



# 160 LIAM HICKEY WAY HOLYROOD, NEWFOUNDLAND

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## Newly Constructed Freestanding Campus-Style Building

- Multi-use, turn-key building totalling 39,869 sf
- Outstanding opportunity for owner-occupied
- Industrial General Zoning

Strategically located along Liam Hickey Way (160 Holyrood Access Road) this turn-key institutional availability is meticulously finished and ready for immediate occupancy. The campus-style property, which includes a fitness facility, office area, several classrooms, communal kitchen and three industrial bays is beautifully finished and is the perfect setting to foster an engaging and creative educational and/or working environment.

Within commuting distance to St. John's, the property is thoughtfully landscaped and includes a combination of collaborative indoor and outdoor social space. Additionally the site includes 100+ parking stalls as well as an additional +/- 12 acres for future expansion.

## FOR SALE

Open to offers

### Connie Amero

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## 160 Liam Hickey Way | Holyrood, Newfoundland



<b>PROPERTY TYPE</b>	Mixed-Used
<b>ADDRESS</b>	160 Liam Hickey Way (160 Holyrood Access Road), Holyrood, Newfoundland
<b>LISTING ID</b>	30012
<b>LOT SIZE</b>	+/- 12 acres
<b>ZONING</b>	Industrial General
<b>YEAR BUILT</b>	2016
<b>BUILDING CLASS</b>	AAA
<b>STRUCTURE</b>	Steel, Concrete
<b>BUILDING SIZE</b>	39,869 sf
<b>NO. STOREYS</b>	Two (2)
<b>PARKING</b>	+/-100 surface stalls adjacent to building
<b>DRIVE-IN DOORS</b>	Four (4) doors
<b>CLEAR HEIGHT</b>	+/- 24 ft
<b>NOI</b>	Contact the listing agents
<b>ASKING PRICE</b>	Unpriced; open to offers

# 160 Liam Hickey Way | Holyrood, Newfoundland

## LEVEL ONE



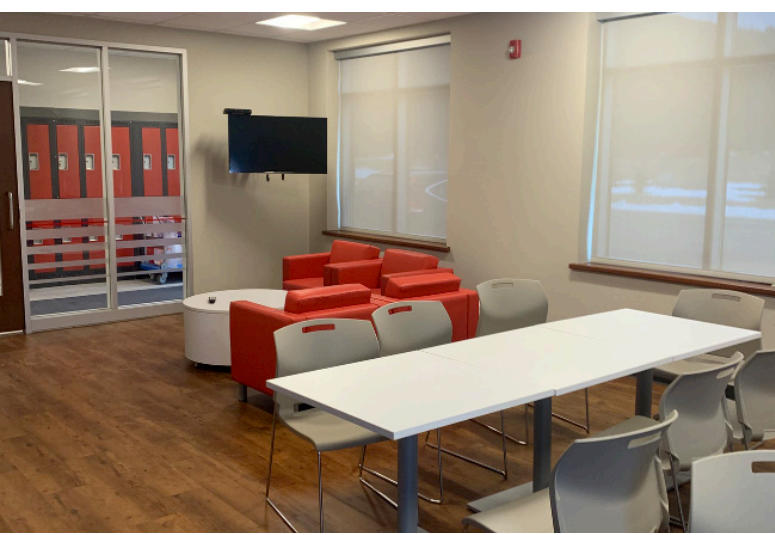
## LEVEL TWO





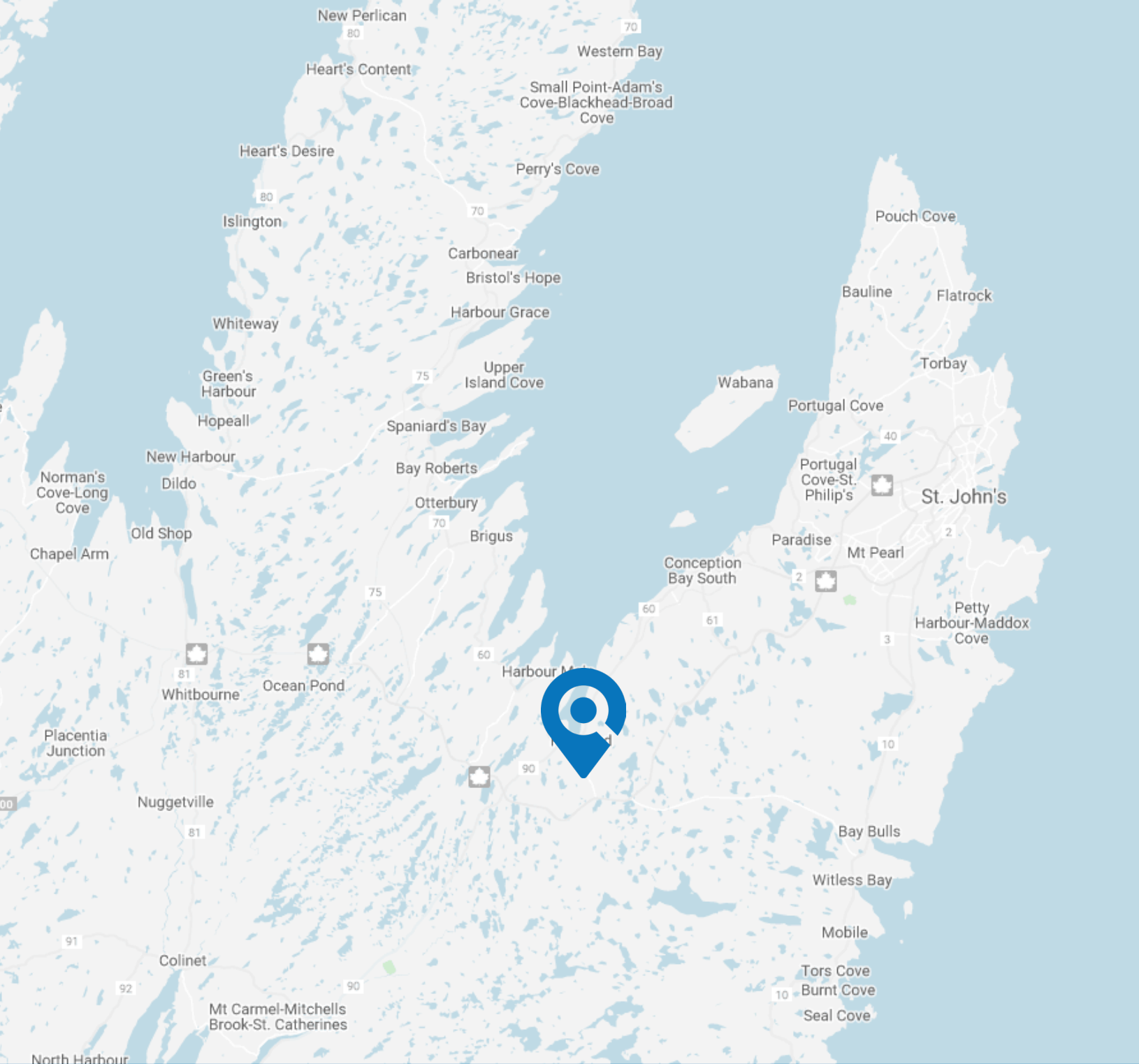
## PROPERTY HIGHLIGHTS

- *Building serviced by an elevator*
- *High efficiency LED lighting*
- *Contemporary finishes throughout*
- *Fully landscaped*



## PROPERTY HIGHLIGHTS

- +/-100 parking stalls on site
- Grade loading
- Prox Access Security & video surveillance cameras throughout building
- Within thirty minute drive to Downtown St. John's



All Inquiries regarding the properties and submissions should be directed to:

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