# FOR LEASE

## Unit #1 - 101 MacGregor Avenue
## Stellarton. NS

**ROI Group**

**Commercial PropertyAdvisors**

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### LOCATION & UNIT OVERVIEW

Located in the Stellarton Industrial Park, the building features five units complete with office and warehouse uses.
This unit is the largest in the complex featuring 3,600 sf of warehouse area, 690 sf of office space and 644 sf of mezzanine area.

The warehouse is complete with two, 10' & 11' overhead doors with dock level loading. 16' exposed ceilings, fully sprinklered with oil/forced air heat. Paved customer staff parking in front of the building with rear truck parking and loading.

### Property Tenants

| | |
|---|---|
| Admin Unit | East Coast Energy Inc. |
| Unit 1 - | **VACANT** |
| Unit 2 - | Weston Foods |
| Unit 3 - | ABM Integrated |
| Unit 4 - | Pawesome Pet Care |
| Unit 5 - | Coca Cola Canada Bottling Limited |
| Lease Rate | $ 8.00 sf + CAM & Tax |
| Unit Area | 3,600 sq ft. + Mezzanine |
| HVAC | Oil/Forced Air |
| Power | 200 amp c/b Three Phase |
| Occupancy | January 1, 2027 |

**For More Information Contact**
**Peter Constable 902.753.7009**

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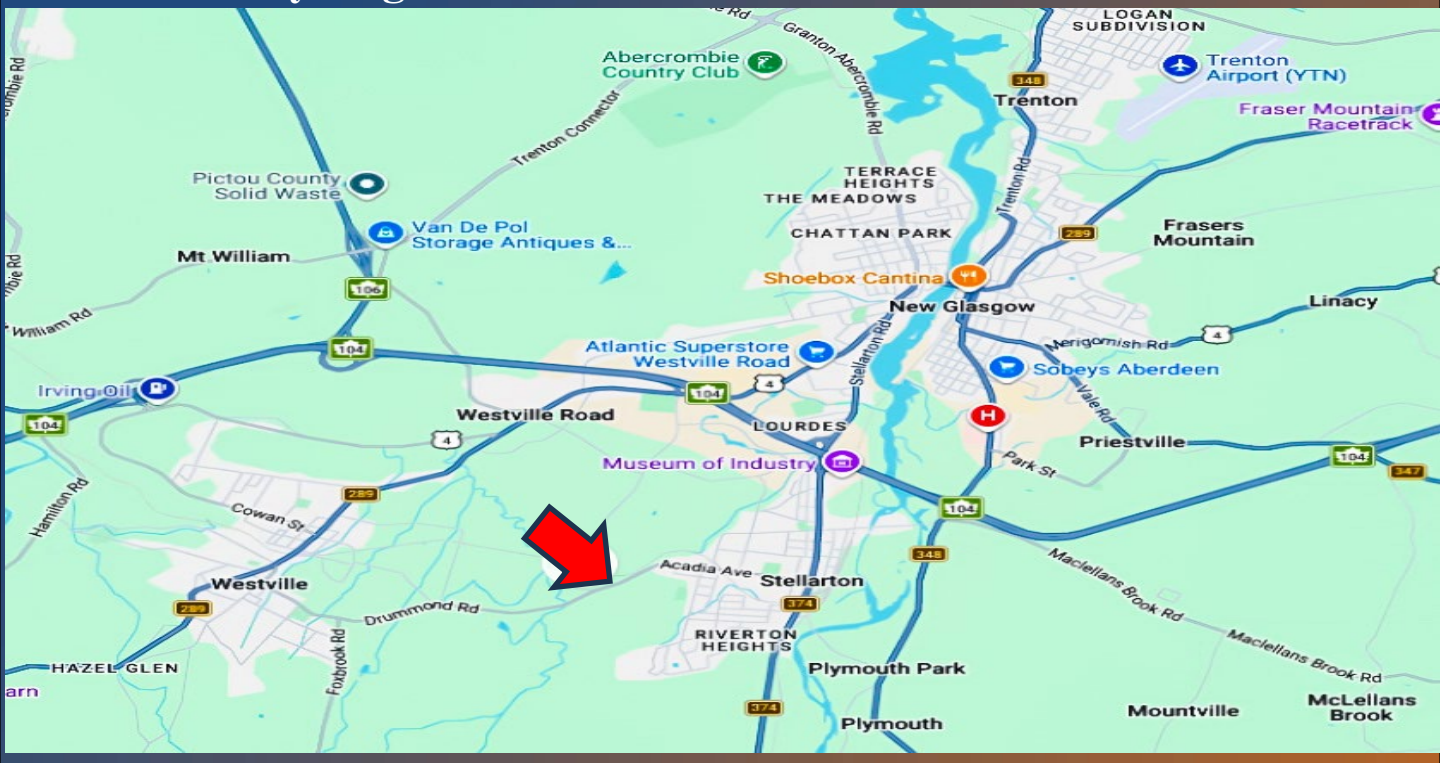
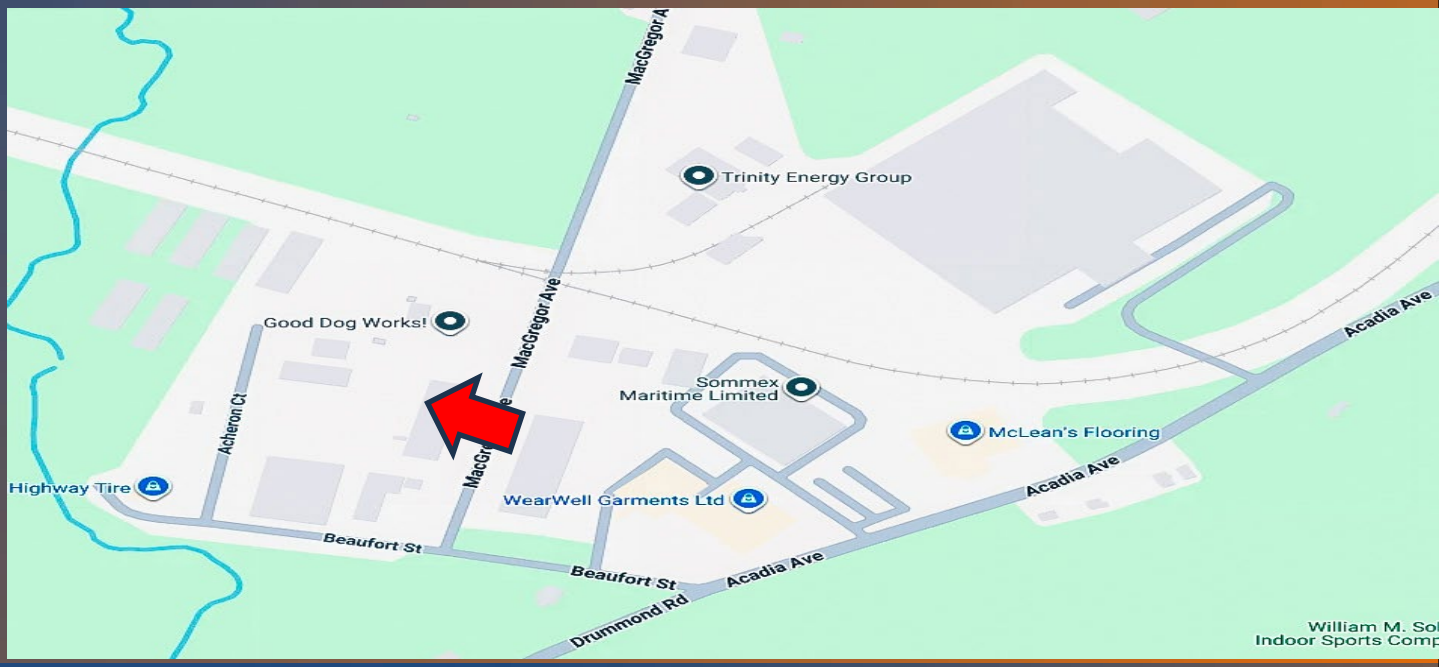
## Pictou County Region




## Stellarton Industrial Park



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### Aerial Photograph

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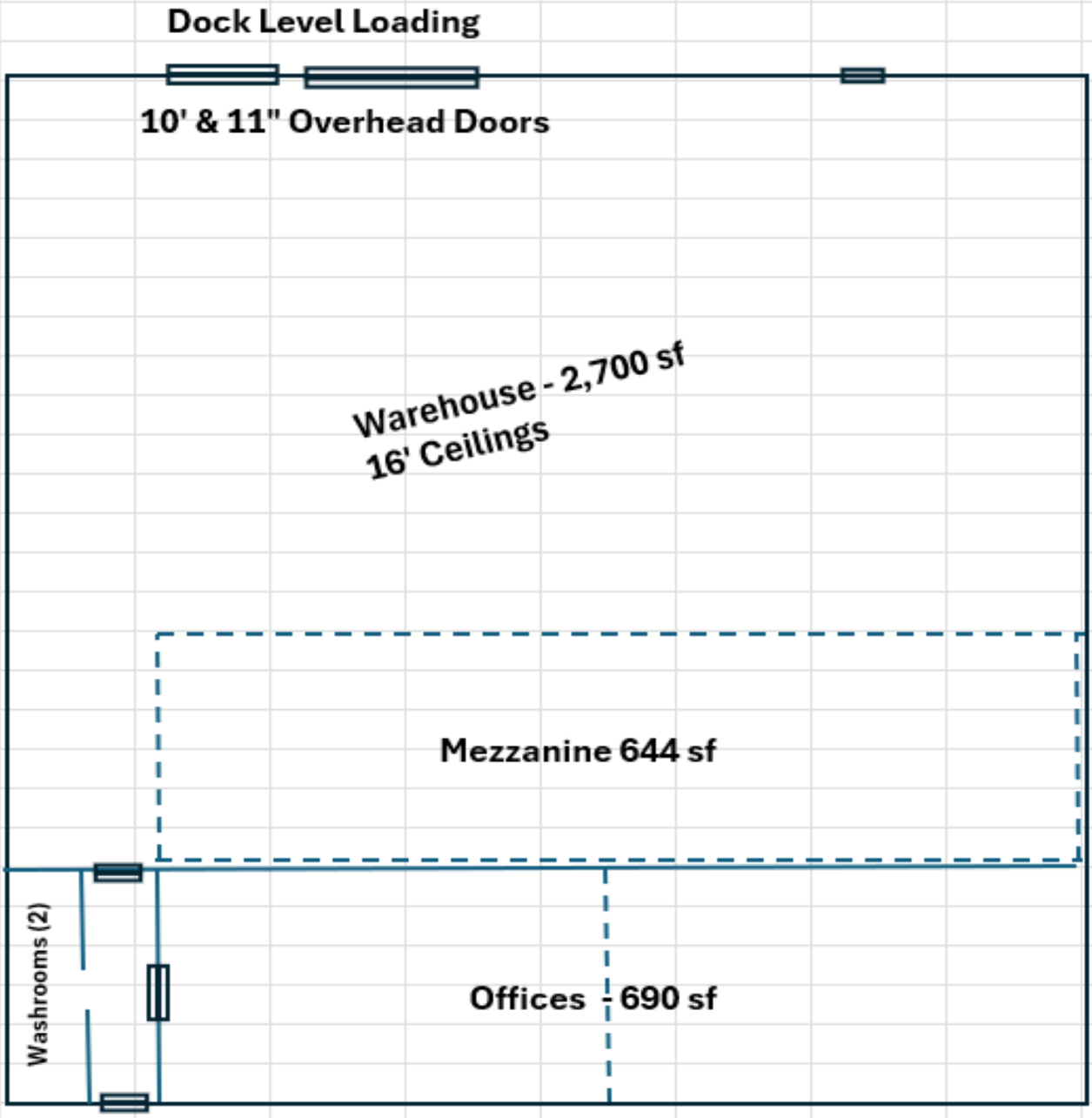
### Unit Plan



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### Photographs

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### Warehouse

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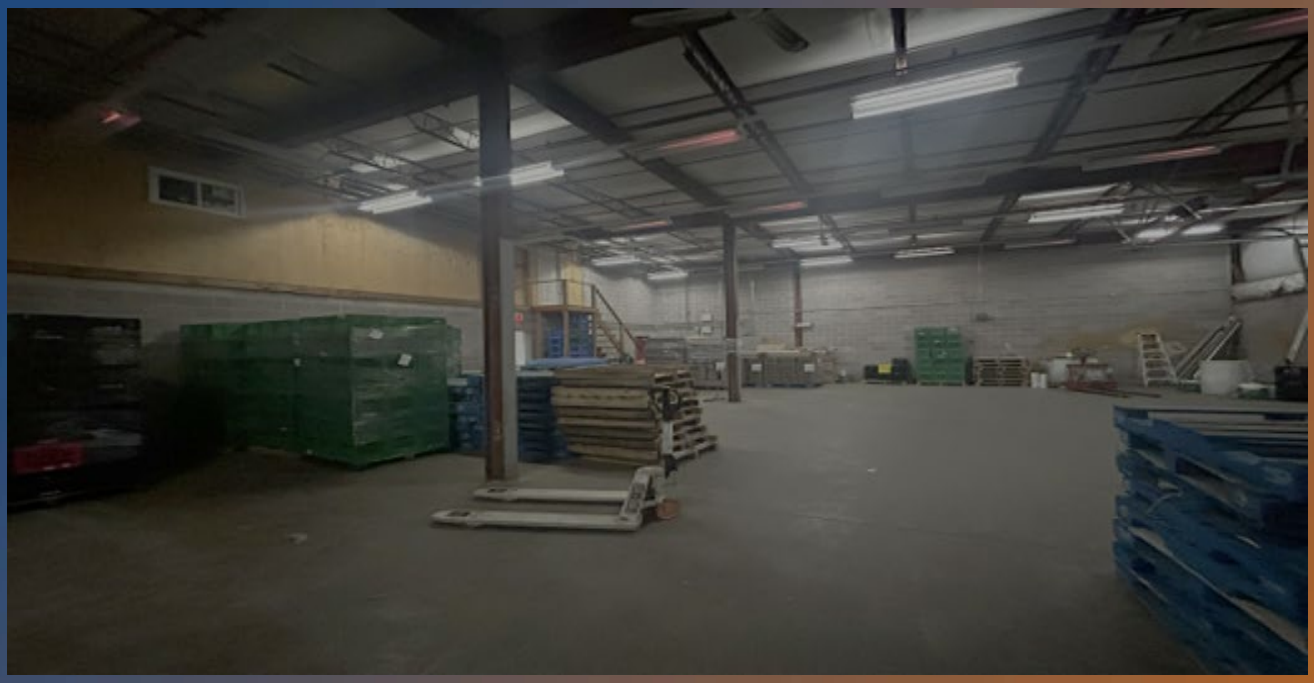
### Warehouse



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### Mezzanine

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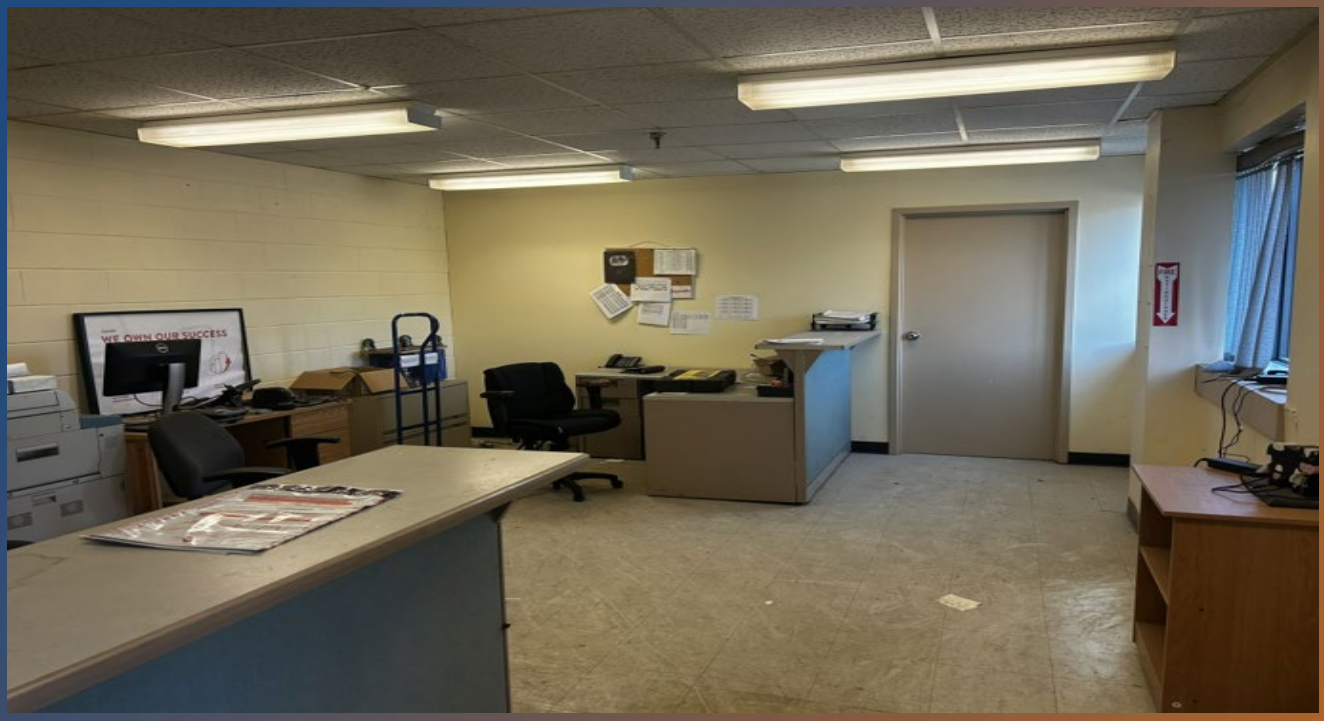
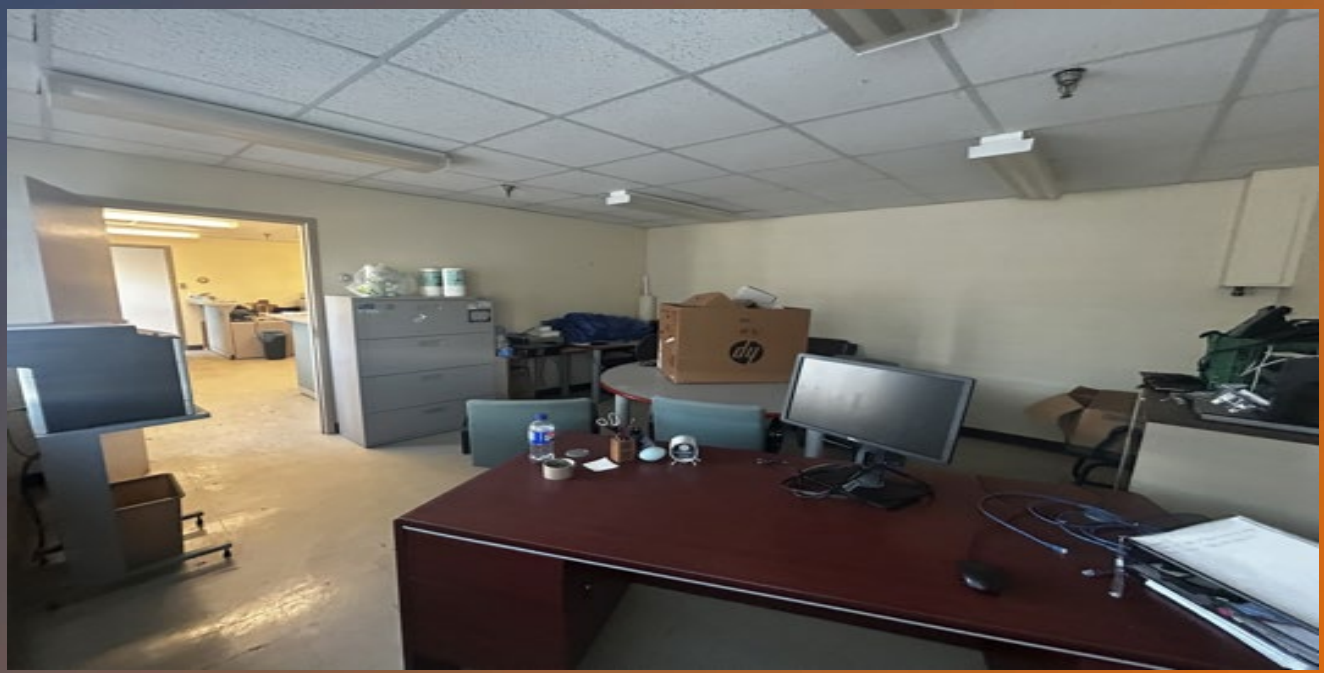
### Offices



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## Section 1: Demographic Profiles

### Town of Stellarton (2021 Census Baseline)

**Population:** 4,007 residents, representing a 4.8% decline from the 2016 population of 4,208.
**Population Density:** 445.6 people per square kilometre across a total land area of 8.99 km².
**Gender Distribution:** 52.9% Female (2,120 individuals) and 47.1% Male (1,885 individuals).
**Age Metrics:** The average age of the population is 44.8 years, with a median age of 47.2 years.
**Household Metrics:** 2,017 total private dwellings (1,881 occupied by usual residents) with an average household size of 2.1 persons.
**Income Baseline:** The median household income stands at approximately $60,400.

### Greater Pictou County

**0 to 14 Years (Youth)** 14.3% (570 people) ~14.0%
**15 to 64 Years (Working Age)**
63.1% (2,530 people) ~60.0%
**65 Years & Over (Seniors)** 22.6% (905 people) ~26.0% (tracking up to 33%)
**Greater Pictou County Regional Trends**
**Total Regional Population:** Approximately 43,657 residents across the county's municipal units.

## Section 2: Local Employment Sectors

### Corporate Headquarters, Retail, & Logistics

**Empire Company Limited & Sobeys:** Headquartered in Stellarton, this multi-billion dollar national food retailer represents the foundational professional employment base of the town. Key operations include executive offices, a centralized Regional Distribution Centre,and specialized subsidiaries such as Big 8 Beverages, TRA Cash and Carry, and Eastern Sign-Print.

**Retail Trade Cluster:** General commerce represents a massive segment of county-wide employment, concentrated primarily along the major commercial arteries of New Glasgow and adjacent downtown cores.

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## Section 2: Local Employment Sectors (Cont)

**Advanced Manufacturing & Industrial Services**

**Michelin Tires Canada:** Located nearby in Granton, this heavy manufacturing facility operates as one of the single largest industrial employers in Pictou County, sustaining hundreds of technical, production, and engineering roles.
**Fabrication & Engineering:** Highly specialized firms—including MacGregor's Industrial Group, Aecon Fabco, and MacKay Meters—form a dense regional hub for metal machining, custom fabrication, and utility support infrastructure.
**Commercial Printing:** Advocate Printing and Publishing, headquartered locally, is the largest independent commercial printing provider in Atlantic Canada.

**3. Healthcare, Education, & Public Sector**

**Nova Scotia Health Authority:** Driven by regional healthcare demand and demographic aging, the Aberdeen Hospital in New Glasgow serves as the core medical employer for clinical, nursing, administrative, and allied health staff.
**Long-Term Care:** Continuing care facilities and senior residential support networks comprise a resilient and growing segment of local service work.
**Public Education & Administration:** Institutional employment is anchored by the Chignecto-Central Regional Centre for Education alongside regional municipal government services.

**4. Civil Infrastructure, Logistics, & Resources**

**Logistics & Energy:** Essential employment segments include regional marine transit via Northumberland Ferries Ltd., commercial trucking infrastructure, Nova Scotia Power utility operations, and local resource extraction at the Pioneer Coal surface mine in Stellarton.

## Section 3: Strategic Workforce Alignment

To mitigate shrinking working-age metrics and address critical vacancies caused by high retirement volume, regional economic development strategies are heavily linked to targeted immigration frameworks. Local employers actively utilize federal initiatives, such as the **Rural Community Immigration Pilot (RCIP)**, to fast-track skilled newcomers directly into highpriority roles across health care, advanced manufacturing, technical trades, and corporatebusiness administration.