



200 Bluewater Road, Bedford, NS

# 34,569 SF Warehouse Space **for Lease**

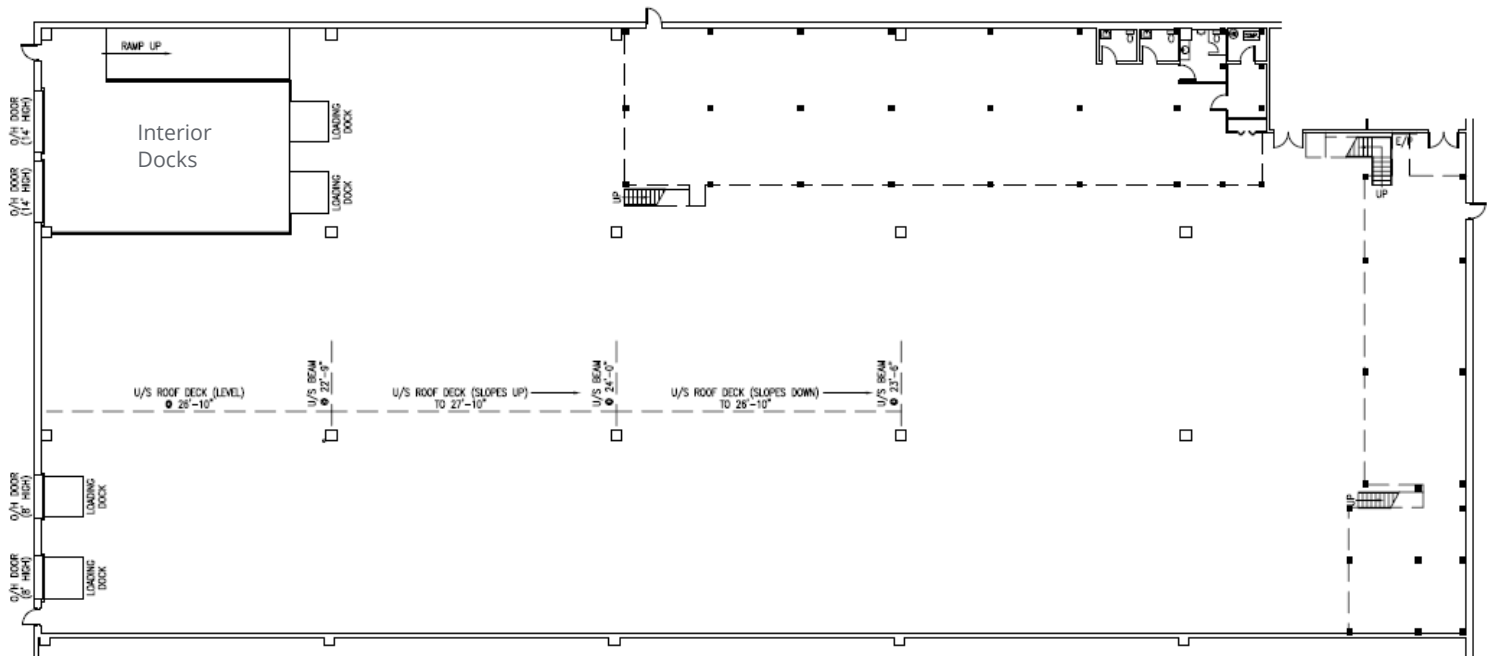
## **Matthew Graham**

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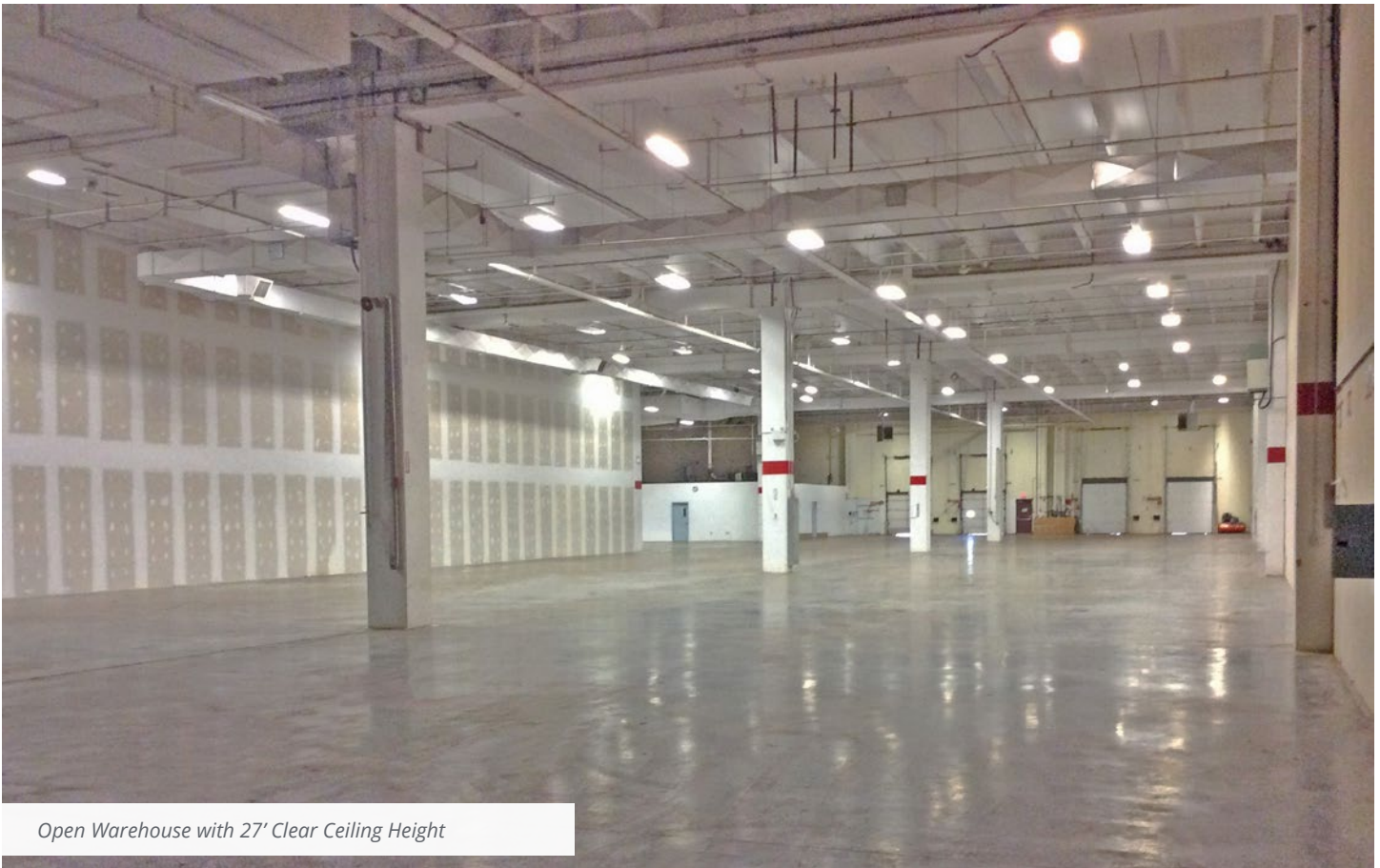
# Space Features



- 34,569 SF open warehouse space with small office area
- 4 dock loading doors (including 2 interior)
- 27' clear ceiling height
- 600 volt, 3 phase power (in excess of)
- Lots of on-site paved parking
- Ample room for truck turn-around, concrete apron
- Quick access to Hwy 102, Larry Uteck Blvd, and Hammonds Plains Rd
- Available immediately
- **\$7.62 2025 CAM & taxes (PSF)**



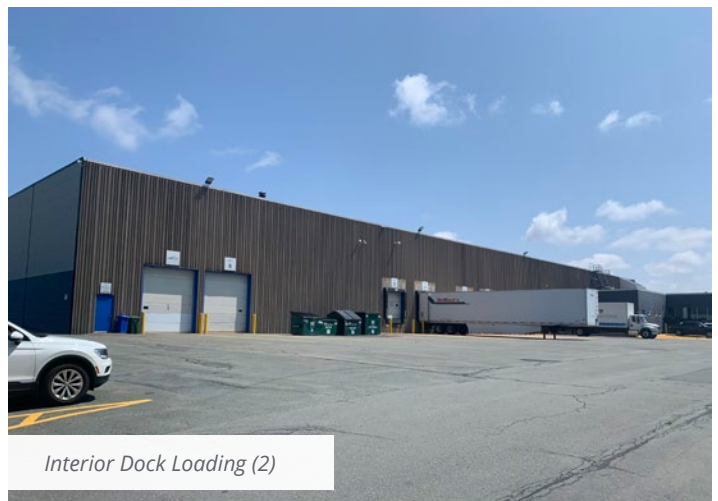
**\$12.50**  
Net Rent/PSF



Open Warehouse with 27' Clear Ceiling Height



Pylon Signage with Excellent Exposure on Bluewater Rd.

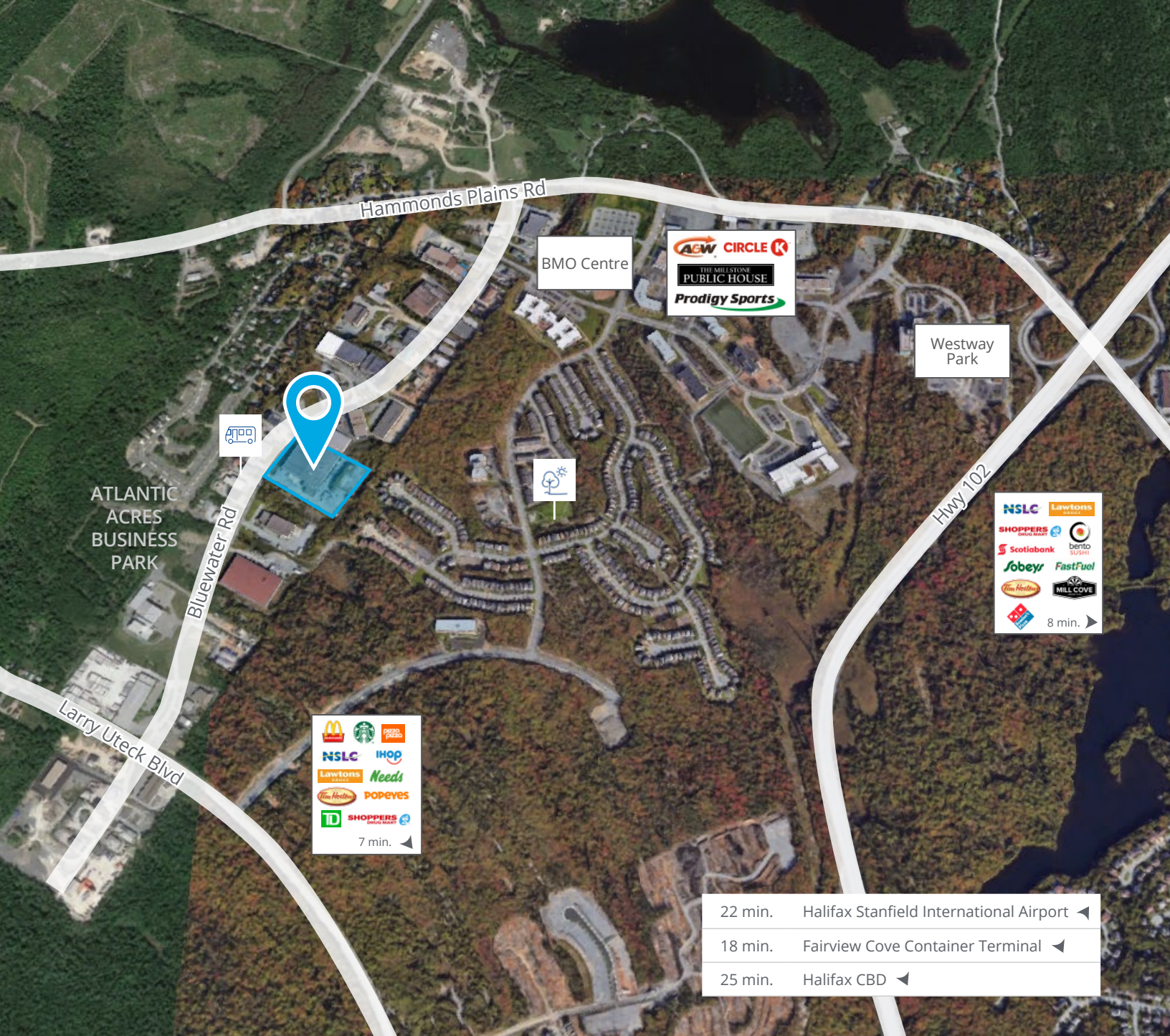


Interior Dock Loading (2)



Aerial view of Property





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