



# For sale or lease

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385 GULF CRESCENT, EDWARDSVILLE

Cape Breton industrial building conveniently  
located in Sydport Industrial Park

**AVISON  
YOUNG**



# The offering

Avison Young is pleased to present 385 Gulf Crescent, a rare opportunity to purchase or lease a well-positioned industrial facility in the Sydport Industrial Park, Edwarsville, Cape Breton.

This 12,000 sf building sits on a generous 4 acre lot, providing ample space for operations, storage, and future expansion. Zoned Utility and Transportation, the property supports a wide range of industrial uses, making it ideal for manufacturing, distribution, or logistics.

Offered for sale at \$1,550,000, or for lease at a rate of \$14 Net psf, this property combines affordability with strategic advantages. With excellent access to Nova Scotia Trunk 125 and proximity to Sydney, the location ensures efficient connectivity across Cape Breton.

Industrial supply in the region remains extremely limited, making this a unique opportunity for businesses seeking space in a growing market. Additional benefits include strong infrastructure, maneuvering areas for transport vehicles, and synergy with established industrial operators in the park.

## OVERVIEW

Civic address	385 Gulf Crescent, Edwarsville, NS
Property type	Industrial
Building size	12,000 sf
Lot size	4 acres
Zoning	Utility and Transportation
Lease term	Minimum 3 years
Ceiling height	12 feet
Loading	2 Grade level loading doors

\$1,550,000

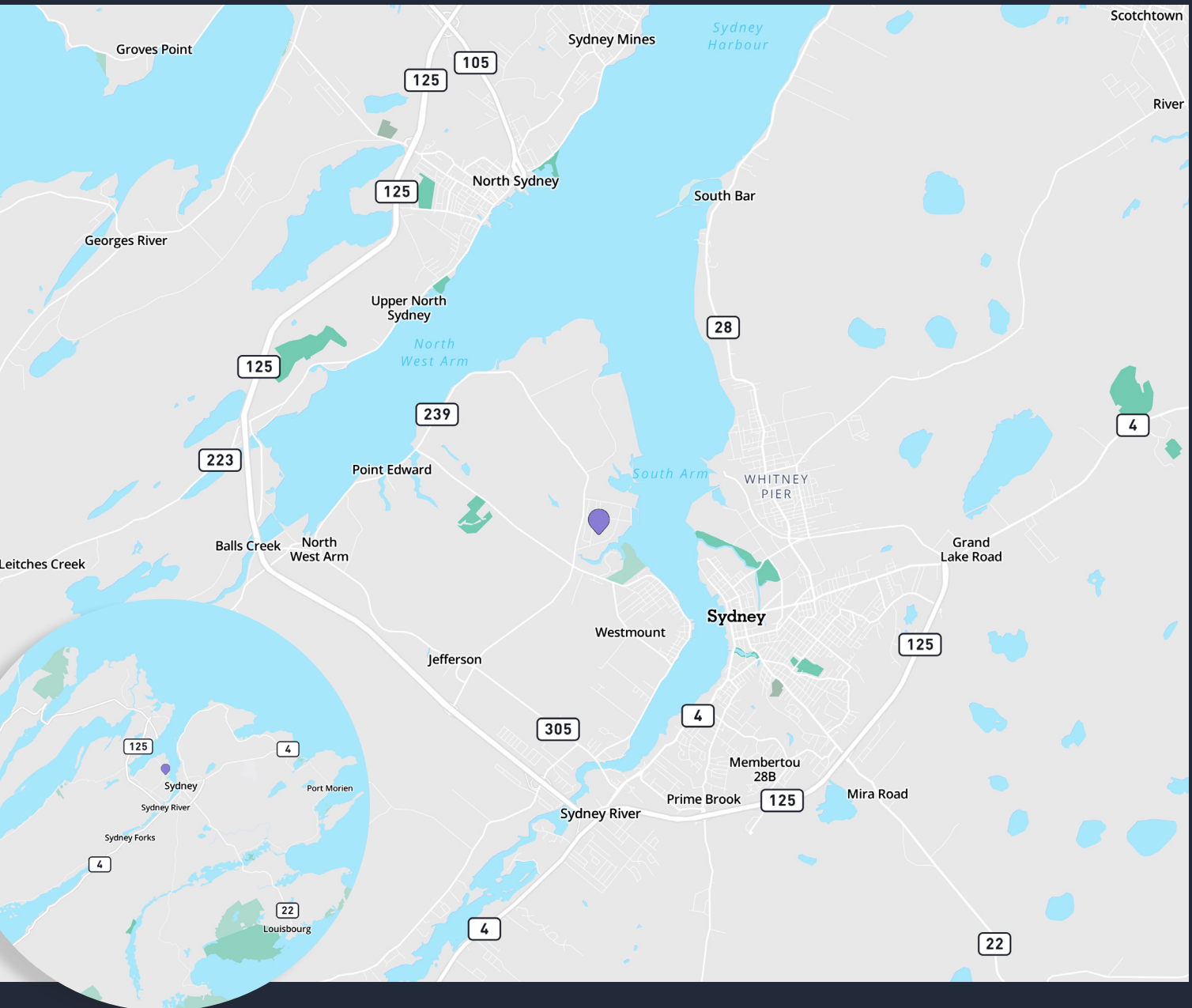
ASKING PRICE

\$14

LEASE RATE

(NET PSF)





## Location

Situated within the Sydport Industrial Park in Edwardsville, 385 Gulf Crescent offers a strategic location for industrial operations such as manufacturing, distribution, or storage.

The property provides excellent accessibility, with direct connections to Marine Drive and Portway Avenue and quick access to Nova Scotia Trunk 125, the main route to Sydney, which is only about 10 minutes away. This prime positioning ensures efficient transportation and logistics for businesses requiring regional connectivity. The surrounding industrial hub includes complementary businesses such as equipment repair and fabrication services, creating a strong network for operational synergy.

Nearby amenities include essential services and retail options all within a short drive, supporting both business and employee needs.

The site's generous lot size and industrial zoning allow for flexibility and future growth, while its location within a well-established industrial park offers visibility and cost-effective entry into the Cape Breton market.

Overall, 385 Gulf Crescent combines convenience, infrastructure, and strategic positioning, making it an ideal choice for companies seeking a robust industrial base in the region.





# AVISON YOUNG

## Get in touch

For detailed information on this offering, please contact:

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