



Turn-key industrial building in a central location!

Location Overview

This expansive property finds its prime location within the prestigious Amherst Industrial Park, serving as the nucleus for a multitude of dynamic companies spanning the aerospace, green technology, food processing, manufacturing, and distribution sectors. Nestled in the very heart of Atlantic Canada, this industrial marvel offers seamless accessibility to roadways, railways, airports, and seaports.

Comprising an impressive 80,000 square feet of versatile industrial space, this property boasts a sprawling 27-acre site that not only facilitates potential expansions and storage but also provides invaluable rail access, among other amenities.

Strategically positioned at the border of Nova Scotia, it serves as a gateway for tenants to efficiently cater not only to the province itself but also to the neighboring regions of New Brunswick and Prince Edward Island. Furthermore, its strategic location, equidistant to the Port of Halifax and the Port of Saint John, places it within a mere two-hour reach of these vital transportation hubs, ensuring unparalleled connectivity for businesses seeking to thrive in this industrially strategic location.

Get more information

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Michael Brown

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Industrial property for lease

1 Chandler, Amherst, B4H4J2

| | |
|---------------------|---|
| Address | 1 Chandler Road, Amherst, NS B4H 4J2 |
| Zoning | Industrial |
| Property Subtype | Warehouse/Distribution |
| Lot Size | 27 Acres |
| Building Size | 80,000sf (71,000sf) Warehouse (9,000sf) Office |
| Construction Type | Steel Frame |
| Parking | Asphalt paved surface parking |
| Nearest Highway | 104 (Trans Canada) |
| Ceiling Height | 18'-36' |
| Loading | 3 Dock + 7 Grade loading doors |
| Rail access | Available on site |
| Fenced Yard | Yes |
| Security System | Yes |
| Cranes | Indoor & outdoor (20 tons) |
| Electrical Capacity | 1200 amps |
| Fuel type | Natural Gas or Propane |
| Features | New LED Lighting 90' Clear Column Span |



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Map data ©2023



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Demographics



9,404
Population (2021)



46.2
Average Age of Population



2.1
Average Household Size



\$33,200
Median Total Income