



INDUSTRIAL STORAGE FOR LEASE

UP TO 40,000 SF AVAILABLE

1281 ROUTE 10

AUGUSTINE COVE, PE

PROPERTY OVERVIEW



Located in the strategic area of Augustine Cove. This property offers up to 40,000 sf of industrial / storage space spread across four (4) buildings. Each building provides a flexible layout, allowing for seamless adaptation to diverse storage needs. Whether you're storing equipment, inventory, or materials, the flexible configurations ensure optimal utilization of space while accommodating varying dimensions and quantities of items.

The property is conveniently situated only 8 minutes from the Confederation Bridge, ensuring swift connectivity. With its location on Route 10, the property provides easy access to major transportation routes, enhancing logistical efficiency for your operations.



LEASE RATE: Please contact

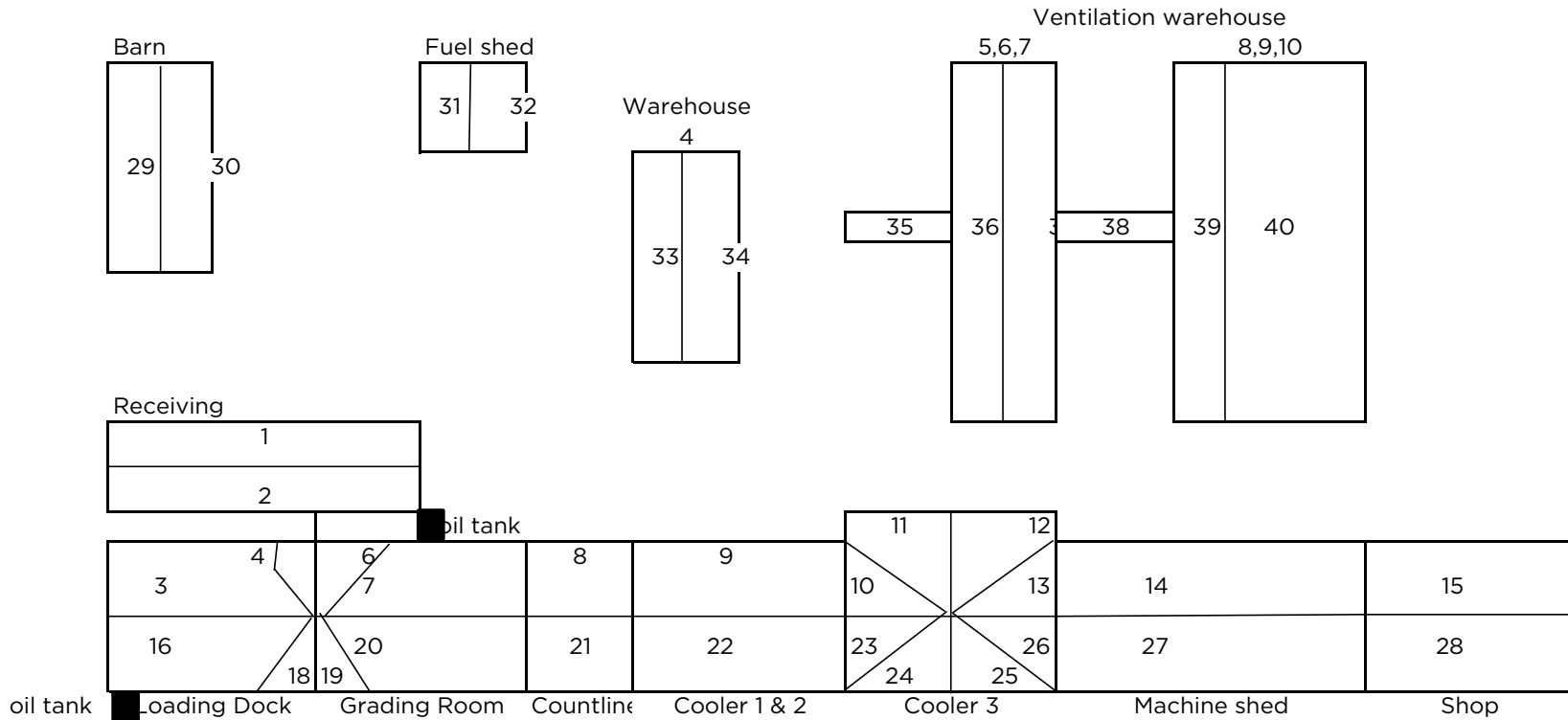


AVAILABLE SPACE: Up to 40,000 sf

OPPORTUNITY HIGHLIGHTS

- **Total Space:** With up to 40,000 square feet of industrial space strategically divided among four separate buildings, this opportunity provides ample room for storage across versatile layouts
- **Strategic Accessibility:** Situated along Route 10, the property ensures seamless access to major highways, streamlining transportation and logistics. Just 8 minutes from the Confederation Bridge, it offers swift connectivity to mainland Atlantic Canada, making it an ideal logistical hub.
- **Ample Parking:** Accommodating both staff and visitors, the property boasts sufficient parking facilities. This ensures convenience and accessibility, mitigating any potential challenges related to parking availability for employees and clients alike.
- **Storage Solutions:** Each building is equipped with tailored storage solutions designed to meet diverse industrial needs. Whether your business demands extensive warehousing capabilities or specialized storage for materials and products, these solutions are crafted to optimize operational efficiency.
- **Loading Options:** The property offers dock and grade loading facilities, further optimizing logistical operations by providing convenient access for loading and unloading goods, enhancing efficiency throughout your supply chain.

WAREHOUSE ROOF & SIZES



			Year	Warehouse Size		sq/ft	
Shingling Roofs			1970's	Receiving	50	148	7400
2009	Shane Thomas	1, 2, 3, 4, 5, 6	1980's	Loading dock	50	95	4750
2010	Shane Thomas	31, 32	1980	Grading room	48	60	2880
2011	MacBeths	6, 7, 8, 9, 10, 16, 18, 19, 20, 21, 22, 37, 38	1985	Countline	40	60	2400
2013	MacBeths	11, 12, 13, 14, 15	1985	Cooler # 1	20	50	1000
2016	MacBeths	33, 34	1985	Cooler # 2	40	50	2000
2017	Donnie Younland	35, 36, 38, 39, 40	1987	Cooler # 3	50	75	3750
2017	Donnie Younland	20, 21, 22, 23	1996	Machine shed	60	60	3600
2018	Donnie Younland	16, 18, 19, 24, 25, 26, 27, 28	1997	Shop	30	50	1500
2019	Donnie Younland	30	1991	Ventention Warehouse 5, 6, 7	50	150	7500
			1992	ventention Warehouse 8, 9, 10	50	150	7500
			1970's	Warehouse # 4	25	75	1875
2019	Ventention Warehouse 5, 6, 7		1970's	Barn	25	100	2500
2021	ventention Warehouse 8, 9, 10		2010	Fuel shed	12	12	144

48799

WAREHOUSE INTERIOR MEASUREMENTS

	Wide	Length	Total	minus	minus		Total sq ft Space
Ventilation warehouse 5,6,7 Refridgeration & water & Air	50	150	7500				7500
Ventilation warehouse 8,9,1 Water & Air	50	150	7500				7500
Receiving warehouse	48	148	7104	6	10	60	7044
Grading Room	48	50	2400	80	220	300	2100
Loading Dock	48	95	4560		130		4430
Countine	40	60	2400				2400
Countiline up stairs	16	60	960				960
Countline over compresser	9	19	171				171
Cooler # 1	20	49	980				980
Cooler # 2	38	49	1862				1862
Cooler # 3	48	73	3504				3504
Machins Shed	60	59	3540				3540

NOTE

Cooler 1,2 ,3 this price is ONLY for the space, it does not include the fan units running

41991





6



LOCATION MAP

SUMMERSIDE

CHARLOTTETOWN

CONFEDERATION
BRIDGE

1281 ROUTE 10

NEW BRUNSWICK





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Atlantic



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