

NEW PRICE | FOR SALE

114 ACADIA AVENUE STELLARTON, NOVA SCOTIA

Cutting-edge industrial warehouse space
in the heart of northern Nova Scotia



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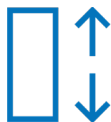
This modern industrial warehouse space is ideally-located in a well-established industrial node, just a short distance from the Trans-Canada Highway. Boasting full municipal services including sewage and water, the M1 (Light Industrial) Zoning provides ample usage opportunities.

This 255,000 sf, 1-storey concrete slab facility sits on 12.56 acres of land, and showcases over 11,000 sf of office space, 56,200 sf of built-out industrial, and over 187,000 sf of unfinished expansion area. Level and at grade with adjacent roadway, the space currently offers 2 grade and 3 dock doors, with ample opportunity to expand.

Now only \$2,999,999.99 + HST! Contact the agent today!



255,000 sf



16' - 20' Ceilings



120+ Parking Spots

LISTING ID	10277
ADDRESS	114 Acadia Ave, Stellarton NS
ASSESSMENT	\$5,038,600
ZONING	M1 (Light Industrial) Zoning
YEAR BUILT	1965 (Fully renovated in 2017)
BUILDING SIZE	255,000 sf
PROPERTY SIZE	12.56 acres
CEILING HEIGHT	16' - 20'
AVAILABILITY	Immediately
PARKING	120 spots plus overflow
PRICE	Contact listing agent for details
SERVICES	Municipal (sewage and water)
LIGHTING	LED throughout
OFFERING PRICE	\$2,999,999.99 + HST



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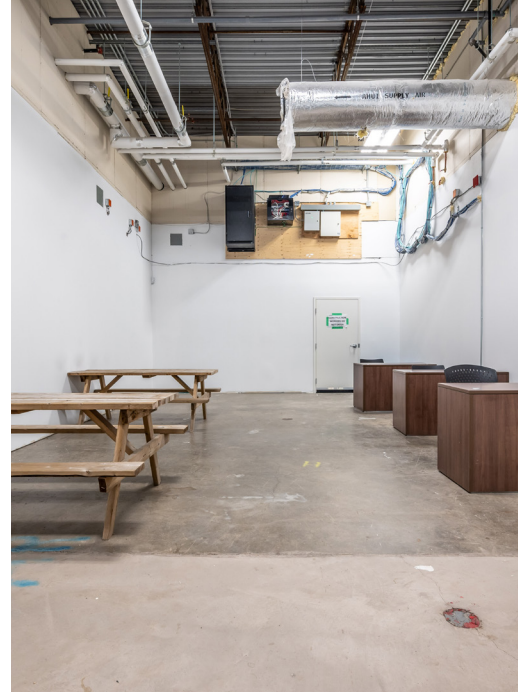
- ✓ 16' - 20' ceiling height
- ✓ Structural steel frame with IMP (Insulated Metal Panels) and IMP exterior finish
- ✓ ESFR sprinklers, as well as fire and alarm systems
- ✓ 2 transformers & 2 switches: 600V ea / 2,000A ea
- ✓ Inverted membrane roof
- ✓ Natural gas heating
- ✓ 2.5 million BTU heating for 125,000 sf
- ✓ 100 ton cooling for 60,000 sf, max-load 166A
- ✓ 500KW Caterpillar diesel backup generator, max-load consumption 83 litres/hr for 8.5 hr run time
- ✓ 7,500 sf office area heating and cooling AHU





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M1 Light Industrial Zoning

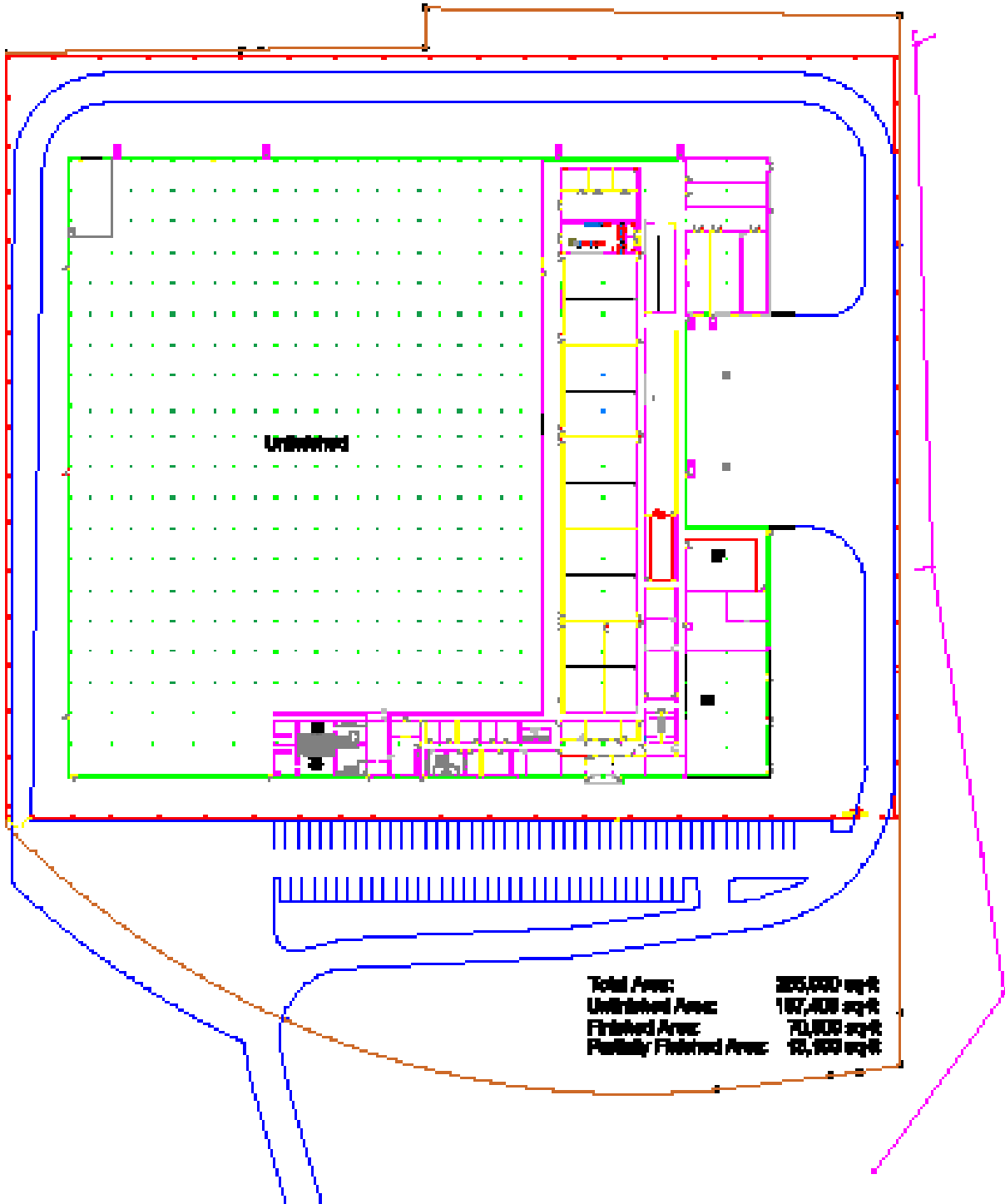
Potential uses include:

Industrial: Manufacturing, Processing, Recycling, Storage, Parts Assembly, Railway, Research, Warehousing, Distribution

Non-Industrial/Mixed: Animal Clinic/ Grooming/Shelter, Automobile Shop/ Rental, Bulk Storage, Community, Workshop, Carpentry, Offices, Rental, Recreation, Restaurant, Retail, Wholesale



Floor Plan





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