

FOR LEASE



127 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

Perfect Combination of Office & Warehouse in Central Burnside

- Single-user building, totalling 4,535 sf
- 50/50 office to warehouse split
- Ample on-site paved parking

Opportunity to lease this well-maintained, 4,535 sf, semi-detached, single-storey plus basement building in Burnside Business Park. Situated directly between Akerley Boulevard and Wright Avenue, two main arterial routes through the Park, 127 Joseph Zatzman offers quick and easy access for clients and employees, and great exposure to passing traffic.

The building is in excellent condition and features a modern interior, with vaulted ceilings and skylights, secure access, ample on-site parking, grade loading, and more. The layout comprises a reception area, open workstation space, kitchenette, bright boardroom, 3 washrooms, and warehouse space on the lower level.

partnersglobal.com

FOR LEASE

\$14.50 psf (net)

Connie Amero

D (902) 431-9967

M (902) 802-8480

connie@partnersglobal.com

Geof Ralph

D (902) 444-3006

M (902) 877-9324

geof@partnersglobal.com



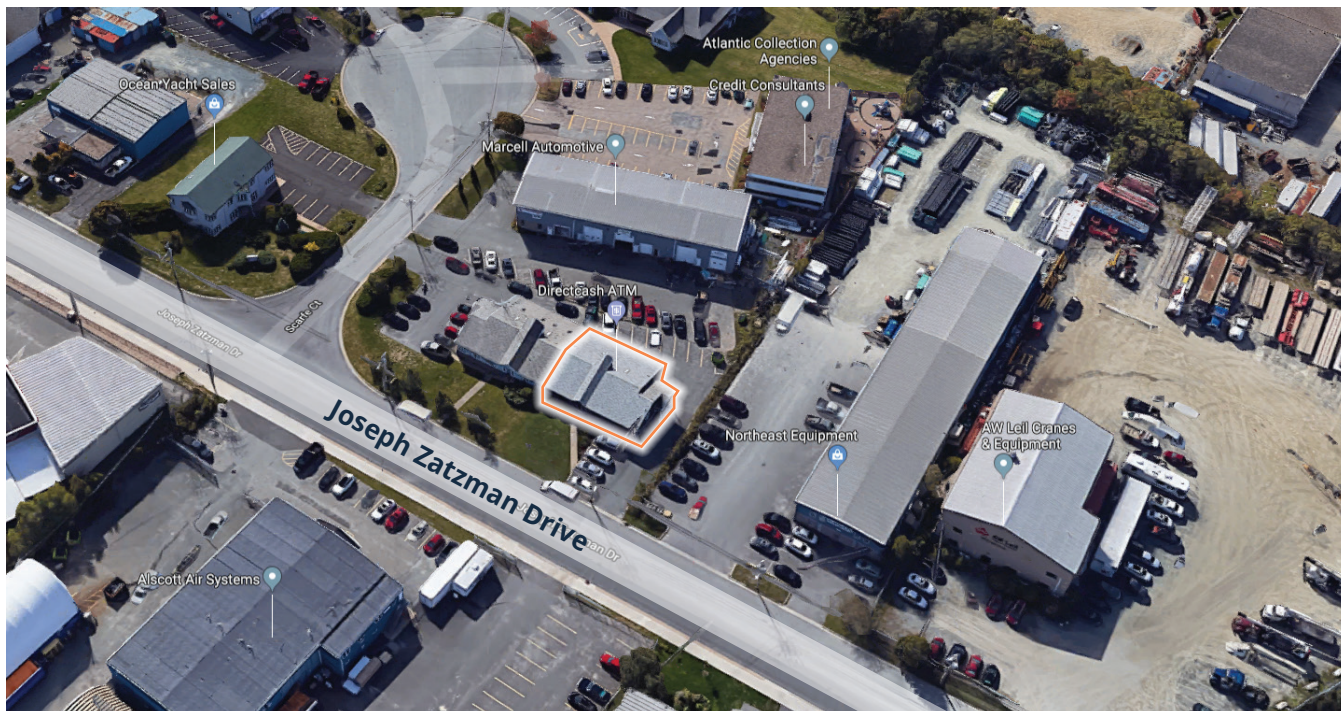
127 Joseph Zatzman Drive | Dartmouth, Nova Scotia



LISTING ID	10191
ADDRESS	127 Joseph Zatzman Drive, Dartmouth, Nova Scotia
LOCATION	Burnside Business Park
ZONING	General Industrial (I-2) Zoning
BUILDING SIZE	Office: 2,000 sf Warehouse: <u>2,535 sf</u> Total: 4,535 sf
PARKING	Paved surface parking (12-15 stalls)
LOADING	2 x grade level
CLEAR HEIGHT	16' to warehouse
AVAILABILITY	Immediately
BASE RENT	\$14.50 psf
ADDITIONAL RENT	\$3.50 psf

127 Joseph Zatzman Drive | Dartmouth, Nova Scotia

AERIAL VIEW



EXTERIOR PHOTO



127 Joseph Zatzman Drive | Dartmouth, Nova Scotia

INTERIOR PHOTOS



Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.