

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

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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 10,230 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
Total Floor Area Spanning 10,230 sq ft, the building includes a 78,400 sq ft main floor and a 2,822 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.	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

SOMMAIRE DU SITE

Adresse : 85 Riverside Drive, Corner Brook, NL

Ville : Corner Brook

Province : Newfoundland & Labrador

Site Status : Site listé

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)

Jennifer Crane

jcrane@cornerbrookport.com

(709) 634-6600