

Port of Sheet Harbour

www.nsbioeconomicsites.com/sites/port-of-sheet-harbour

Port and woodchip facility

Industrial transportation is available at the deep-water port and the nearby provincial series highway. Port of Sheet Harbour has plenty of opportunities for bioeconomy developments. Opportunities await with surplus forestry inputs and existing infrastructure on-site.



Address

605 Marine Gateway Road
Sheet Harbour, Nova Scotia



Site size

88 acres



Transportation

Highway access



Bioeconomy outputs

Surplus forestry outputs

Summary

- Site is in an excellent location for those requiring marine transport
- Direct deep-water port access
- Land is primarily cleared
- 14,000 sqft concrete pad for chip storage and loading system infrastructure

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 graded road that can accommodate industrial transport vehicles
- **Marine access:** Port infrastructure and marine transportation access
- **Rail access:** N/A
- **Water supply:** On-site well and septic
- **Drainage:** Ditch and culvert drainage
- **Site topology:** The common user industrial land is adjacent to a 12 acre laydown area with a further 33 acres of prepared land for storage
- **Other factors:** Other land owners in the Port include Great Northern Timber Inc. and RJ MacIsaac Construction who are eager to collaborate on new developments and investments. Site is managed and operated by POSHA; subsidiary of QSL, a supply chain leader operating in over 60 marine terminals in Canada and USA

Opportunities

- **Adjacent land:** Land is mostly cleared, adjacent land is currently used for storage and lay-down space
- **Energy consumption:** Oil and propane heat, electric power used on site
- **Bioeconomy outputs:** Forestry residuals including wood bark and chips
- **Additional site factors:** Direct port access and concrete storage pad for forestry outputs. Site is best suited to clients requiring bulk, break-bulk or project cargo marine transportation, short leases, or those with co-location opportunities with existing tenants

