



For Sale

19 Crane Lake Drive, Halifax, Nova Scotia

 **JLL** SEE A BRIGHTER WAY

Property Overview

19 Crane Lake Drive

This well-maintained, multi-tenant flex industrial building in Bayers Lake Business Park presents an attractive investment opportunity in a high-demand market. The property features a ground floor warehouse unit and upper-level office/commercial space, providing versatile configurations for diverse needs.

Strategically positioned, the building benefits from excellent exposure and convenient access routes. On-site parking provides added convenience for occupants and their clients.



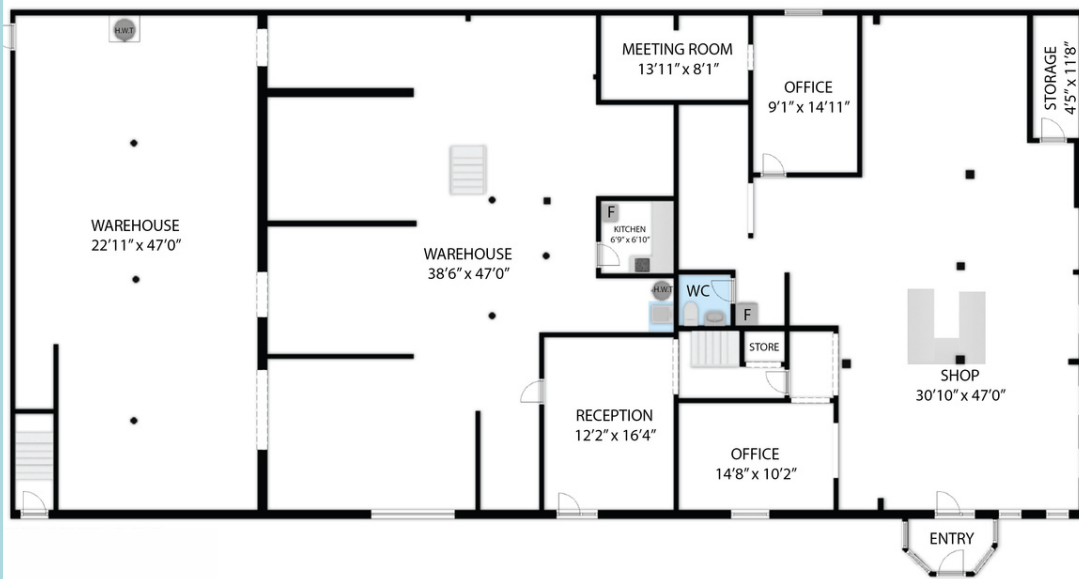
Property Information

Location	19 Crane Lake Drive, Halifax, NS
Size	10,000 SF
Year Built	1990

List Price: \$3,175,000

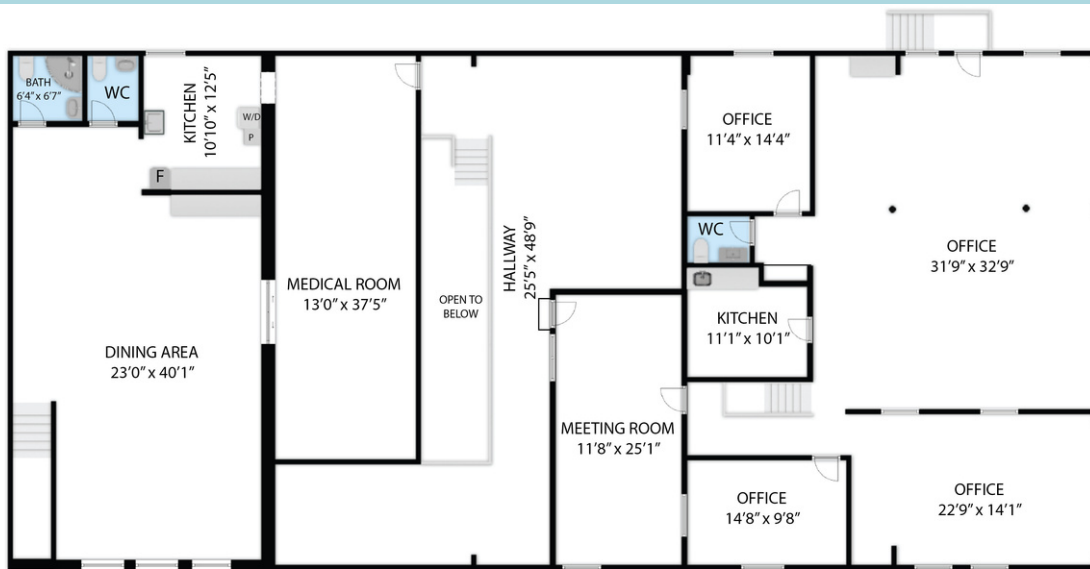
Clear Height	8 Feet
Power	400A
Loading	1 Dock-level
Zoning	I-3 (General Industrial)

Floorplans



First Floor

Storefront and warehouse spaces, built out with 2 private offices, a meeting room, reception kitchen, storage, and washroom.



Second Floor

Built out with 2 private offices and open workspace, a meeting room, dining area, medical room, 2 kitchens, and washrooms.



Building Details

- Superstructure: structural steel framework
- Foundation: concrete slab on grade
- Roof: metal roofing system
- Windows / Doors: commercial grade glass units in aluminum frames
- Heating / Cooling: mini split units, electric baseboard, wall-mounted air conditioners, propane wall mounted heat (warehouse)
- Interior Finishing:
 - Office: painted gypsum board on steel framing, suspended acoustic tile ceiling, mix of commercial sheet vinyl, ceramic tile, commercial grade broadloom flooring
 - Warehouse: unfinished space with suspended lighting, open web steel joists, corrugated steel roof deck

Area Overview

Located in the heart of Bayers Lake, one of Halifax's most dynamic and rapidly expanding business parks, this property offers exceptional positioning within a thriving suburban industrial park.

Bayers Lake provides the ideal combination of strategic access and prominent exposure, ensuring operational efficiency and visibility for tenants. The park's mature infrastructure and expanding amenities make it a premier destination for businesses seeking flexible industrial space in a well-connected, growth-oriented environment.



Closely Connected

 **5 MIN.**

Drive to Fisherman Memorial Hwy

 **5 MIN.**

Drive to Bicentennial Dr

 **3 MIN.**

Walk to Route 21 Bus Stops

 **25 MIN.**

Drive to Halifax Stanfield International Airport

 **SEE A BRIGHTER WAY**



Warehouse



First Floor



Second Floor



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