

Harbourside Commercial Park

Heavy industrial and commercial park

The sites available are ideal for manufacturing or processing operations, with highway access and within close proximity to a deep-water port. The Park offers a variety of lot sizes that have been cleared and are ready for construction.



Address

45 Wabana Court
Sydney, Nova Scotia



Site size

Sites vary in size



Transportation

Highway access
Partial marine access



Bioeconomy outputs

Various opportunities

www.nsbioeconomicsites.com/sites/harbourside-commercial-park

Summary

- Previous operations on-site include the Sydney Steel Mill, DEVCO Coke Ovens, and Sydney Tar Ponds
- Various land parcels available throughout the site
- Flexible zoning throughout the Park
- Land parcels are suitable for manufacturing or processing developments
- Newly prepared lands available for immediate development
- Nova Scotia Lands owns and manages the site and is eager to work with prospective companies

Features

- **Three-phase power:** Available throughout the site
- **Highway access:** Site is on a public ROW with access to the nearby provincial series highway
- **Road type:** Paved and grated, gravel road on site
- **Marine access:** Close to a deep-water port
- **Rail access:** Infrastructure in place but non-operational
- **Water supply:** Municipal water and sewer
- **Drainage:** Sewer and culvert drainage
- **Site topology:** Site is mostly flat and cleared

Opportunities

- **Adjacent land:** Surplus land is available for development and is owned and managed by Nova Scotia Lands
- **Energy consumption:** Propane and oil, with electric power
- **Bioeconomy outputs:** There are a number of established organizations in the Park, providing collaboration opportunities for industrial byproducts
- **Additional site factors:** Nova Scotia Lands are open to partnership opportunities