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**FOR LEASE** | 200 Bluewater Road, Bedford | NS

## Cost-Effective Warehouse Space

Conveniently located in Atlantic Acres Business Park, Bluewater Park offers warehouse space with existing leaseholds for the value conscious tenant and the benefits of free on-site parking as well as being adjacent to the rapidly growing West Bedford area.

 **Manulife Real Estate**

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Accelerating success.

**FOR LEASE** | 200 BLUEWATER ROAD, BEDFORD | NS

Atlantic Acres Business Park is 3km from Highway 102, offering easy access to the Downtown Halifax Business District, port facilities, and the Halifax Stanfield International Airport. Nearby amenities include overnight accommodations, restaurants, grocery, banking, postal outlet, emergency services and childcare.



**Over 220**  
Parking Spaces



**Public Transit**  
Bus



**Hwy. 102 &**  
Hammonds Plains Rd

### **Warehouse Space > Ground Floor**

> **13,697 SF**

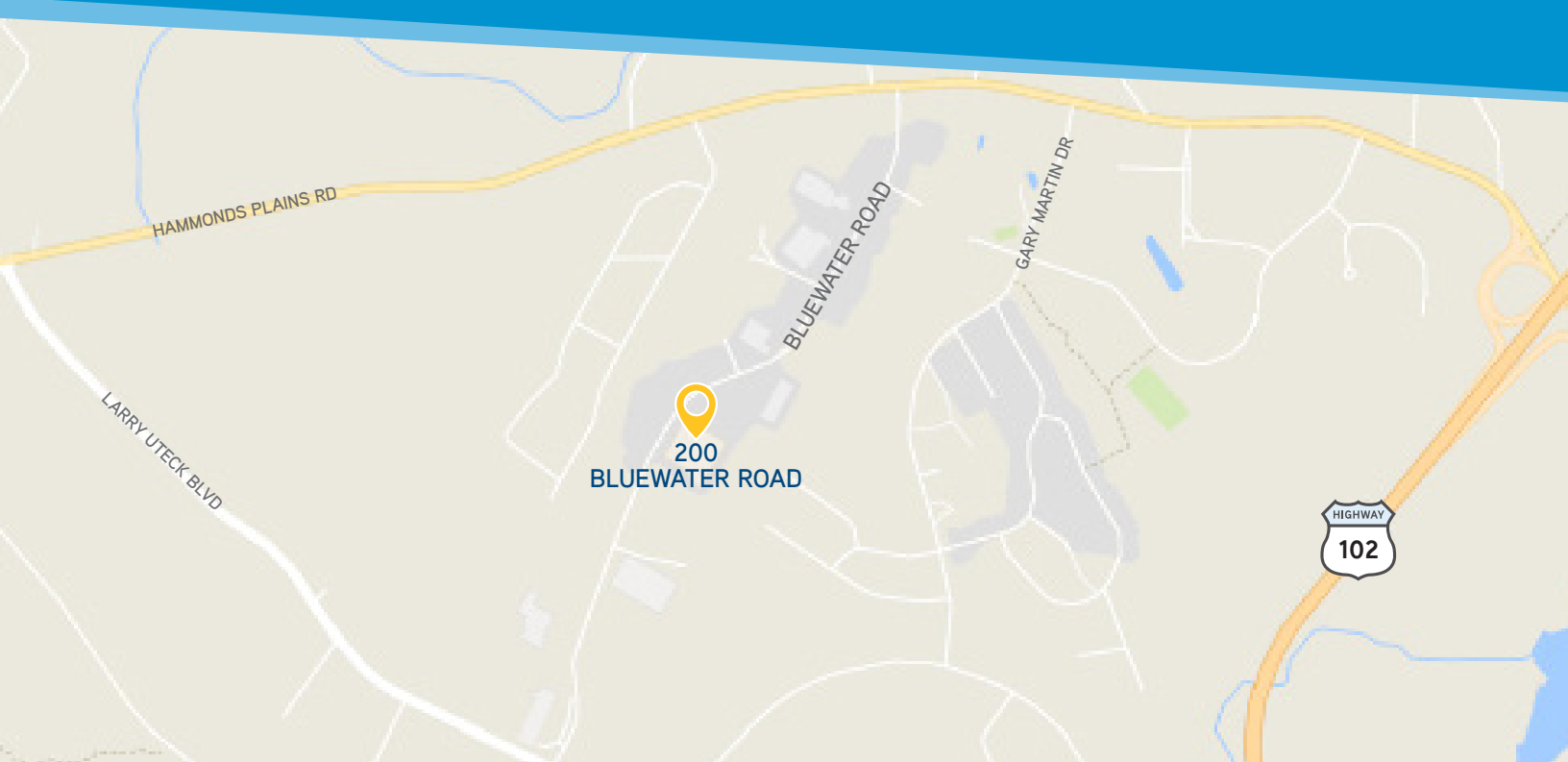
> Three dock loading doors

> 22' clear ceiling height

> 600 volt, 3 phase power

> Asking net rent \$6.00 PSF

> 2019 CAM & taxes (est) \$4.79 PSF







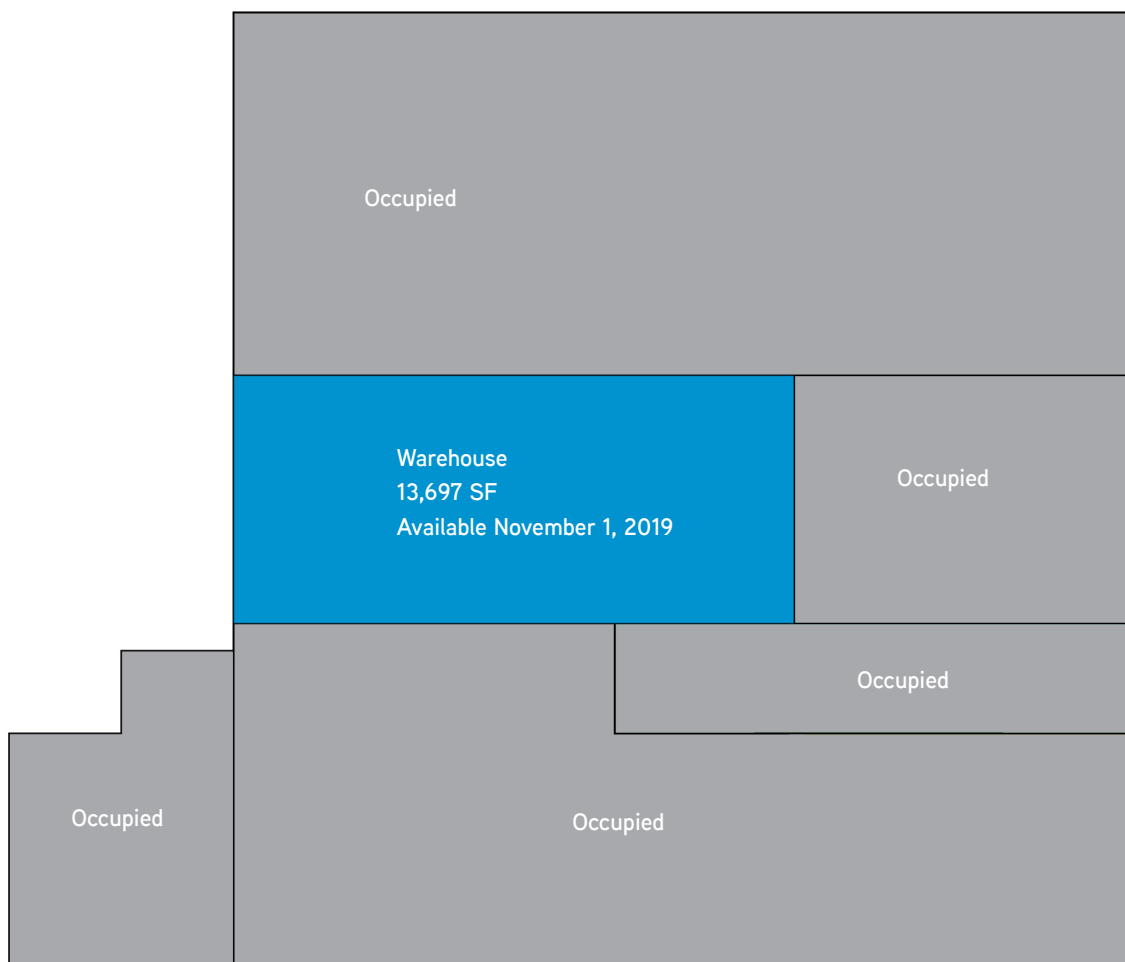
## Gallery

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# Available Space & Costs

Open Warehouse	13,697 SF
Net Rent	\$6.00 PSF
Additional Rent (est 2019)	\$4.79 PSF



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