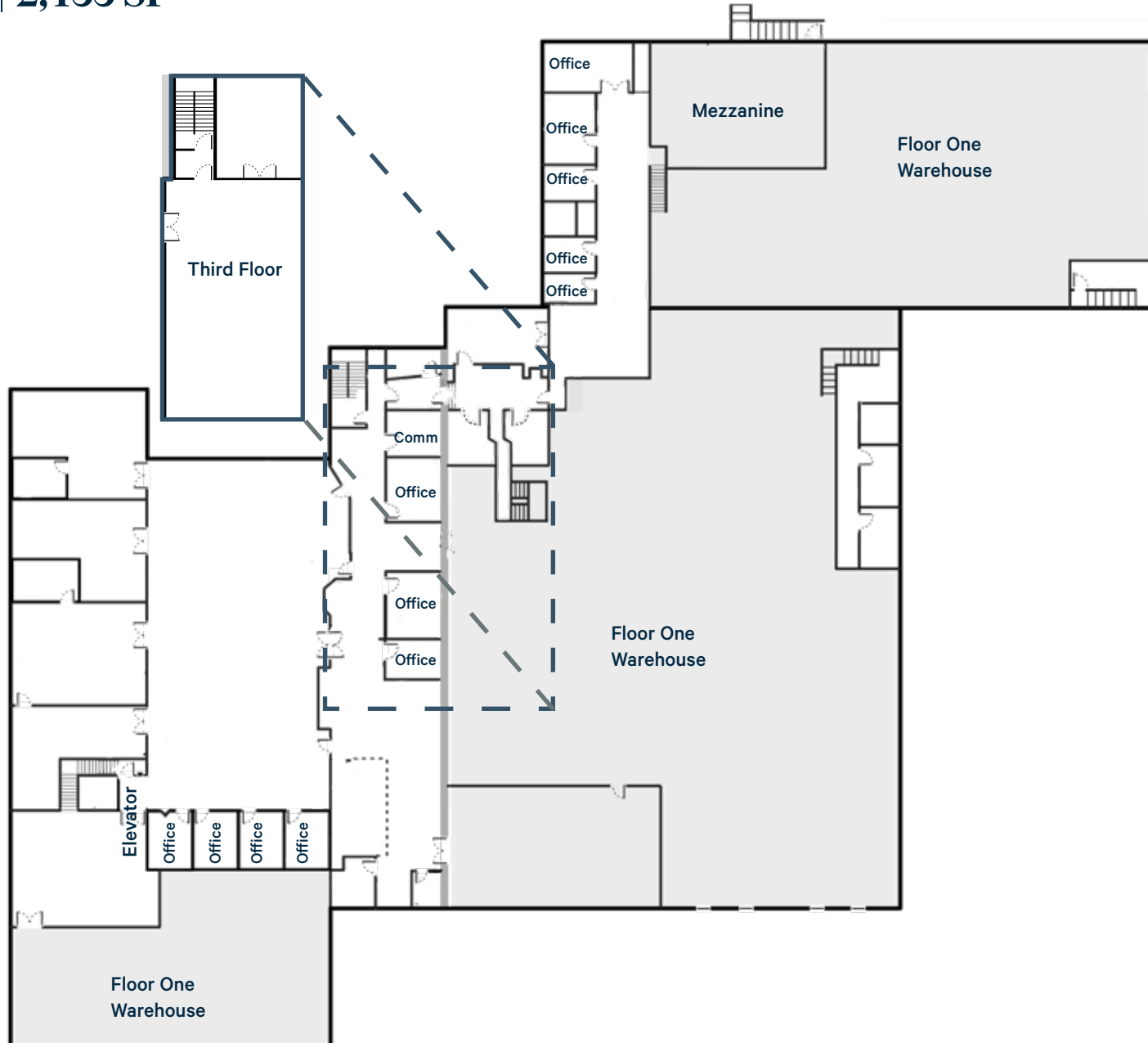


# First Floor | 52,500 SF



**Second Floor | 19,187 SF**

**Third Floor | 2,433 SF**



# The property



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## For more information, please contact:

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