

FOR SALE

238 & 250 CROSSLEY AVENUE

Truro, NS



FLEXIBLE INDUSTRIAL FOOTPRINT



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY HIGHLIGHTS

This offering brings together two adjoining parcels in Truro's industrial park, creating a practical footprint for a wide range of users. The cleared and uncleared components provide flexibility for development, laydown, or expansion, supported by straightforward access to major corridors and nearby industrial services. The setting suits businesses looking for functional space in a steady, utility-driven location.



PRIME INDUSTRIAL PROPERTY

Building Size:	11,200 SF
Office Area:	1,794 SF
Mezzanine:	2,400 SF
Warehouse:	7,110 SF
Site Area:	4.02 Acres <i>(combined)</i>
Clear Height:	22'
Loading:	Grade: (2) 14'x16' Dock: (2) 8'x9'
Parking:	16 stalls at front
Heat	Forced air rooftop unit & baseboard (office)
Yard	Fully graded rear yard w/ drive-around access
Zoning	Business Industrial BI
PID's	20468641 20468633
Assessment (2025):	250 Crossley: \$660,300 238 Crossley: \$60,300

PROPERTY COMPOSITION



250 CROSSLEY AVENUE | 20468641

Functional footprint: 11,200 sf of warehouse, office/showroom, and mezzanine space.

Drive-through access: Two grade-level doors support full vehicle circulation.

Dock loading: Two dock-level doors streamline shipping and receiving.

Front parking: Sixteen paved stalls for staff or customers.

Rear yard: Fully graded space suited for storage and truck movement.

Flexible setup: Operates as one unit or can be re-demised.



238 CROSSLEY AVENUE | 20468633

Uncleared parcel: ±2.01 acres of raw industrial land.

Paired site: Complements 250 Crossley for a unified footprint.

Development potential: Suitable for future construction or long-term planning.

Large footprint: Supports equipment staging, laydown, or phased site preparation.

Flexible path: Allows a range of build-to-suit options once cleared.



**DRIVE-THROUGH
ACCESS**



**DOCK
LOADING**



**GRADED
YARD**



**FLEXIBLE
LAYOUT**



**EXPANSION
PARCEL**



**HIGHWAY
ACCESS**

SITE PLAN | 238 & 250 CROSSLEY AVENUE



AERIAL MAP | LOCATION OVERVIEW



CONNECTED TO EVERYTHING | TRURO INDUSTRIAL PARK

238 & 250 Crossley Avenue are positioned within Truro's established industrial district, surrounded by a mix of commercial, distribution, and light industrial operations. The area offers visibility, accessibility, and a practical setting for a variety of industrial uses.







CONTACT

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