

**FOR SALE**

152 Crossley Avenue

Truro, Nova Scotia

**List Price: \$1,250,000**



**TRURO  
BUSINESS  
PARK**

# PROPERTY HIGHLIGHTS

Situated in the heart of the thriving Truro Business Park, 152 Crossley Avenue presents a prime opportunity for both owner-occupiers and savvy investors. This impeccably maintained industrial warehouse boasts three separate units, each offering ample space and flexibility for various business needs. Complete with a secured fenced yard, providing added security and convenience, along with two mezzanine sections for extra versatility, perfect for storage or additional workspace.



**SHOWROOM/OFFICE SPACE**

<b>Building Size:</b>	12,000 sf
<b>Property Type:</b>	Warehouse w/ showroom
<b>Site Area:</b>	1.0 acres
<b>Clear Height:</b>	20' - at peak
<b>Loading:</b>	4 Grade Doors
<b>Parking:</b>	6 stalls
<b>Year Built:</b>	2003
<b>Floors:</b>	1 w/ 2 mezzanines
<b>Electricity:</b>	200 amps
<b>HVAC</b>	Oil & Electric Heat
<b>Zoning:</b>	Industrial (BI)
<b>PID:</b>	20429634

# SITE PLAN

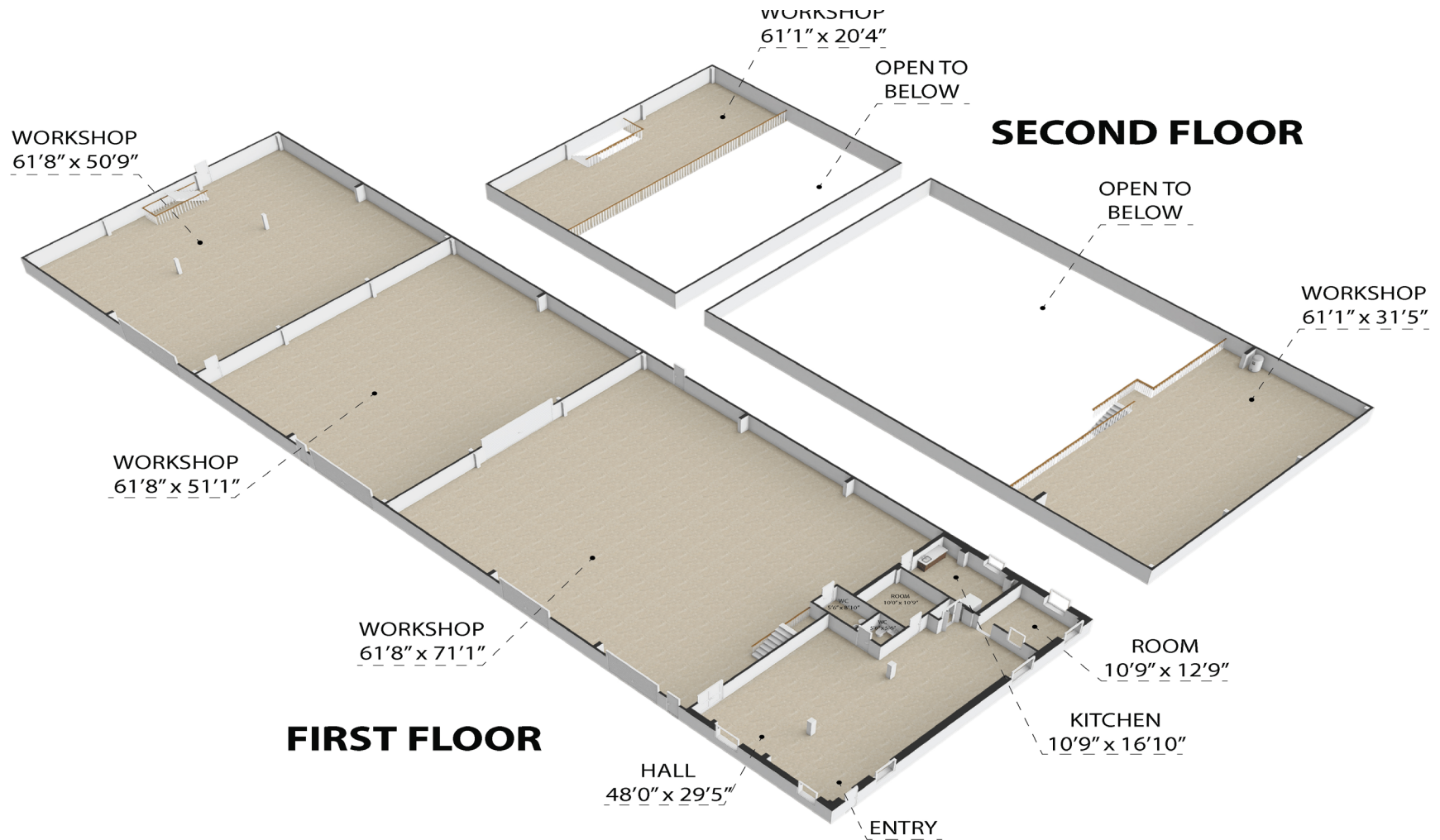


**SECURE FENCED YARD**

**LOADING DOORS**

**ON-SITE PARKING**

# FLOOR PLAN





Open Warehouse Space





# AERIAL MAP



## WELCOME TO THE HUB OF NOVA SCOTIA

The Truro Business Park is a bustling hub, accommodating nearly 70 thriving businesses engaged in distribution, manufacturing, processing, and warehousing services. Strategically positioned, it provides easy access to major highways, direct rail connections, and sits conveniently close to Halifax International Airport and key seaports. Renowned for its cost-effective business environment, Truro boasts a skilled workforce, making it an attractive destination for industrial investment in Central Nova Scotia.



## CONTACT

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