



# LARGE ACREAGE LAND ON OAKHILL ROAD DAYSPRING, NOVA SCOTIA

## Large Industrial Acreage Near Bridgewater with Services in Place

- 94+ acres of serviced land with convenient access
- Fully fenced perimeter, plus other site improvements
- No zoning restrictions

This opportunity comprises 94.72 acres of serviced industrial land strategically situated less than five kilometres from Highway 103, the major roadway stretching along the province's South Shore, and offering direct access to and from Halifax.

Formerly utilized as a large-scale sawmill, this property already has significant infrastructure in place including a fully-fenced perimeter, secure admissions gate, fibre op internet, and several structures, most notable of which is a 34,000+ sf clear-span warehouse. The low site coverage favors large outdoor storage needs, and the absence of any zoning restrictions facilitates any further development to meet a purchaser's requirements.

[partnersglobal.com](https://partnersglobal.com)

## FOR SALE

\$895,000  
(\$9,450/acre)

### Geof Ralph

D (902) 444-3006

M (902) 877-9324

[geof@partnersglobal.com](mailto:geof@partnersglobal.com)

### Connie Amero

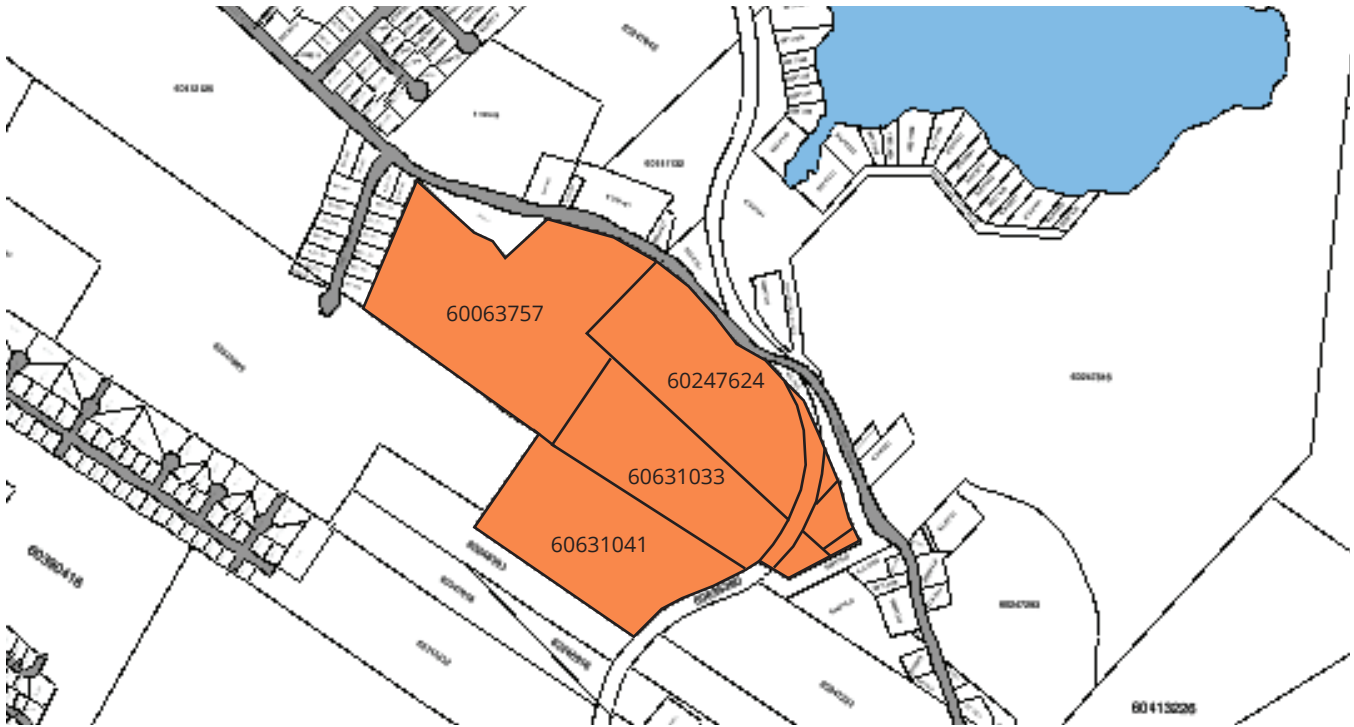
D (902) 431-9967

M (902) 802-8480

[connie@partnersglobal.com](mailto:connie@partnersglobal.com)



## Large Acreage Land on Oakhill Road | Dayspring, Nova Scotia



<b>LISTING ID</b>	10244
<b>ADDRESS</b>	Oakhill Road, Dayspring, Lunenburg County, Nova Scotia
<b>PIDS</b>	60063757, 60247624, 60247632, 60631033, 60631041, 60631058, 60631066, 60631074, 60631108
<b>TOTAL LOT SIZE</b>	94.72 acres
<b>ZONING</b>	Industrial
<b>SERVICES</b>	Well and septic system on-site; fibre optic internet
<b>SITE IMPROVEMENTS</b>	See the following page and contact a listing agent for more details
<b>TOTAL ASSESSED VALUE (2020)</b>	\$451,300 (combination of Resource and Commercial Taxable)
<b>OFFERING PRICE</b>	\$895,000 (\$9,450/acre)

# Large Acreage Land on Oakhill Road | Dayspring, Nova Scotia

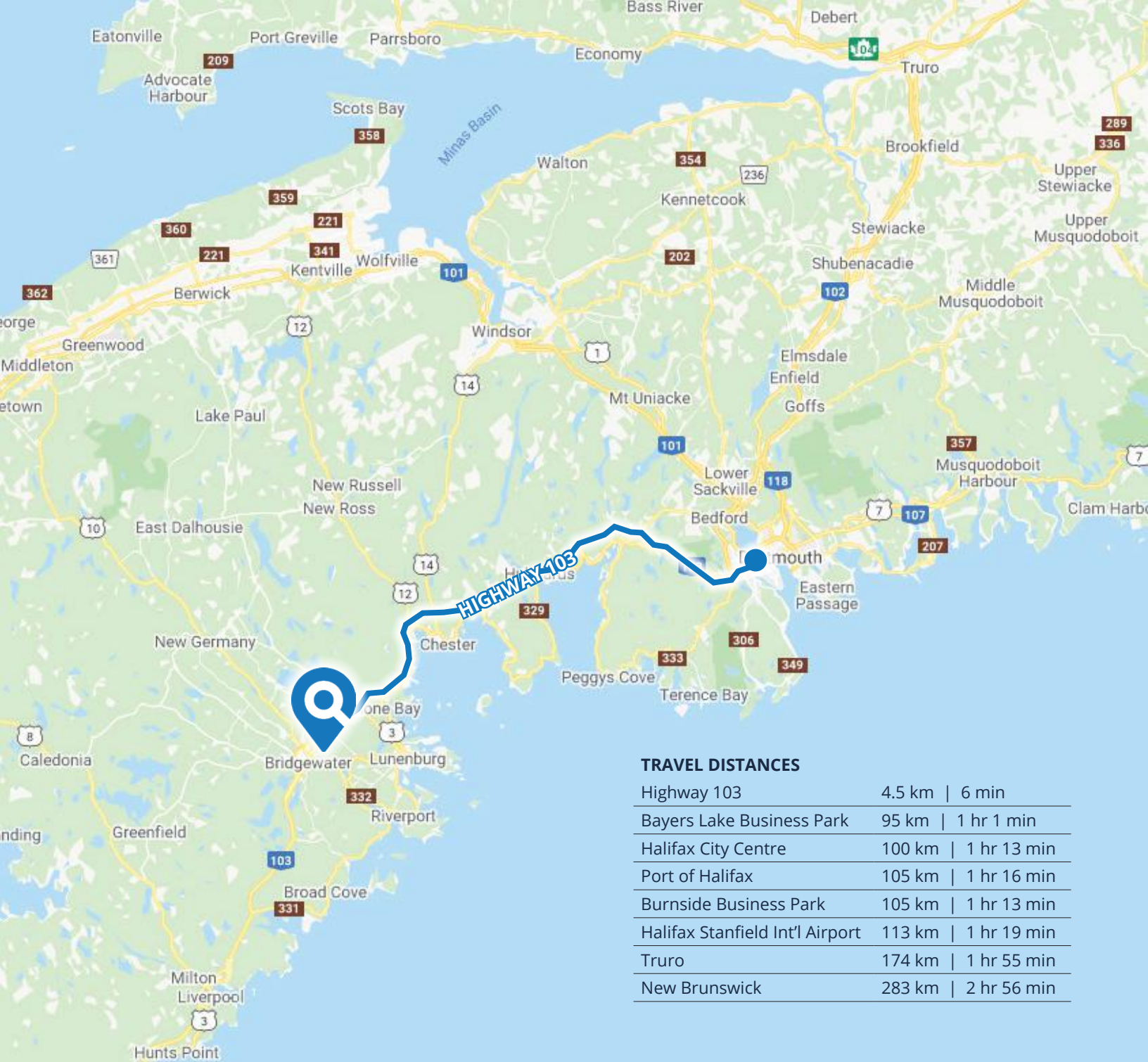
## LIST OF MAIN IMPROVEMENTS ON SITE

ID	DESCRIPTION	SIZE	NOTES
1	Gatehouse	240 sf	Wood frame and fully wired.
2	Office Building	1,500 sf	Wood frame structure on concrete foundation with kitchen, 3 offices and a fully-finished basement. In addition, there is a Kent office trailer (1991) attached via a pedway.
3	Office / Conference Building	1,600 sf	Wood frame structure on concrete foundation. Comprises 800 sf of workshop space.
4	Shop Building	8,000 sf	Concrete structure with three (3) overhead cranes, four (4) overhead doors and attached office area with three-level mezzanine currently utilized as parts storage.
5	One-Level Building (former fire station)	1,500 sf	Concrete slab foundation with three (roll-up) doors and back office area
6	Prefabricated Metal "Butler" Building	34,600 sf	Clear-span warehouse built in 1995. Vendor has original drawings from Rikjak construction. The building is roof tight apart from a small area with wind damage.

*Note: there are multiple other sound structures on the property that require some work, but can be repurposed for a multitude of uses.*







**TRAVEL DISTANCES**

Highway 103	4.5 km   6 min
Bayers Lake Business Park	95 km   1 hr 1 min
Halifax City Centre	100 km   1 hr 13 min
Port of Halifax	105 km   1 hr 16 min
Burnside Business Park	105 km   1 hr 13 min
Halifax Stanfield Int'l Airport	113 km   1 hr 19 min
Truro	174 km   1 hr 55 min
New Brunswick	283 km   2 hr 56 min

For more information please contact:

**Geof Ralph**  
**D** (902) 444-3006  
**M** (902) 877-9324  
 geof@partnersglobal.com

**Connie Amero**  
**D** (902) 431-9967  
**M** (902) 802-8480  
 connie@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.