

# FOR SALE

## 238 & 250 CROSSLEY AVENUE

Truro, NS



### FLEXIBLE INDUSTRIAL FOOTPRINT



**CUSHMAN &  
WAKEFIELD**  
Atlantic

# PROPERTY HIGHLIGHTS

This offering brings together two adjoining parcels in Truro's industrial park, creating a practical footprint for a wide range of users. The cleared and uncleared components provide flexibility for development, laydown, or expansion, supported by straightforward access to major corridors and nearby industrial services. The setting suits businesses looking for functional space in a steady, utility-driven location.



**PRIME INDUSTRIAL PROPERTY**

<b>Building Size:</b>	11,200 SF
<b>Office Area:</b>	1,794 SF
<b>Mezzanine:</b>	2,400 SF
<b>Warehouse:</b>	7,110 SF
<b>Site Area:</b>	4.02 Acres <i>(combined)</i>
<b>Clear Height:</b>	22'
<b>Loading:</b>	Grade: (2) 14'x16' Dock: (2) 8'x9'
<b>Parking:</b>	16 stalls at front
<b>Heat</b>	Forced air rooftop unit & baseboard (office)
<b>Yard</b>	Fully graded rear yard w/ drive-around access
<b>Zoning</b>	Business Industrial   BI
<b>PID's</b>	20468641   20468633
<b>Assessment (2025):</b>	250 Crossley: \$660,300 238 Crossley: \$60,300

# PROPERTY COMPOSITION



## 250 CROSSLEY AVENUE | 20468641

**Functional footprint:** 11,200 sf of warehouse, office/showroom, and mezzanine space.

**Drive-through access:** Two grade-level doors support full vehicle circulation.

**Dock loading:** Two dock-level doors streamline shipping and receiving.

**Front parking:** Sixteen paved stalls for staff or customers.

**Rear yard:** Fully graded space suited for storage and truck movement.

**Flexible setup:** Operates as one unit or can be re-demised.



## 238 CROSSLEY AVENUE | 20468633

**Uncleared parcel:** ±2.01 acres of raw industrial land.

**Paired site:** Complements 250 Crossley for a unified footprint.

**Development potential:** Suitable for future construction or long-term planning.

**Large footprint:** Supports equipment staging, laydown, or phased site preparation.

**Flexible path:** Allows a range of build-to-suit options once cleared.



**DRIVE-THROUGH  
ACCESS**



**DOCK  
LOADING**



**GRADED  
YARD**



**FLEXIBLE  
LAYOUT**



**EXPANSION  
PARCEL**

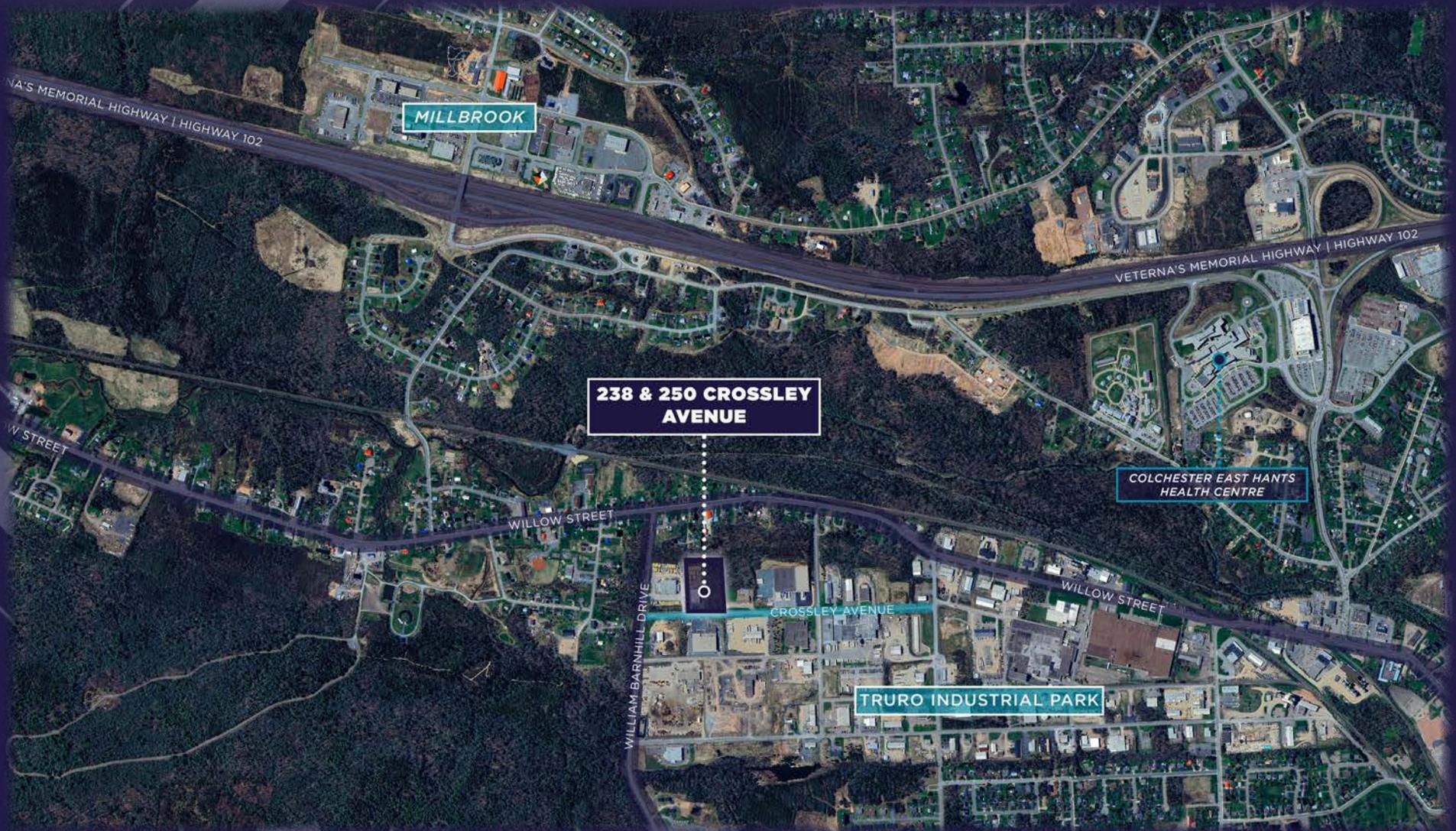


**HIGHWAY  
ACCESS**

# SITE PLAN | 238 & 250 CROSSLEY AVENUE



# AERIAL MAP | LOCATION OVERVIEW



## CONNECTED TO EVERYTHING | TRURO INDUSTRIAL PARK

238 & 250 Crossley Avenue are positioned within Truro's established industrial district, surrounded by a mix of commercial, distribution, and light industrial operations. The area offers visibility, accessibility, and a practical setting for a variety of industrial uses.







## CONTACT

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