

1200 PARKWAY DRIVE

PORT WILLIAMS, NS



OFFICE + WAREHOUSE FLEX SPACE | FOR LEASE

 **CUSHMAN &
WAKEFIELD**
Atlantic

OPPORTUNITY OVERVIEW



A well-balanced flex property that brings together functional warehouse space and a clean, modern office environment. Built in 2022, the layout supports both day-to-day operations and client-facing needs without compromise.

Set on a 2.10-acre site in Port Williams, the property offers the kind of space that's getting harder to find, room to move, room to grow, and a building that doesn't need reworking to make sense.

- Purpose-built office and warehouse flex space
- Constructed in 2022 with modern finishes and layout
- Situated on a 2.10-acre site with on-site circulation and parking
- Multiple office configurations across two levels
- Ideal for owner-operators, service-based businesses, or light industrial users

PROPERTY OVERVIEW

TOTAL AREA : 6,295 sf

MAIN FLOOR: 4,312 sf

SECOND FLOOR: 1,983 sf

Warehouse

- Approx. 70' x 31' open span configuration
- Two grade-level doors positioned for practical access
- Supports storage, service work, or light industrial use
- Direct connection to office areas for day-to-day flow

Office Space

- Main floor office suited for reception, team space, or client interaction
- Second floor configured with multiple private offices
- Layout allows for separation between staff, admin, and management functions
- Natural fit for teams that need both collaboration and quiet workspace



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LEASE RATE: PLEASE CONTACT

HIGHLIGHTS



• **Constructed in 2022**

Modern build with clean finishes and efficient systems already in place



• **True Flex Layout**

Office and warehouse components are balanced, not an afterthought



• **Two Grade-Level Doors**

Easy access for vehicles, equipment, and deliveries without bottlenecks



• **Integrated Staff Areas**

Kitchen, washrooms, and storage built into the layout where they should be



• **2.10 Acres of Land**

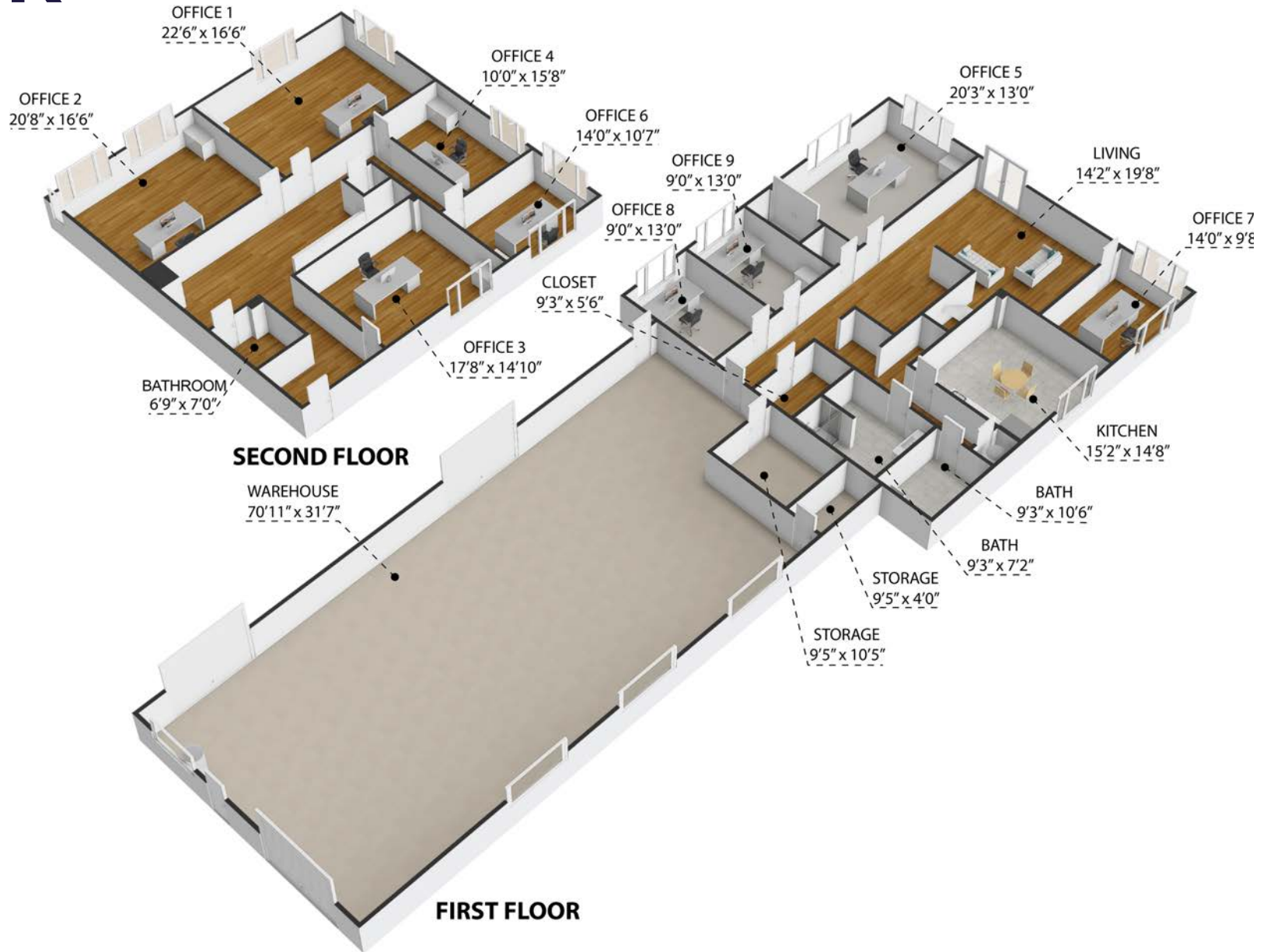
Provides space for parking, outdoor storage, or operational flexibility



• **Functional Site Circulation**

Designed to handle both staff movement and day-to-day business activity

FLOOR PLAN



LOCATION OVERVIEW



1200 Parkway Drive is well positioned in Port Williams within a growing commercial area that offers direct and efficient access to Highway 101. This allows for easy connectivity across the Annapolis Valley, with Kentville, New Minas, and Wolfville all within a 5 to 10 minute drive, and Halifax reachable in approximately one hour. The setting supports both local and regional business activity, without the congestion of more urban locations.

Surrounding amenities are close at hand, including the retail and service hub of New Minas, professional services in Kentville, and a range of restaurants and shops in Wolfville. The location also provides access to a strong local workforce and day-to-day conveniences, making it a practical and well-connected place to operate







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Mike Vaughan

Senior Associate

+1 902 452 3692

mvaughan@cwatlantic.com

170 Cromarty Drive, Suite 205

Dartmouth, NS B3B 0G1

+1 902 425 1444

cwatlantic.com



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