



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.