

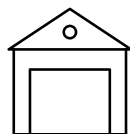


# New Warehouse Facility

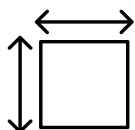
57 Riverside Drive, Corner Brook, NL

## *Ready for Occupancy*

Seize the opportunity to position your business in Corner Brook's thriving port environment—inquire today!



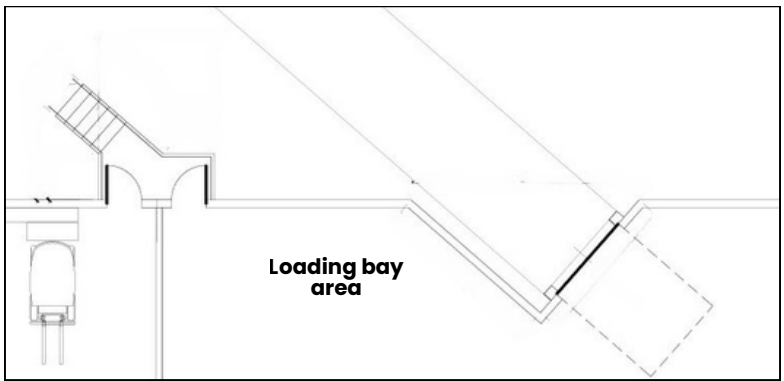
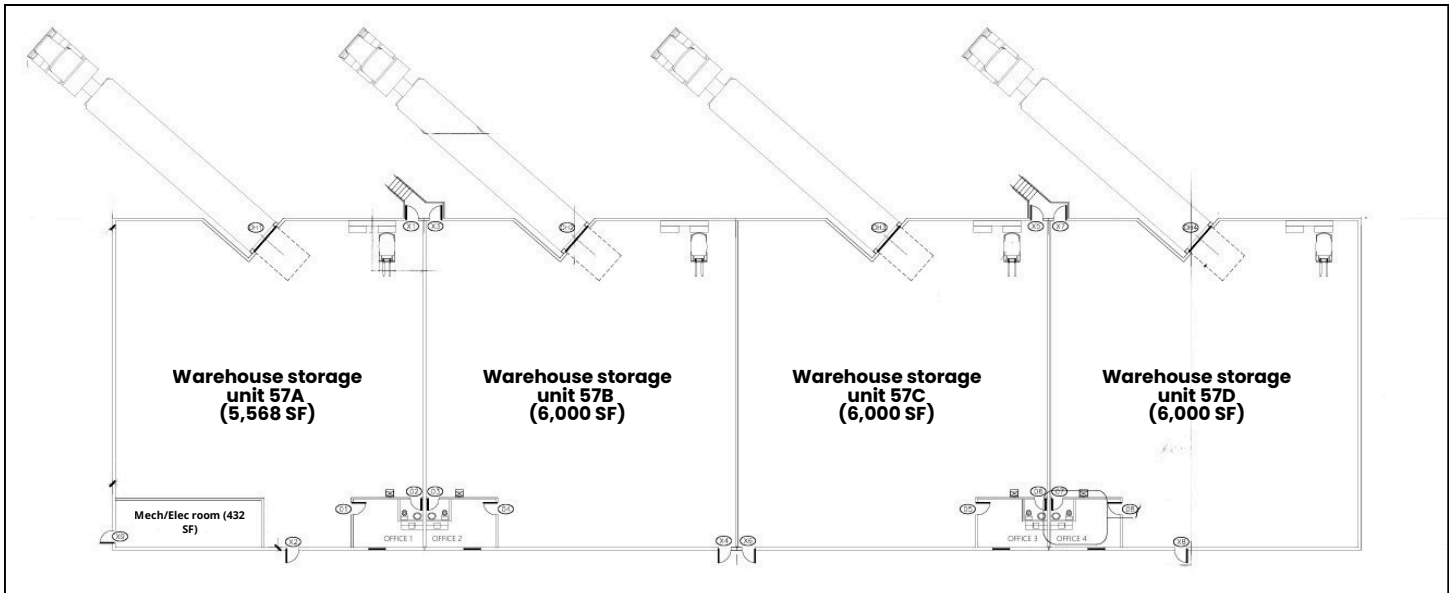
24,000 sq. ft. Industrial  
Warehouse with four units.



Three 6,000 sq. ft. units  
One 5,568 sq. ft. unit

# Opportunity

A new prime waterfront property is completed and move-in ready. This ideal location offers a unique opportunity for businesses looking to establish a presence at the Port of Corner Brook.



## Key Features & Specifications

Structure & Layout	Access & Loading	Utility & Safety
<ul style="list-style-type: none"><li>• 24,000 sq. ft stressed-skin pre-engineered building.</li><li>• Four units available: three at 6,000 sq. ft. and one at 5,568 sq. ft.</li><li>• The interior ceilings are 16 feet high, ideal for triple pallet stacking.</li><li>• Each unit features a private washroom, utility sink, and office with a window and built-in lunch counter.</li></ul>	<ul style="list-style-type: none"><li>• One trailer parking spot per unit, with ample space for maneuvering.</li><li>• Each unit features a dock loading door (2.44m W × 3.05m H) that accommodates all trailer sizes and is equipped with bumpers and dock levelers.</li><li>• Two access doors per unit, one at the front and one at the rear of the building.</li></ul>	<ul style="list-style-type: none"><li>• Independent utility metering (600V, 200 A).</li><li>• LED lighting throughout.</li><li>• Dry sprinkler system (NFPA 13 compliant).</li><li>• Baseboard heating in both the office and washroom.</li></ul>

# Prime Location

Strategically located on the Port's waterfront, adjacent to the Western Terminal container yard, this warehouse offers direct access to the Port's international container terminal without the use of public roadways, ensuring efficient and secure cargo handling. With the Trans-Canada Highway just 5 km away, businesses benefit from seamless connectivity to national and international markets.

The Corner Brook Port Corporation is responsible for the stewardship of the port, a strategic deep-water hub located in Newfoundland and Labrador. Positioned on the island's west coast, the port offers direct access to global markets, efficient cargo handling, and seamless connectivity to the Trans-Canada Highway.

