

Ready to get introduced to your ideal Atlantic Canada Certified Site? Here it is!

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85 Riverside Drive, Corner Brook, NL



Port of Corner Brook
Celebrating 20 years

www.cornerbrookport.com

Leasing Opportunity at the Port of Corner Brook

85 Riverside Drive

is a 110,230 square foot industrial facility, originally built in 1951, and well-suited for manufacturing, warehousing, or commercial use. Adjacent to the main building is a detached 12,000 square foot warehouse, offering extra space for storage or operations.

Building Description	Special Features
<ol style="list-style-type: none"> Total Floor Area Spanning 110,230 sq ft, the building includes a 78,400 sq ft main floor and a 3,225 sq ft mezzanine level. Steel Framed Structure The building is 650 ft long and 150 ft wide, with a steel frame, steel cladding, and a screw-down roof. Interior Layout Primarily comprised of former production and warehouse spaces with some administrative office areas. High Ceilings The building has wall heights ranging from 20 ft to 33 ft, with an average height of 26 ft. 	<ul style="list-style-type: none"> Doors & Access: Large overhead doors for warehouse entry and multiple insulated steel doors for access and egress. Prime Waterfront Location: Just 2 km from the port's international container terminal offering direct access to marine shipping lanes and global connectivity. Mechanical Systems: Includes standard plumbing with washrooms, a lunchroom, and an electric hot water tank. Electrical Systems: Equipped with a 2000 amp service system, high bay fluorescent lighting in warehouse areas, and recessed fluorescent lighting in office spaces. Zoning Flexibility: Zoned for general industrial use with various permitted and discretionary uses, making it suitable for multiple types of tenants.

Get in touch with us: ☎ 709-634-6600 ✉ jcorane@cornerbrookport.com

SITE SUMMARY

Address : 85 Riverside Drive, Corner Brook, NL

City : Corner Brook

Province : Newfoundland & Labrador

Site Category : Vacant Buildings - Industrial

Lot Area - Continuous Acres: 11.17 acres

Building Size (sq ft): 110,000 sq. ft.

For sale or lease: Lease

Terms of sale or lease: \$4.50 CAD per square foot per year (net of operating expenses), based on a 110,000 square foot building

Zoning: Zoning: General Industrial (City of Corner Brook Municipal Plan) Permitted Uses: General industry, service station, light industry, taxi stand, passenger assembly, animal uses

TRANSPORTATION

HIGHWAY

Nearest north/south highway: Trans-Canada Highway (Route 1)

Distance from north/south highway: Corner Brook Interchange (Exit 5), Approximately 1.5 km (about a 3-minute drive)

Nearest east/west highway: Trans-Canada Highway

Distance from east/west highway : 3 kms

AIRPORT

Closest airport: Deer Lake Regional Airport

Closest airport location: Deer Lake, NL

Closest airport distance: Approximately 35 km east (about a 30-minute drive)

RAIL

Closest rail line operator:

Distance from closest rail line:

PORT

Closest port: Port of Corner Brook

Closest port distance: 85 Riverside Drive is waterfront property directly connected to port facilities

UTILITY SERVICE

Electricity Service Provider: NL Power

Three-phase power serviced: Yes

Internet service availability: Yes

Site Water Service: Municipal Piped Water Service

Site Waste Water Service: Municipal Wastewater Service

Natural Gas Service to Lot Line:

CONTACT INFORMATION (EDO)

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