

# Êtes-vous prêt à découvrir votre site certifié idéal au Canada atlantique? Le voici!

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## 85 Riverside Drive, Corner Brook, NL




[www.cornerbrookport.com](http://www.cornerbrookport.com)

### Leasing Opportunity at the Port of Corner Brook

#### 85 Riverside Drive

is a 102,200 square foot industrial facility, originally built in 1991, 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"> <li><b>Total Floor Area</b> Spanning 102,200 sq ft, the building includes a 79,400 sq ft main floor and a 22,800 sq ft mezzanine level.</li> <li><b>Steel Framed Structure</b> The building is 600 ft long and 150 ft wide, with a steel frame, steel cladding, and a screw-down roof.</li> <li><b>Interior Layout</b> Primarily comprised of former production and warehouse spaces with some administrative office areas.</li> <li><b>High Ceilings</b> The building has wall heights ranging from 20 ft to 23 ft, with an average height of 20 ft.</li> </ol>	<ul style="list-style-type: none"> <li><b>Doors &amp; Access</b> Large overhead doors for warehouse entry and multiple insulated steel doors for access and egress.</li> <li><b>Prime Waterfront Location</b> Just 2 km from the port's international container terminal offering direct access to marine shipping lanes and global connectivity.</li> <li><b>Mechanical Systems</b> Includes stand-off plumbing with washrooms, a lunchroom, and an electric hot water tank.</li> <li><b>Electrical Systems</b> Equipped with a 2000 amp 3-phase system, high bay fluorescent lighting in warehouse areas, and recessed fluorescent lighting in office spaces.</li> <li><b> zoning flexibility</b> Zoned for general industrial use with various permitted and discretionary uses, making it suitable for multiple types of tenants.</li> </ul>

Get in touch with us [709-634-6600](tel:709-634-6600) or [jcoran@cornerbrookport.com](mailto:jcoran@cornerbrookport.com)

## SOMMAIRE DU SITE

**Adresse :** 85 Riverside Drive, Corner Brook, NL

**Ville :** Corner Brook

**Province :** Newfoundland & Labrador

**Catégorie de site :** Bâtiments Vacants - Industriels

**Superficie du terrain - Acres contigus:** 11.17 acres

**Taille du bâtiment (pieds carrés):** 110,000 sq. ft.

**A vendre ou à louer:** Lease

**Conditions de vente ou de location:** 4,50 \$ CA par pied carré par an (net des frais d'exploitation), basé sur un bâtiment de 110 000 pieds carrés

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

# TRANSPORT

## AUTO ROUTE

**Autoroute nord/sud la plus proche:** Trans-Canada Highway

**Distance de l'autoroute nord/sud:** Corner Brook Interchange (Exit 5), Approximately 1.5 km (about a 3-minute drive)

**Autoroute est/ouest la plus proche:** Trans-Canada Highway

**Distance from east/west highway :** 3 kms

## AÉROPORT

**Aéroport le plus proche:** Deer Lake Regional Airport (YDF)

**Emplacement de l'aéroport le plus proche:** Deer Lake, NL

**Distance de l'aéroport le plus proche:** Approximately 35 km east (about a 30-minute drive)

## VOIE FERRÉE

**Opérateur de la ligne ferroviaire la plus proche:**

**Distance de la ligne de chemin de fer la plus proche:**

## PORT

**Port le plus proche:** Port of Corner Brook

**Distance de port la plus proche:** 85 Riverside Drive is waterfront property directly connected to port facilities

## SERVICE UTILAIRE

**Fournisseur de services d'électricité:**

**Alimentation triphasée desservie:** Yes

**Disponibilité des services Internet::** Yes

**Service d'eau du site:**

**Service des eaux usées du site:**

**Service de gaz naturel à la ligne de lot:**

## INFORMATIONS DE CONTACT (EDO)

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