



Leasing Opportunity at the Port of Corner Brook



85 Riverside Drive

is a 110,280 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

1 Total Floor Area

Spanning 110,280 sq ft, the building includes a 78,408 sq ft main floor and a 32,872 sq ft mezzanine level.

2 Steel Framed Structure

The building is 600 ft long and 150 ft wide, with a steel frame, steel cladding, and a screw-down roof.

3 Interior Layout

Primarily composed of former production and warehouse spaces with some administrative office areas.

4 High Ceilings

The building has wall heights ranging from 20 ft to 53 ft, with an average height of 28 ft.

Special Features

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 routes and global connectivity.

Mechanical Systems: Includes standard plumbing with washrooms, a lunchroom, and an electric hot water tank.

Electrical System: Equipped with a 347/400 volt 3-phase 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.