

NEW PRICE



Industrial Real Estate for Sale

23,165 SF of industrial & office space across two buildings

345 & 347 Old Trunk 3, East Chester, Nova Scotia

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Property Overview



Excellent access to major highway 103



Two buildings with 7,395 SF to 15,770 SF



Main building with office space & warehouse as well as a machine shop building



2 dock loading doors and 3 grade level loading doors



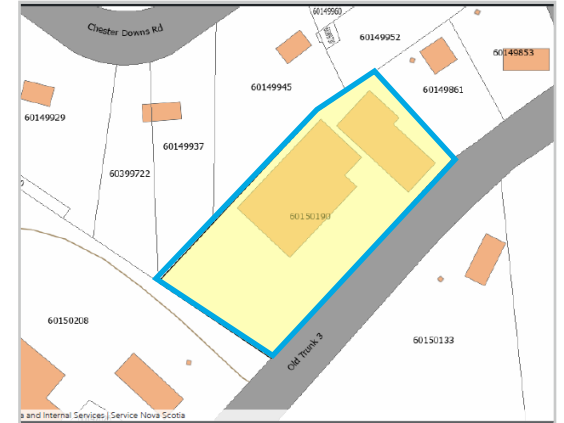
Very well maintained with a variety of loading & clear heights

This well located industrial property offers a total of 23,165 SF of space between two buildings on 1.7 acres of land. It is situated in the beautiful community of Chester, less than five minutes drive from Highway 103.

The main building features 2 dock level and 1 grade level loading doors, reception area, several private offices, open office space, washrooms, training room, warehouse, locker rooms, and kitchen/ break area. The machine shop features 2 grade level loading doors, large open concept machine floor, 2 office spaces, and mechanical rooms.

This versatile property offers the space, layout, and loading capabilities to support a wide range of operation all just minutes from Highway 103.

Civic Address	345 and 347 Old Trunk 3, East Chester, NS
Location	South shore of Nova Scotia
Zoning	MU (Mixed Use) Zone
PID	60150190
Site Area	73,473 SF or 1.7 AC total
Main Building	15,770 SF
Machine Shop	7,395 SF
Total Building Area	23,165 SF
Available	Immediately
New Asking Price	\$2,499,000





1.7 AC

total land
available

Main Building #345

345 Old Trunk 3 Road
Main Building
15,770 square Street

Building #347

347 Old Trunk 3 Road
Machine Shop
7,395 square Street

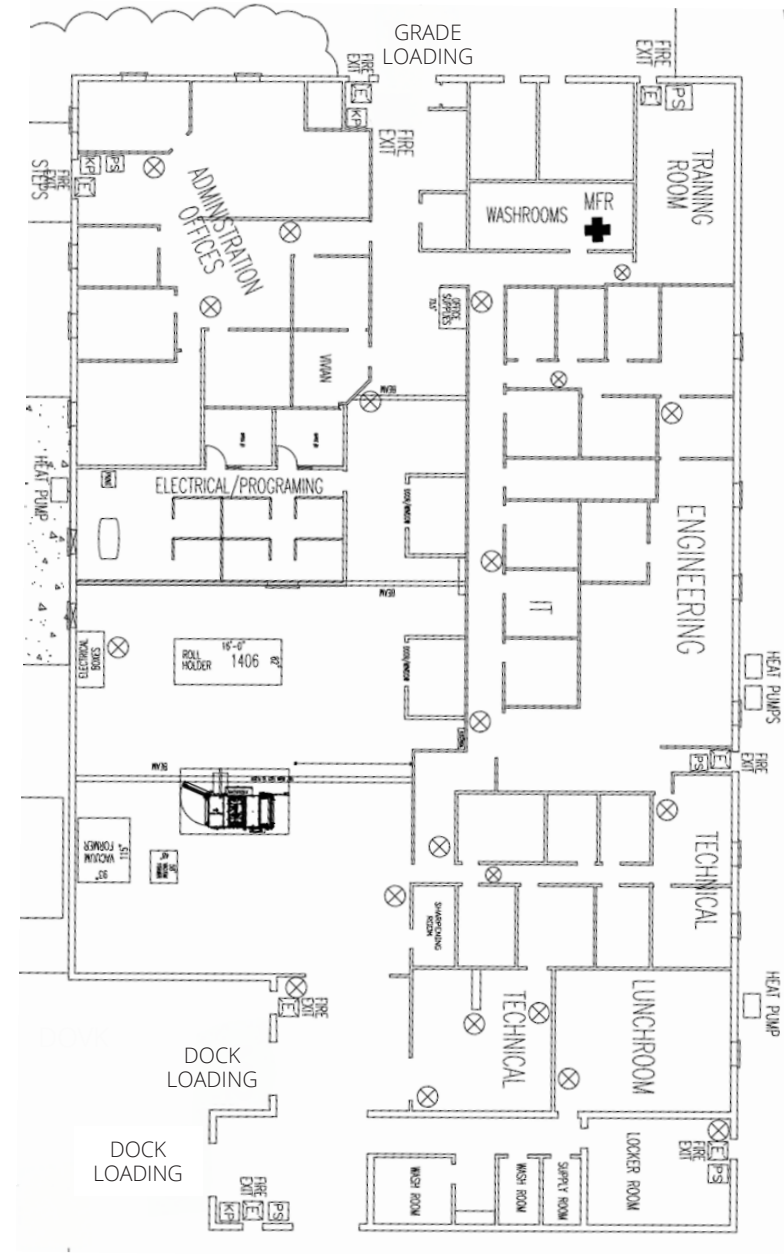
Old Trunk 3 Road

Building Description

Main Building #345

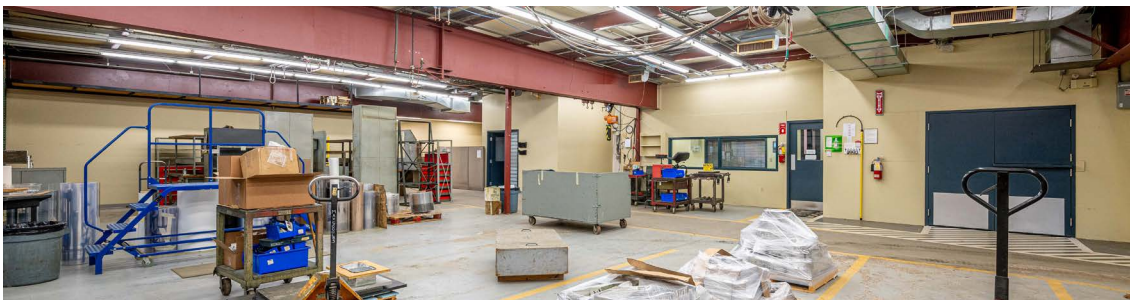
Total Area	15,770 SF
Building Use	Main building (offices, warehouse area, etc.)
Year Built	Circa 1979/1980 with at least three additions until 1995
Exterior Finish	Metal & vinyl siding
Foundation	Poured concrete
Superstructure	Steel beam
Roof	Metal, tar, and gravel
Loading	2 dock level and 1 grade level loading doors
Ceiling Height	+/- 8' - 12'
Mechanical	2 electric roof-top HVAC units Hot water heating - Oil fired boiler
Electrical	400 A / 600 V
Water Service	Well and septic
Layout	Reception area, and administrative offices, open office space and large, private office, employee washrooms, training room, IT room, electrical engineering area with bullpen, locker rooms and kitchen/ break area
Finishes	Drop tile ceilings, laminate counter tops and vanities, painted drywall and wood paneling on the walls, and vinyl, low-pile carpet and tile flooring

Floor Plan





Main Building - 345 Old Trunk 3 Rd.

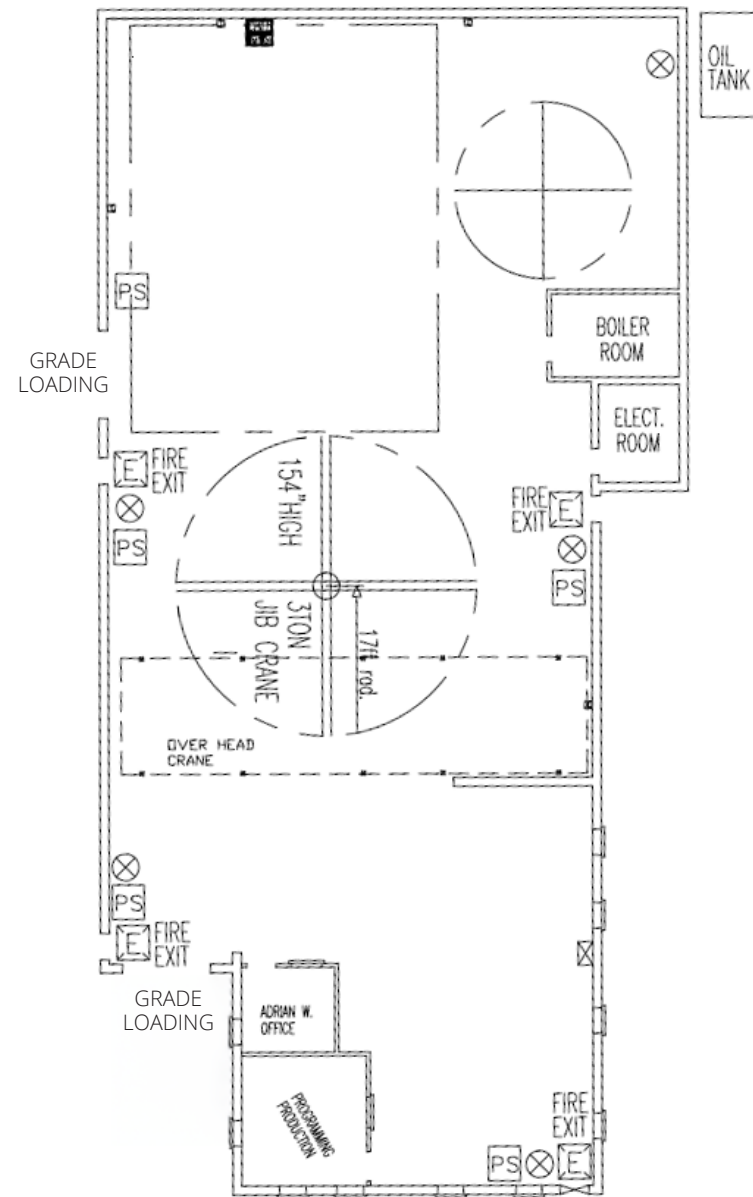


Building Description

Building #347

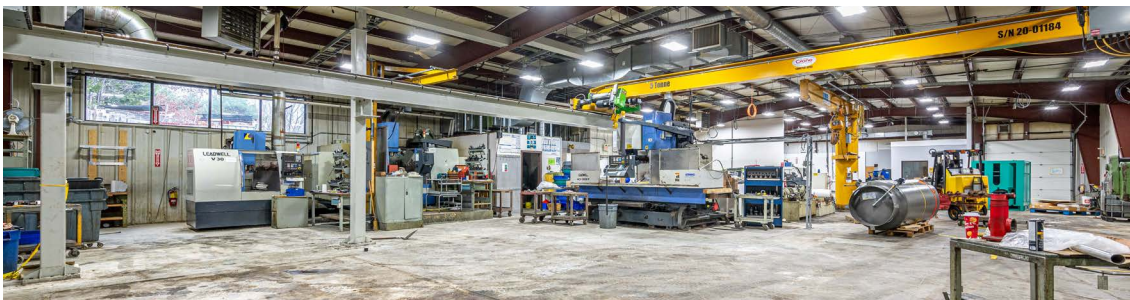
Total Area	7,395 SF
Building Use	Machine shop
Year Built	Circa 1999
Exterior Finish	Metal & vinyl siding
Foundation	Poured concrete
Superstructure	Steel beam
Roof	Metal, tar, and gravel
Loading	2 grade level loading doors
Ceiling Height	+/- 15.5' - 17.5'
Mechanical	Oil fired boiler - hot water heat Electric rooftop HVAC and baseboard heat
Electrical	400 A / 600 V / 3 phase
Water Service	Well and septic
Layout	Large open concept machine floor, 2 office spaces, and mechanical rooms (NOTE: shop floor is equipped with overhead cranes, 2 of which will be removed at the time of the sale)
Finishes	Metal walls, steel beam ceiling, spray foam insulation, concrete floors and florescent lighting

Floor Plan





Building #347 - 347 Old Trunk 3 Rd.





Survey Plan

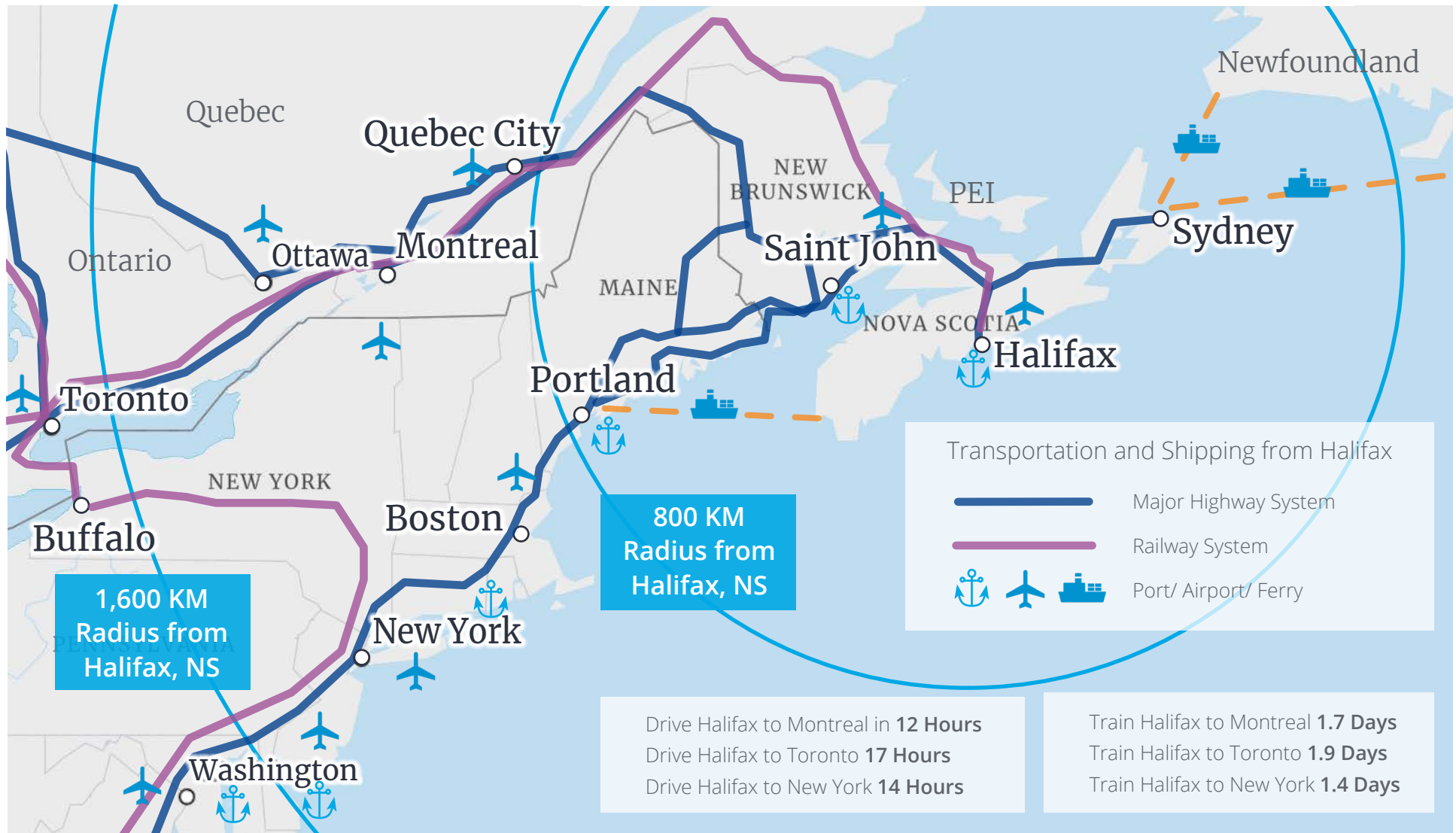


Transportation and Shipping

Nova Scotia is a logistical hub with reliable infrastructure and exceptional location. This province offers:

- The world-class Halifax Stanfield International Airport
- The International Port of Halifax (including two super post-Panamax container terminals)
- Canadian National Railway (CN Rail)
- A strong logistics and warehousing sector
- An excellent Class 1 Highway infrastructure (Trans-Canada Highway)
- A comprehensive air route network serving virtually any location around the globe in one stop—and easy transport of perishable and non-perishable products worldwide

Source: investnovascotia.ca





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