



UNIT 6, 130 JOHN SAVAGE AVENUE DARTMOUTH, NOVA SCOTIA

High-Quality Industrial Warehouse Space in Burnside Business Park

- 7,804 sf available now
- Free on-site parking for employees and clients
- LEED Certified building

This opportunity represents 7,804 sf of warehouse space at this functional steel frame and concrete tilt-up building with good curb appeal. 130 John Savage Avenue is LEED Certified, boasting high-efficiency lighting, an ESFR sprinkler system, back up generator, electrical vehicle charging stations and more.

Additional property features include free on-site paved parking, 28' clear heights, and grade and dock level loading. Unit 6 is nicely built out with a combination of closed offices and open space, including a number of meetings rooms, large training room, kitchen, washrooms, and warehouse to the rear.

partnersglobal.com

FOR LEASE

\$8.25 psf (net)

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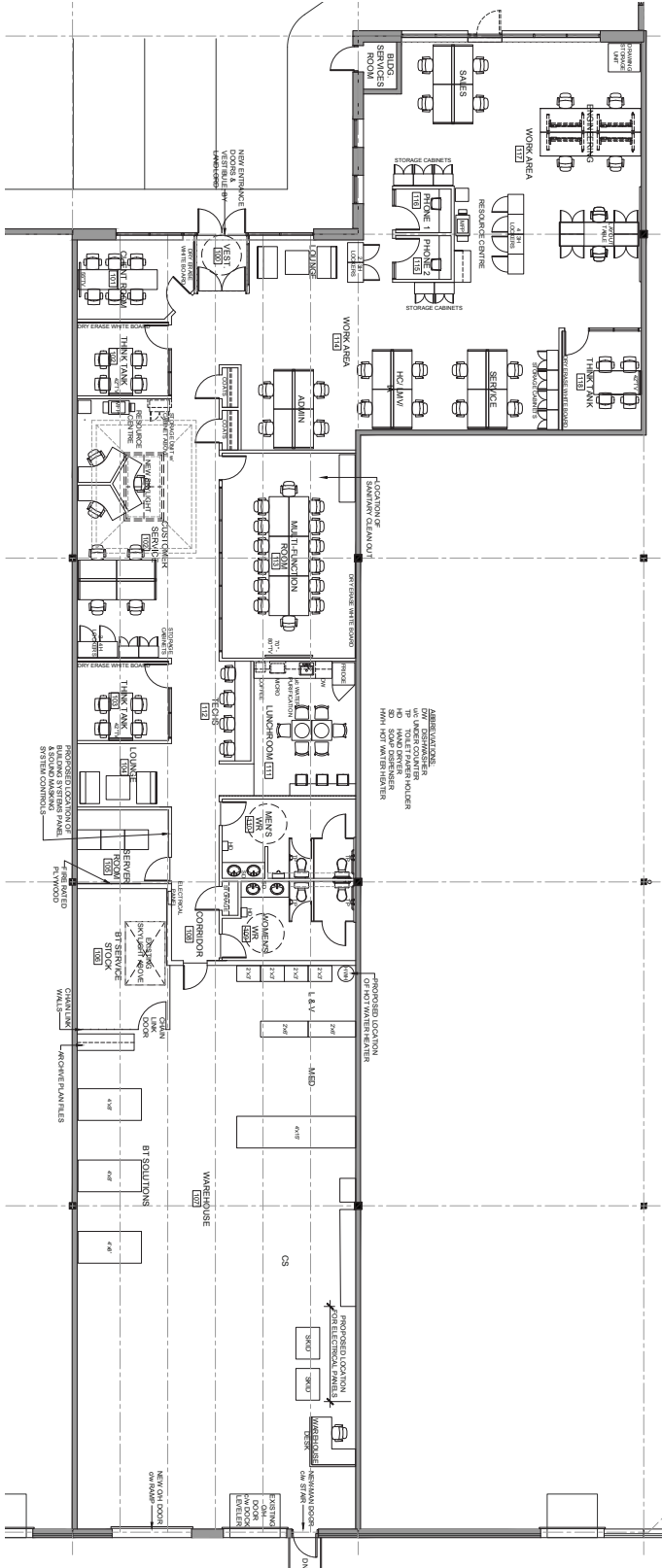
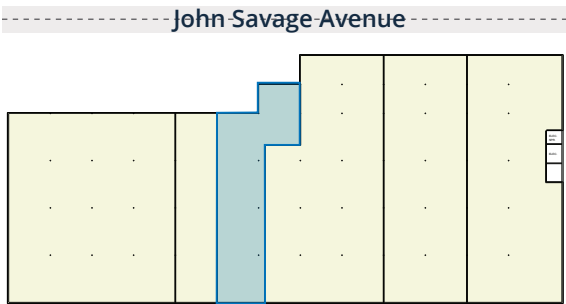
Unit 6, 130 John Savage Avenue | Dartmouth, Nova Scotia



LISTING ID	10202	
ADDRESS	130 John Savage Avenue, Dartmouth, Nova Scotia	
LOCATION	Burnside Business Park	
ZONING	General Industrial (I-2) Zoning	
YEAR BUILT	2011	
BUILDING SIZE	91,522 sf	
NO. FLOORS	One	
SIZE AVAILABLE (RENTABLE SF)	7,804 sf	
PARKING	Free on-site paved parking (85 stalls total)	
CEILING HEIGHT	28'	
LOADING	1 x grade level (10' x 12' door) and 1 x dock level (8' x 9' door)	
ELECTRICAL SERVICE	347 Amps, 600 Volts	
HVAC	Ceiling hung gas fired unit heaters	
AVAILABILITY	Immediately	
BASE RENT	\$8.25 psf (net)	
ADDITIONAL RENT (2020)	Cam + Tax	\$7.16 psf
	Efficiency Rate	\$1.50 psf
	Total	\$8.66 psf
MAJOR TENANTS	SNC Lavalin, Brokerhouse Distribution, Shnier Flooring, Sleep Country Canada, Iron Mountain	

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BUILDING LAYOUT & FLOOR PLAN





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