



12-26 BORDEN AVENUE DARTMOUTH, NOVA SCOTIA

Warehouse End Cap for Lease in the Heart of Burnside

- Up to 8,994 square feet of warehouse space
- Easy access
- Available December 2020

This opportunity includes up to 8,994 square feet of warehouse space in Burnside Industrial Park, with some existing built-out office space to the front and a fenced-in portion to the warehouse.

12-26 Borden Avenue offers quick and easy access to Akerley Boulevard and Wright Avenue, two main arterial routes through the Park. Additional property features include grade and dock level loading, 24' clear heights, and ample on-site surface parking.

FOR LEASE

\$7.25 psf (net)

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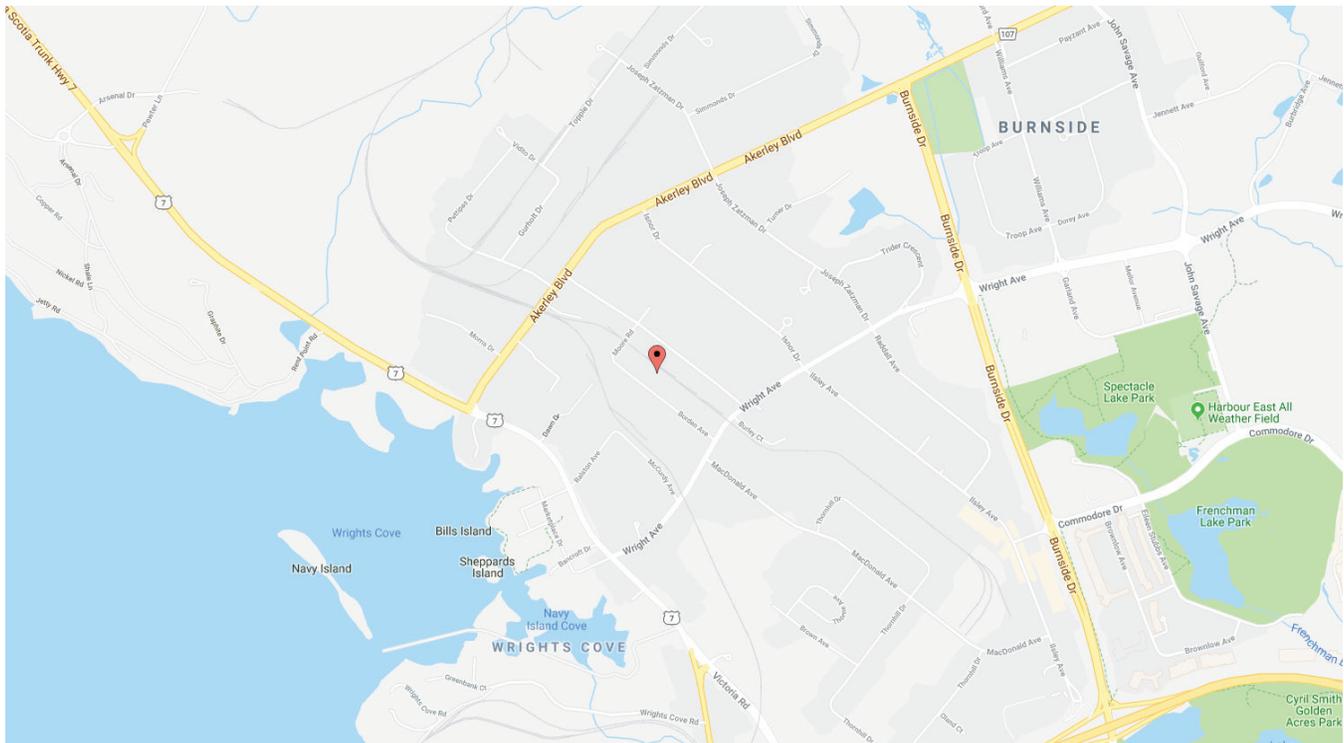
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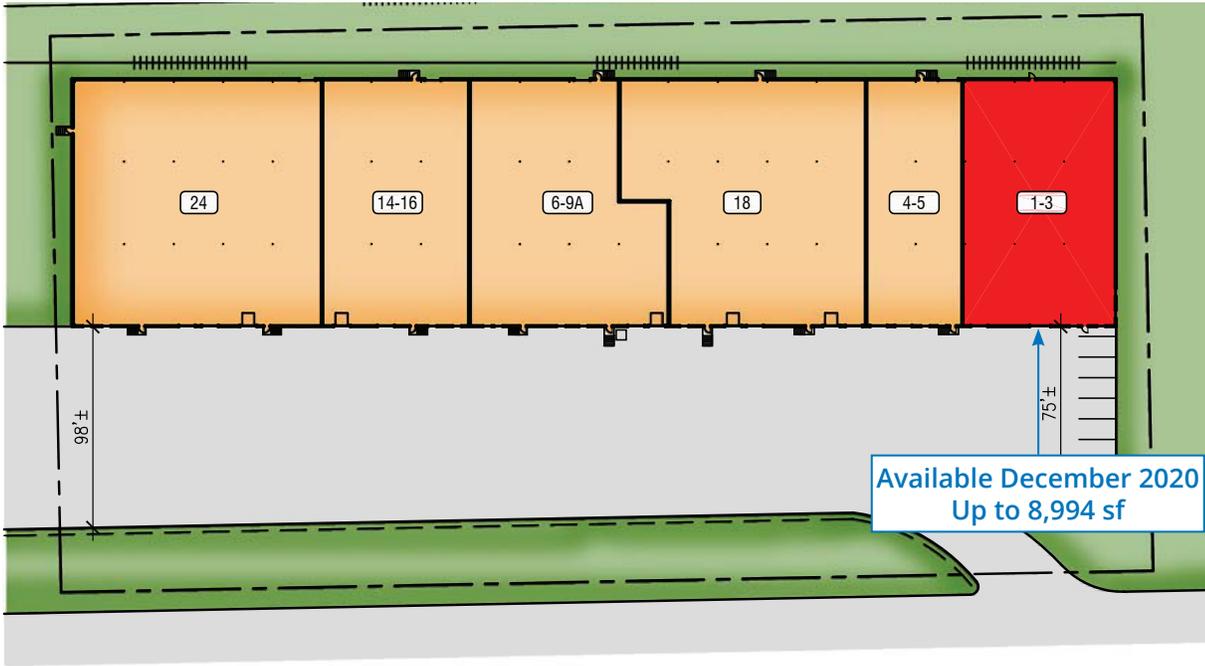
12-26 Borden Avenue | Dartmouth, Nova Scotia



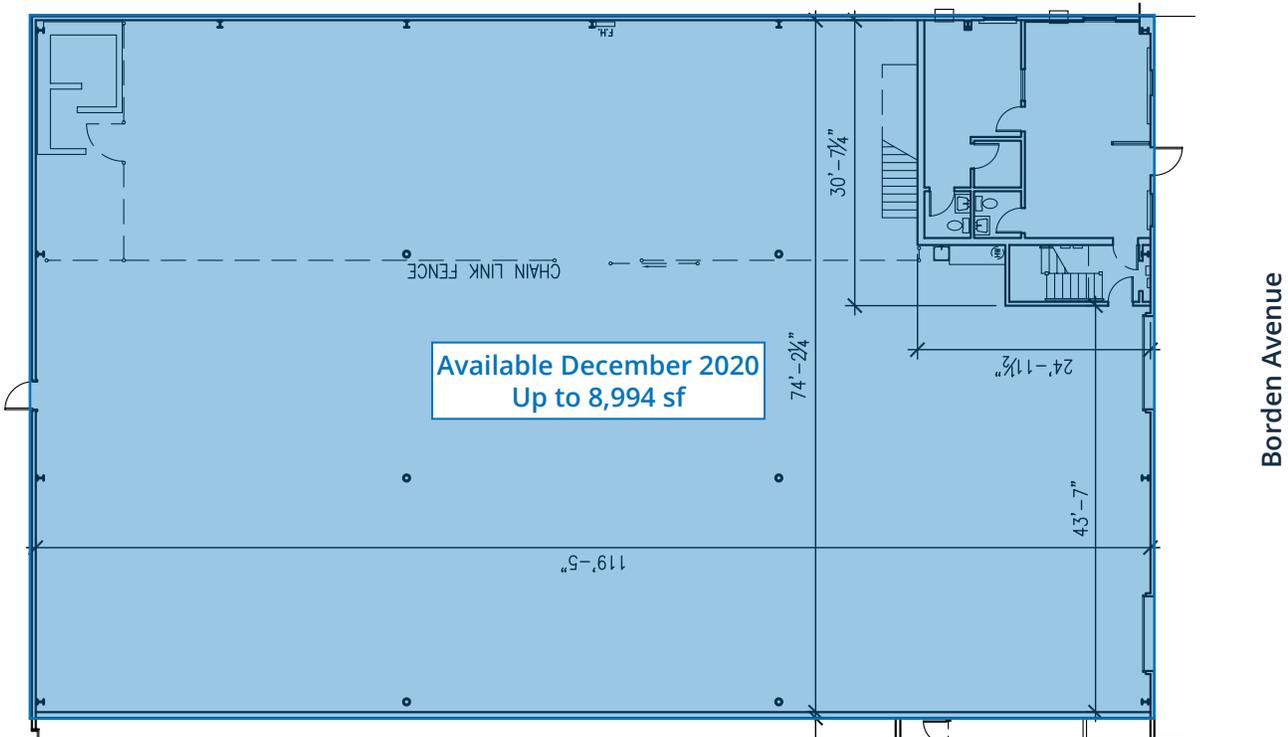
LISTING ID	10166
ADDRESS	12-26 Borden Avenue, Dartmouth, Nova Scotia
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Warehouse
BUILDING SIZE (GLA)	60,949 sf
YEAR BUILT	1973
SIZE AVAILABLE (SF)	Units 1-3: Up to 8,994 sf
LOADING	Grade (8' x 14') and dock level (8' x 8')
CLEAR HEIGHT	24'
COLUMN SPACING	24' x 40' (W x L)
SPRINKLER SYSTEM	Yes (wet system)
HVAC	Natural gas to warehouse area
PARKING	Paved on-site surface parking (approximately 45 stalls total)
AVAILABILITY	December 2020
BASE RENT	\$7.25 psf
ADDITIONAL RENT	\$4.62 psf (2020)

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SITE PLAN



FLOOR PLAN



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PROPERTY PHOTOS



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