

# 9

## ESTATES ROAD

Lower Sacville | NS

**4,500 SF Industrial Property Featuring  
Grade Level Loading and Convenient  
Mezzanine Office Space**

**Steve Morrison**

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**FOR LEASE**



9 Estates Road | Lower Sackville, NS  
Steve Morrison



## Property Highlights

BASE RENT  
**\$14.00 PSF (NNN)**

Introducing 9 Estates Road, an industrial property located in Lower Sackville, Nova Scotia. Situated just **5 minutes away from Hwy 102**, this location offers unparalleled access for businesses looking to streamline operations. With 4,500 square feet of functional space, including 3 grade level doors, the possibilities are endless. This property also offers a unique outdoor storage opportunity, complete with a secured gate for added security.

**Perfectly suited for a mechanics garage or towing/salvage company**, the property also features a mezzanine office space for administrative convenience. Discover the perfect blend of accessibility, functionality, and potential at 9 Estates Road.



**MEZZANINE  
OFFICES**



**GRADE  
LOADING**



**15'  
CIELINGS**



**FENCED  
YARD**

**BRUNSWICK**  
BROKERS

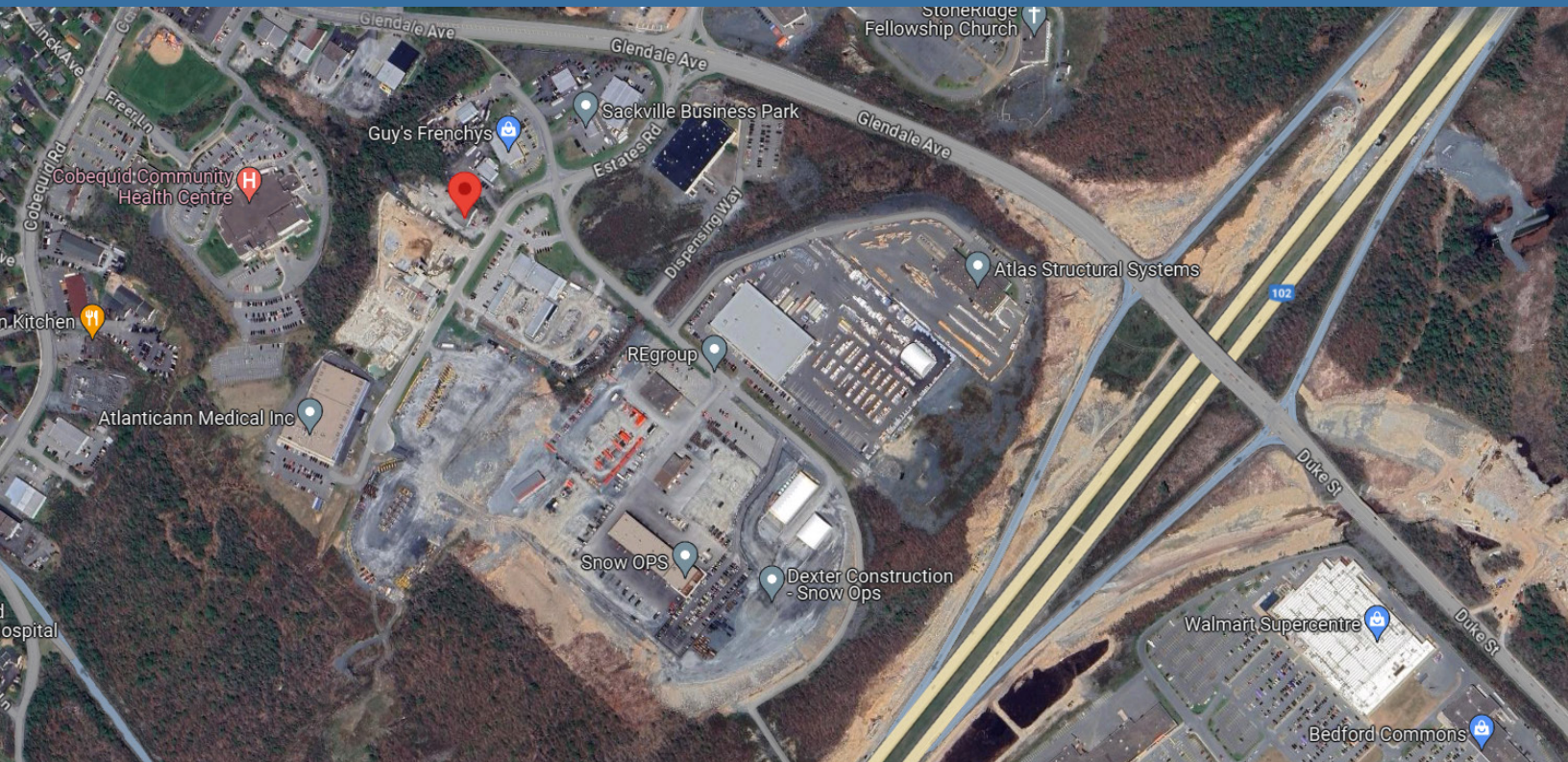
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## Property Details

AVAILABLE  
IMMEDIATELY

<b>LOCATION</b>	Lower Sackville, NS
<b>BUILDING SIZE</b>	4,500 sf
<b>NUMBER OF FLOORS</b>	1 with mezzanine
<b>BASE RENT</b>	\$14.00 PSF (NNN)
<b>YARD SPACE</b>	Available
<b>TERM</b>	Negotiable
<b>TOTAL SITE AREA</b>	40,461 SF
<b>ZONING</b>	Business Park (BP)
<b>CEILING HEIGHT</b>	+/- 15' Clear (Warehouse)
<b>LOADING</b>	2 x Grade Level 14' x 14' 1 x Grade Level 16' x 10'
<b>ELECTRICAL</b>	Panel "A" - 200A/240V Panel "B" - 225A/240V3PH



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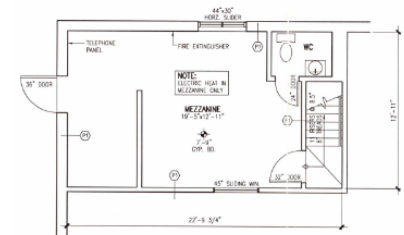
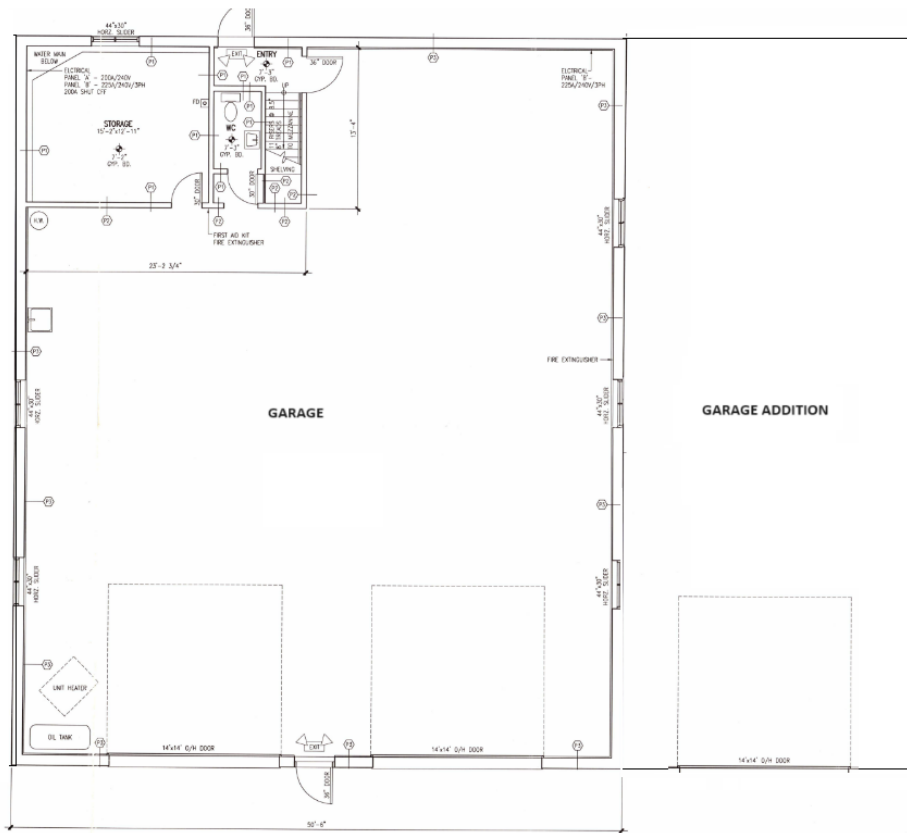


## Halifax

<b>2021 POPULATION</b>	439,819 persons
<b>POPULATION CHANGE (2016 - 2021)</b>	9.1%
<b>MEDIAN AGE</b>	40.4 years old
<b>AVERAGE HOUSEHOLD INCOME</b>	\$86,753

# Floor Plan

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MEZZANINE OFFICES

WALL FINISH TYPES:

- ① - ODSUM BOARD
- ② - PLYWOOD
- ③ - METAL CLADDING

\*Measurements are approximate. May not be to scale.



# Property Photos

9 Estates Road | Lower Sackville, NS  
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