

**FOR LEASE | FOR SALE**

FLEXIBLE COMMERCIAL & LIGHT INDUSTRIAL SPACE

PROPERTY OVERVIEW

1030 Pine Grove Road offers newly constructed small-bay commercial and light industrial space in Lunenburg County. Completed in April 2026, the +/- 5,920 sf main building features five individual bays ranging from approximately 672 to 1,440 sf.

The multi-unit building provides functional warehouse space suited to contractors, trades, service businesses, storage and light industrial operations.

A standalone +/- 1,404 sf steel storage building, built in 2023, is also available for sale on its own +/- 2-acre lot, with the option to expand the lot to approximately 4 acres.

PROPERTY FEATURES

- Newly constructed +/- 5,920 sf multi-unit main building, completed in April 2026.
- Five small-bay commercial and light industrial units ranging from +/- 672 to +/- 1,440 sf.
- Functional warehouse layouts feature grade-level loading and an approximate 12' clear height.
- Washroom facilities are incorporated within the main building for added tenant convenience.
- Separate +/- 1,404 sf clear-span steel storage building, built in 2023, with an 18' height and 14' overhead door.
- Storage building is situated on its own subdivided +/- 2-acre lot, with the option to expand to approximately 4 acres

AVAILABILITY

SPACE	AREA	LOADING
Bay 1	+/- 1,248 sf	
Bay 2	+/- 672 sf	1 Grade Door
Bay 3	+/- 1,440 sf	2 Grade Doors
Bay 4	+/- 1,440 sf	1 Grade Door
Bay 5	+/- 960 sf	1 Grade Door



TOTAL AVAILABLE: +/- 5,760 SF

CLEAR HEIGHT: 12'

RENTAL RATE: Please Contact

FLOOR PLAN



MAIN BUILDING

+/- 5,920 SF

STORAGE BUILDING

+/- 1,404 SF

TOTAL BUILDING AREA

+/- 7,324 SF

COMMERCIAL STORAGE BUILDING

Built in 2023, the standalone +/- 1,404 sf clear-span steel storage building is situated on its own subdivided +/- 2-acre lot, with the option to expand the lot to approximately 4 acres.

Featuring an 18' height and 14' overhead door, the building provides functional storage space for trucks, boats, equipment and other uses requiring tall-door access.

Building & Lot Available For Sale



ALSO AVAILABLE FOR PURCHASE

FLEXIBLE OWNERSHIP OPPORTUNITY

The +/- 5,920 sf main building is also available for purchase, providing an opportunity to own newly constructed multi-unit commercial and light industrial space in Lunenburg County. Additional surrounding acreage is also available.

The standalone +/- 1,404 sf steel storage building is offered separately on its own subdivided +/- 2-acre lot, with the option to expand the lot to approximately 4 acres.

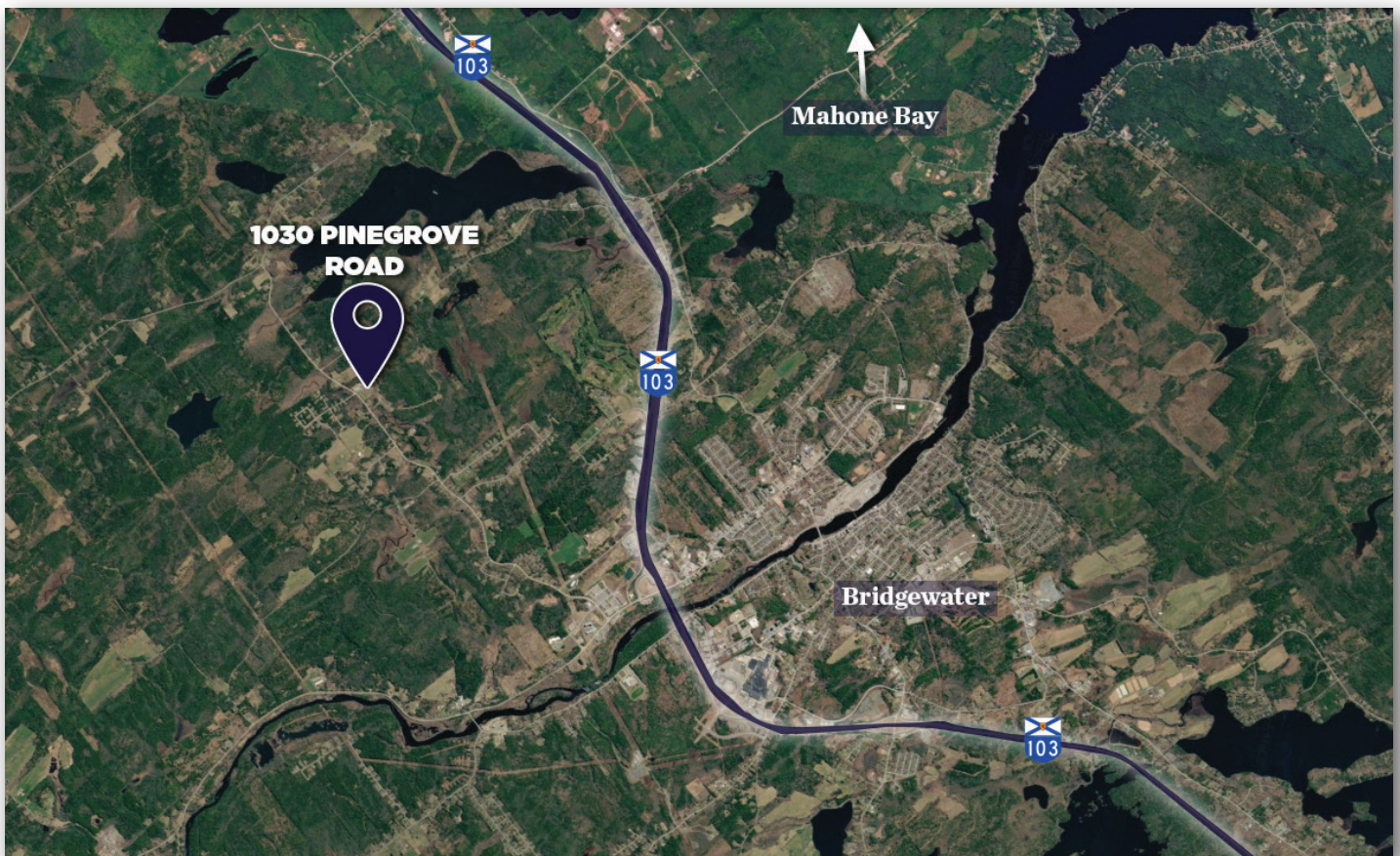
Both buildings may also be purchased together, providing approximately 7,324 sf of total building area.

LIST PRICE: Please Contact

LOCATION OVERVIEW

Located on Pine Grove Road just outside Bridgewater, 1030 Pine Grove Road offers a convenient location for commercial and light industrial users serving Lunenburg County and Nova Scotia's South Shore.

The property provides convenient access to Highway 103 via the Bridgewater area, connecting businesses to communities throughout the South Shore and the broader provincial highway network. Bridgewater, the region's largest commercial centre, is located nearby, providing access to a wide range of services, amenities and businesses.





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