

80,000 SF



LEASING OPPORTUNITY

Atlantic
COMMERCIAL
PROPERTIES INC

40th
ANNIVERSARY

1982-2022

1 Chandler Rd, Amherst, NS

WAREHOUSING DISTRIBUTION / INDUSTRIAL MANUFACTURING

Highlights



Loading doors: 5 dock (9x10)+ 7 grade level



Expansion flexibility (lot size of +/- 27 acres)



37'-19' clear ceiling height



Located directly off Trans Canada Highway



Industrial electrical capacity (3 phase / 600v / 1200 amps)

Hub Location

- Easy access to road, rail, air and sea transportation
- Geographic centre of Atlantic Canada
- Superb distribution and manufacturing hub
- Located directly off TCH



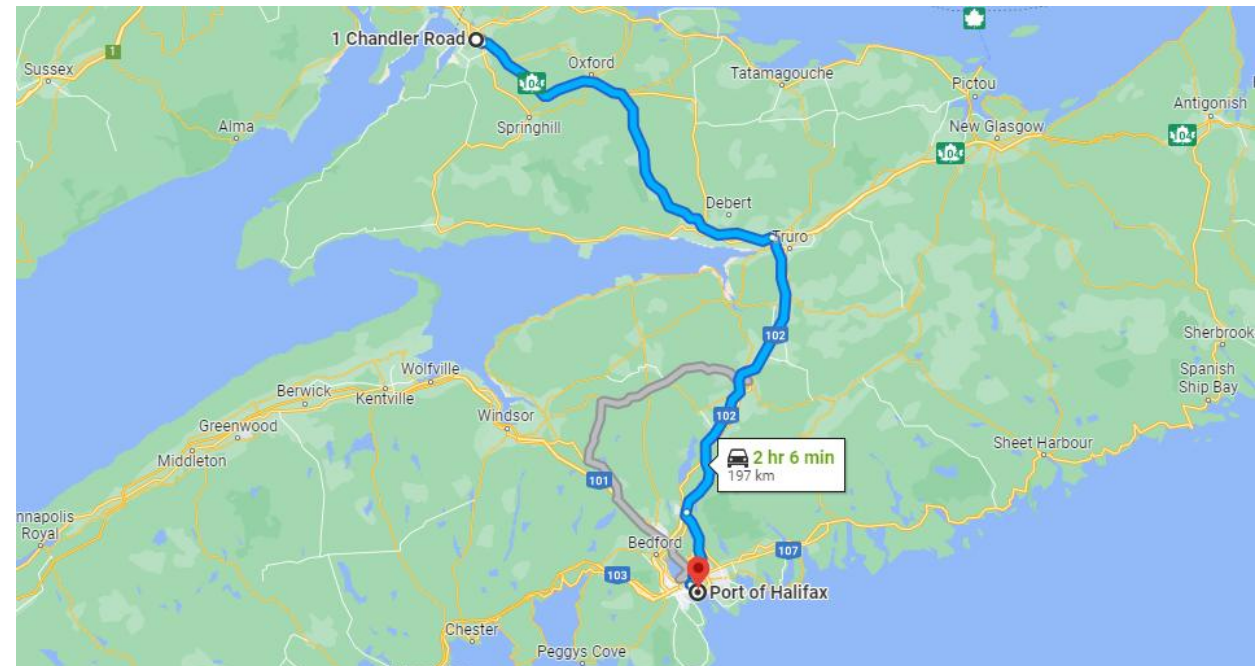
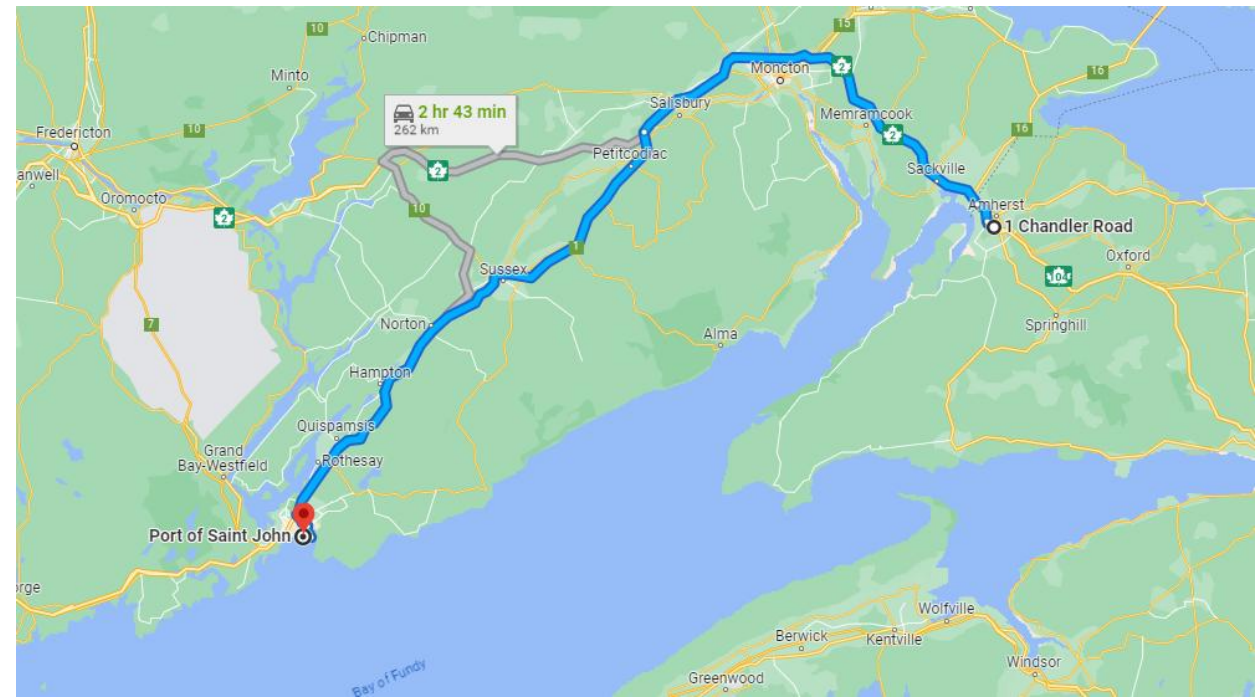
Amherst Industrial Park, NS, Canada

Distribution Access

Strategically located on the active corridor between Moncton and Halifax

Travel Times:

- Port of Saint John – 2 Hours and 45 Minutes
- Port of Halifax – 2 Hours
- Moncton – 40 Minutes



Exterior Highlights

- 5 dock level doors (9x10)
- 7 grade level doors
- Rail access / spur on site (tenant to recommission)
- Existing outdoor storage structure (95' x 180')
- Partially fenced yard





Exterior Yard Storage Structure (17,100 SF)



Interior Highlights

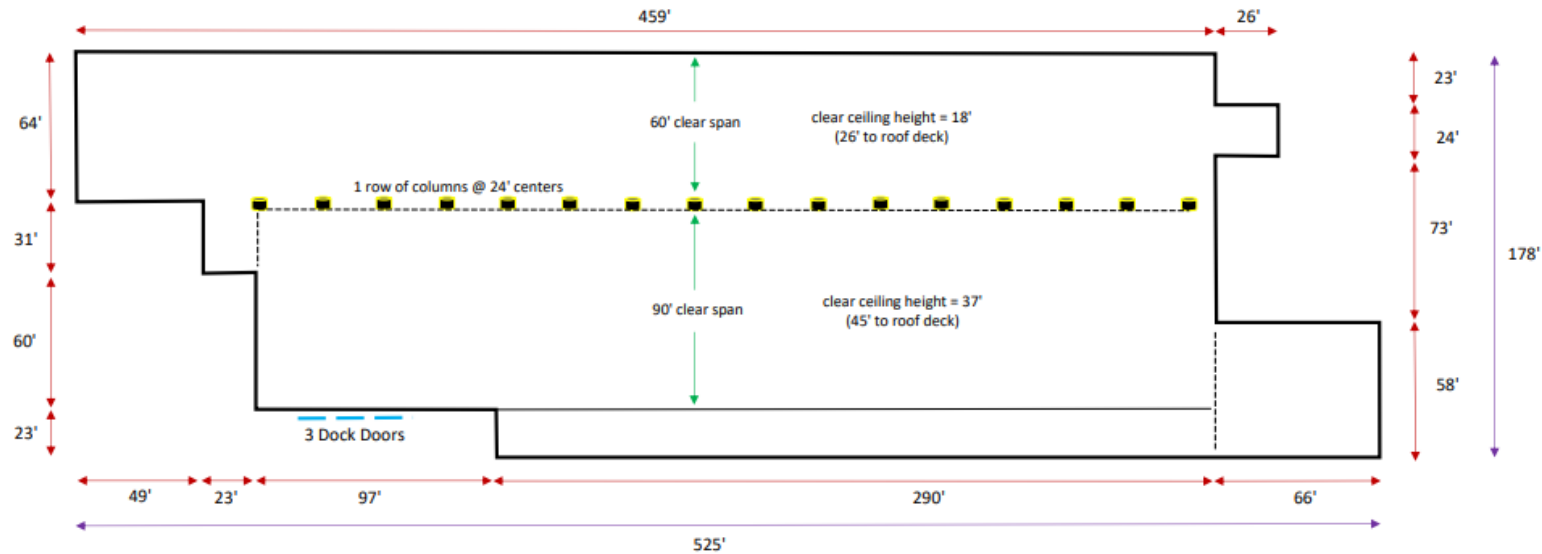
- Ceiling heights:
 - **37' clear** (main section)
 - **19' clear** (rear section)
- 7 grade / 5 dock doors
- 90' clear column span
- 16' air stratification fan
- LED lighting upgrade
- Indoor crane systems
 - 2 x 20-ton cranes
 - 2 x 5-ton cranes





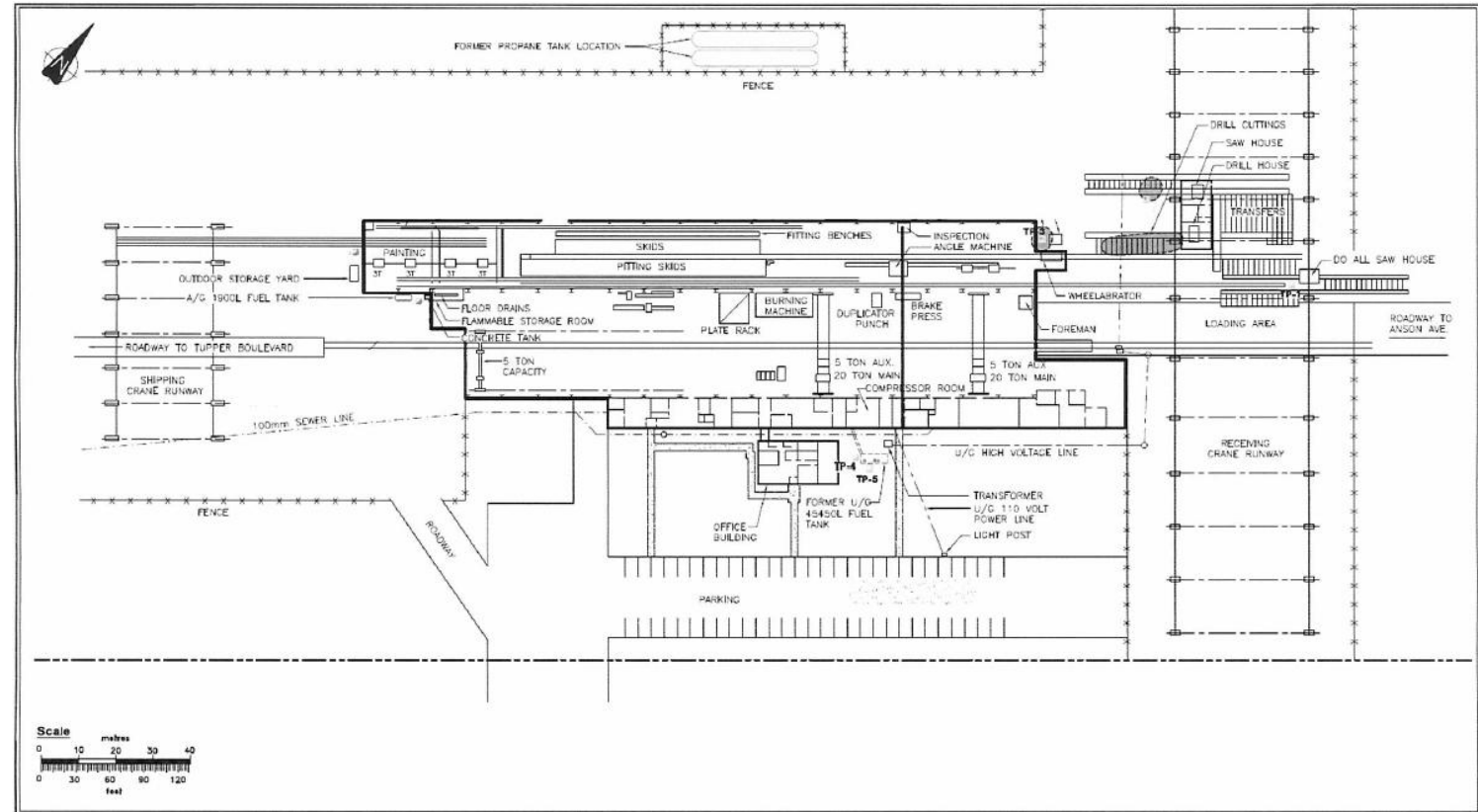
Floor Plan

- 80,000 SF
 - 72,000 SF (warehouse)
 - 8,000 SF (office area)



Site Plan

- +/- 27 acres
- Partially fenced yard
- Rail spur on site (tenant to recommission)
- Existing outdoor storage structure (95' x 180')



Atlantic Commercial Properties



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