



 **JLL** SEE A BRIGHTER WAY

# For Sale

Industrial Owner Occupier  
or Investment Opportunity

1027 Barker Lane,  
Westville, Nova Scotia



# Property Overview

This well-maintained industrial facility in Westville delivers operational versatility for owner-operators. Featuring four drive-through bays, approximately 1,500 SF mezzanine storage, professional office and showroom space, and 16' to 21.5' clear heights for exceptional operational flexibility.

The 4.9-acre site includes substantial yard space for outdoor storage, expansion, or diverse commercial uses under C-3 zoning, providing buyers with immediate functionality and growth potential.

## Availability Overview

**15,063 +/- SF**  
Main Level

**1,548 +/- SF**  
Mezzanine Level

**16,661 +/- SF**  
Total Area

**213,905 +/- SF**  
Land Area

## Pricing Details

**\$2,200,000**

Asking Price



|                     |                                 |
|---------------------|---------------------------------|
| Location            | 1027 Barker Lane, Westville, NS |
| Constructed         | 2010                            |
| Loading             | 4 drive through bays            |
| Clear Height        | 16.0' to 21.5'                  |
| Zoning              | C-3 (Highway Commerical Zone)   |
| Electrical          | 200 Amp, 3-phase                |
| PID                 | 65200529                        |
| AAN                 | 10356911                        |
| 2026 Tax Assessment | \$1,145,300                     |



Well maintained  
industrial building



Well established  
location



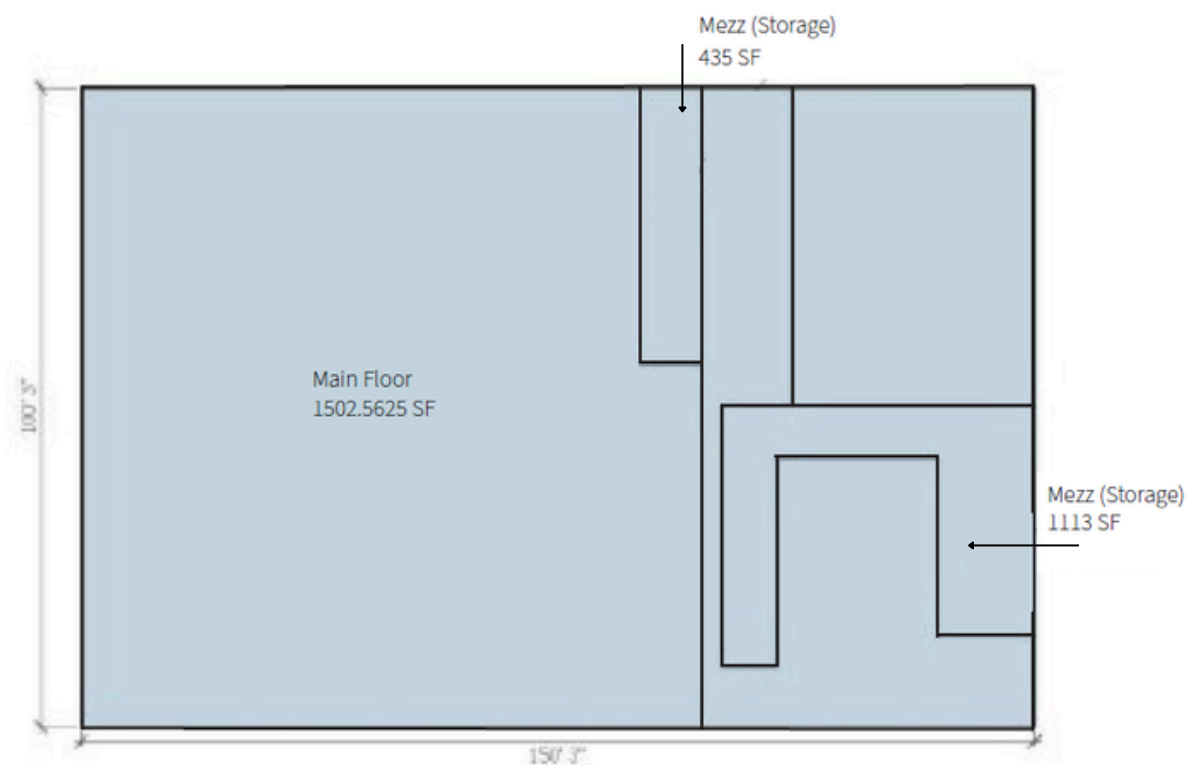
16'-21.5'  
Clear Height



4  
Drive Through

# Floorplan

**Total: 16,661 +/- SF**  
**Main Level: 15,063 +/- SF**  
**Mezzanine Level: 1,548 +/- SF**



|                        |                                                                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Type of Construction   | Steel frame (allied steel)                                                                                                              |
| Foundation             | Engineered concrete slab foundation                                                                                                     |
| Typical Exterior Walls | Vertical ribbed metal siding                                                                                                            |
| Roof Assembly          | Pitched - metal roofing panels                                                                                                          |
| Flooring               | Vinyl and ceramic tile flooring                                                                                                         |
| Windows                | Solid vinyl - vertical sliders (thermal pane)                                                                                           |
| Doors                  | Aluminum frame plate glass front entry doors<br>Solid core steel clad exterior / interior five doors<br>Insulated overhead garage doors |

# Area Map

## Seamless Access.

Direct highway access via Hwy 104 at Exit 21 ensures smooth ingress and egress for full-size commercial vehicles and twin-trailer combinations, providing the infrastructure necessary for demanding logistics and freight operations.

Click on the drone to take an aerial tour



## Smart Location.

Westville's position near New Glasgow delivers strong regional connectivity for business operations. The property sits just 5KM from downtown New Glasgow's services and amenities, approximately 15KM from the Northumberland Strait, and roughly 120KM from Halifax Stanfield International Airport, providing buyers with convenient access to suppliers, customers, and transportation networks.





# Zoning

## Westville Land Use Bylaw

### C3 (Highway Commercial Zone Permitted Uses:

#### A. Commerical Uses:

- All Age Teen Clubs
- Animal grooming
- Assembly Uses
- Auto body shops
- Automobile Rental Establishments
- Automobile Sales Establishments
- Automobile Service Stations
- Banking facilities (Drive-through)
- Bed & Breakfast establishments
- Boarding Houses
- Bulk Storage Facilities
- Bus station
- Cafes
- Carpentry shops
- Clinics and medical Offices
- Commercial Clubs
- Commercial Recreational Uses
- Commercial Schools
- Commercial Uses utilizing Heavy Equipment and/or heavy vehicles
- Convenience Stores
- Convention centre
- Cultural Uses
- Custom Workshops
- Day Care
- Day Care (Residential)
- Department stores

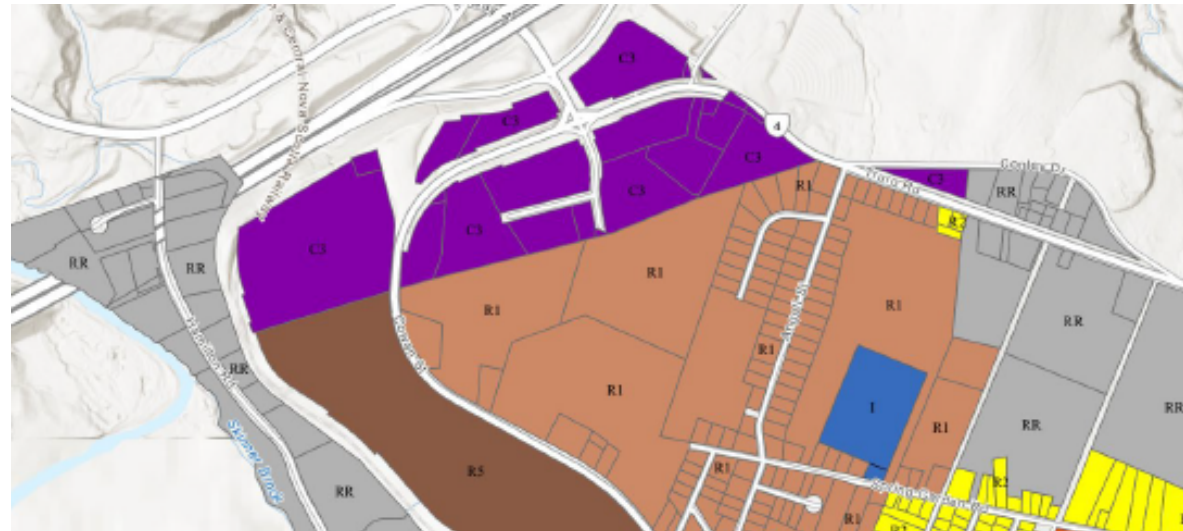
- Downtown Core (C1) and Downtown Commercial (C1-A) Zone Uses
- Dry cleaning
- Dressmaking, tailoring
- Existing banks and Financial Institutions (limited to existing Floor Area)
- Finance Companies
- Funeral parlours
- Garden markets
- General Retail
- Hotels
- Laundromats
- Licensed Liquor Establishments (except for "Cabaret licenses" per the Liquor Control Act, R.S., c. 260 and Adult Cabarets, Adult Entertainment and Massage Parlour Uses)
- Motels
- Offices
- Parking Lots and Parking Structures
- Pharmacies
- Photography Studios
- Postal services
- Printing establishments
- Private Clubs
- Restaurants and associated outdoor Cafes and eating areas
- Rental Shops

- Retail Uses
- Service and Repair Shops (including cars, trucks, boats, etc.)
- Small engine and equipment repair
- Supermarkets and grocery stores
- Taxi stands
- Theatres and cinemas
- Tourist information centres
- Variety stores
- Video Outlet stores
- Wholesale Uses

#### B. Non-Commercial Uses

- Existing residential Uses subject to Residential Two Unit (R2) Zone requirements Industrial Services

- Institutional (I) Zone Uses subject to the requirements of the Institutional (I) Zone Recreation Facilities and Uses
- Recreation (P) Zone Uses subject to the requirements of the Recreation (P) Zone Recycling Centre
- Repair Shops
- Residential Uses in Commercial Buildings
- Warehousing, storage, and distribution (but shall not include any Recycling Depot, recycling operation, waste management operation, or other similar Use)
- The existing Big 8 Beverages Bottling Plant located at 120 North



# The Property



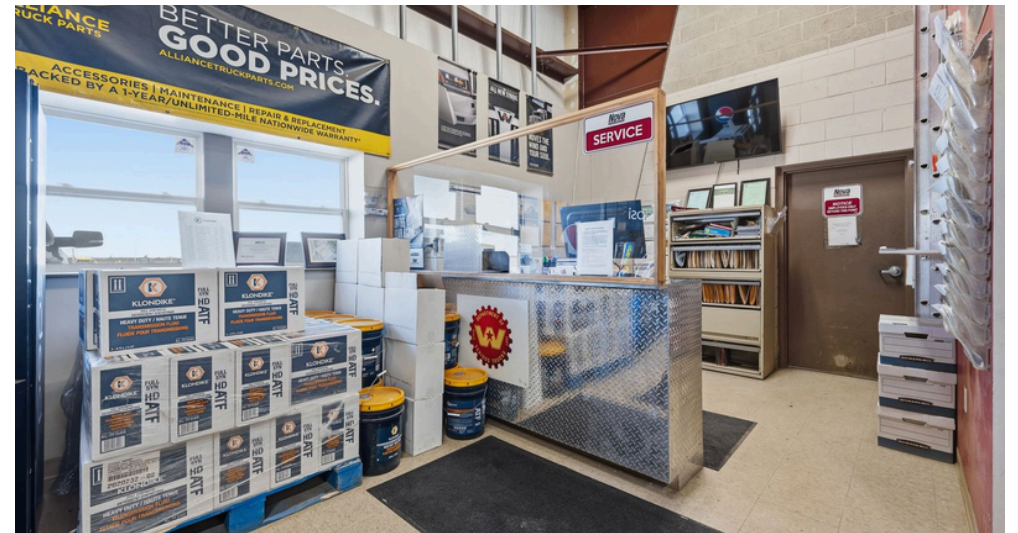
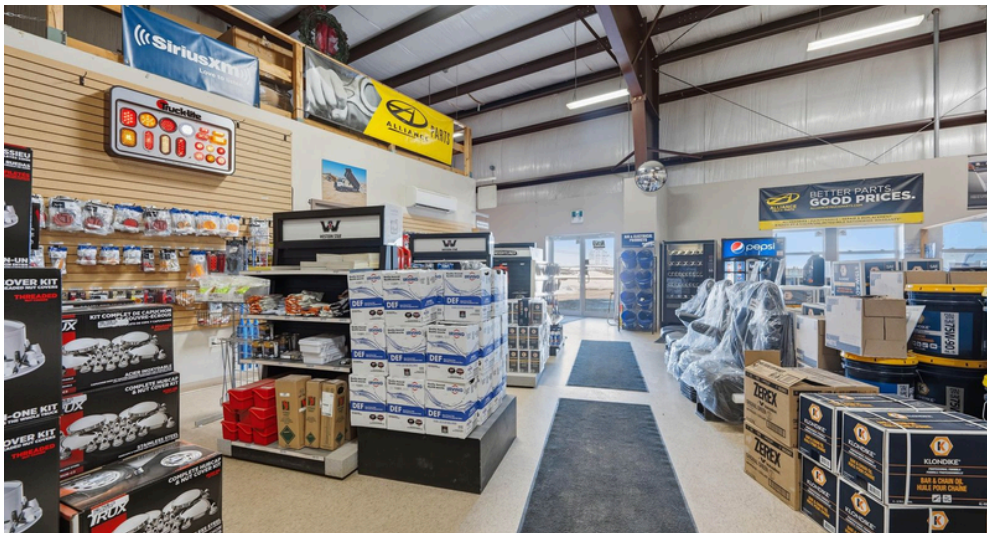


# The Warehouse

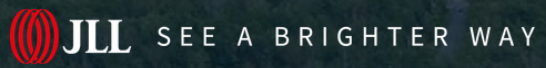




# The Office and Storefront







Connie Amero, SIOR\*  
Senior Vice President  
[connie.amero@jll.com](mailto:connie.amero@jll.com)  
902-802-8480

**[jll.com](http://jll.com)**

Jones Lang LaSalle Americas, Inc. License #: CO508577000

\*Broker