



# 28-38 BORDEN AVENUE DARTMOUTH, NOVA SCOTIA

## Burnside Industrial Park – Cost-Effective and Centrally Located

- Between 3,600 sf and 8,830 sf of warehouse space
- Easily accessible
- Available immediately

This opportunity includes options between 3,600 square feet and 8,830 square feet of warehouse space in Burnside Industrial Park. The current availabilities comprise wide open space, leaving lots of flexibility in terms of fit-up and use.

28-38 Borden Avenue offers quick and easy access to Akerley Boulevard and Wright Avenue, two main arterial routes through the Park. Additional property features include 20' clear heights, paved on-site surface parking to the front and dock level loading, with the potential for grade capabilities.

[partnersglobal.com](http://partnersglobal.com)

## FOR LEASE

\$7.25 psf (net)

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### Geof Ralph

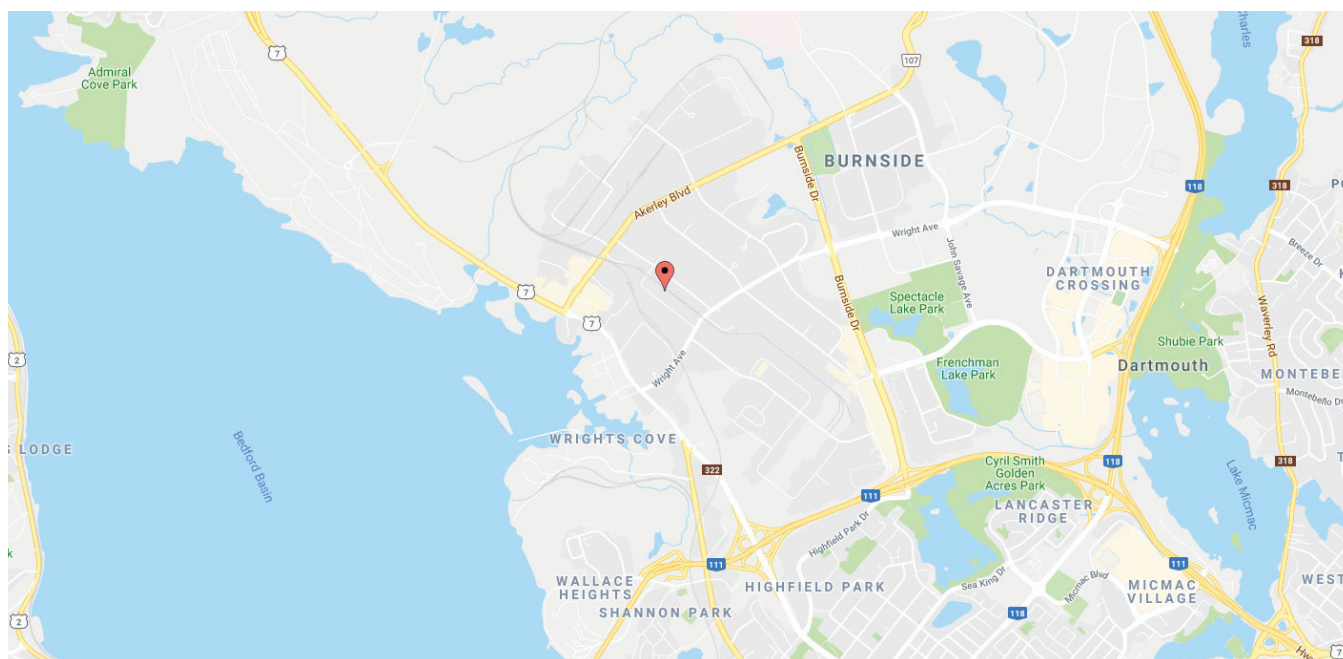
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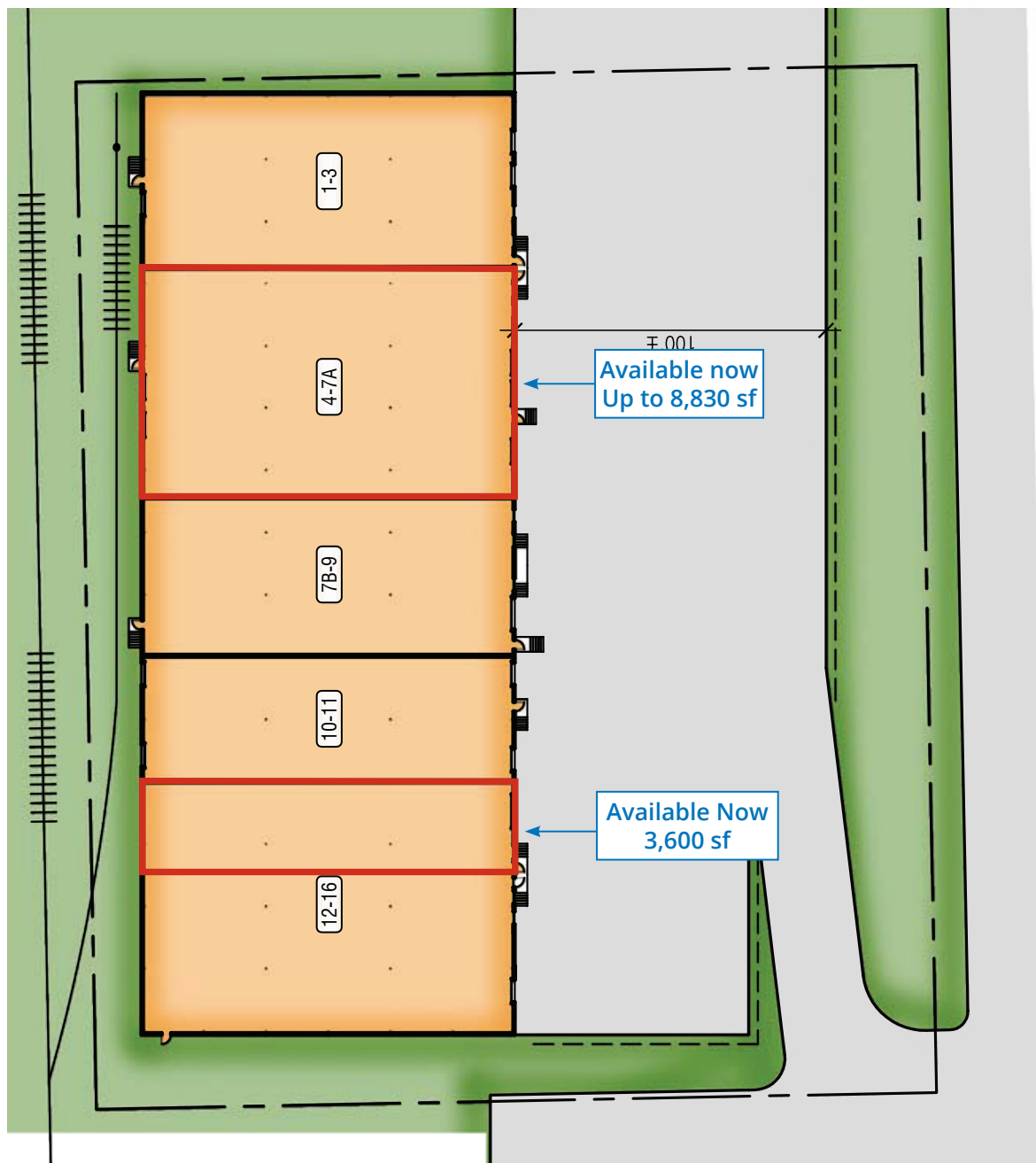
## 28-38 Borden Avenue | Dartmouth, Nova Scotia



<b>LISTING ID</b>	10172
<b>ADDRESS</b>	28-38 Borden Avenue, Dartmouth, Nova Scotia
<b>LOCATION</b>	Burnside Industrial Park
<b>BUILDING SIZE (GLA)</b>	36,320 sf
<b>YEAR BUILT</b>	1970
<b>SIZE AVAILABLE (SF)</b>	Units 4-7A: Up to 8,830 sf Unit 12: 3,600 sf
<b>LOADING</b>	Dock level
<b>CLEAR HEIGHT</b>	20'
<b>SPRINKLER SYSTEM</b>	Yes (wet system)
<b>POWER</b>	3 phase, 120/208 volt
<b>HVAC</b>	Natural gas
<b>PARKING</b>	Paved on-site surface parking
<b>AVAILABILITY</b>	Immediately
<b>BASE RENT</b>	\$7.25 psf
<b>ADDITIONAL RENT</b>	\$5.10 psf (2020)
<b>NOTES</b>	Broker incentives available

# 28-38 Borden Avenue | Dartmouth, Nova Scotia

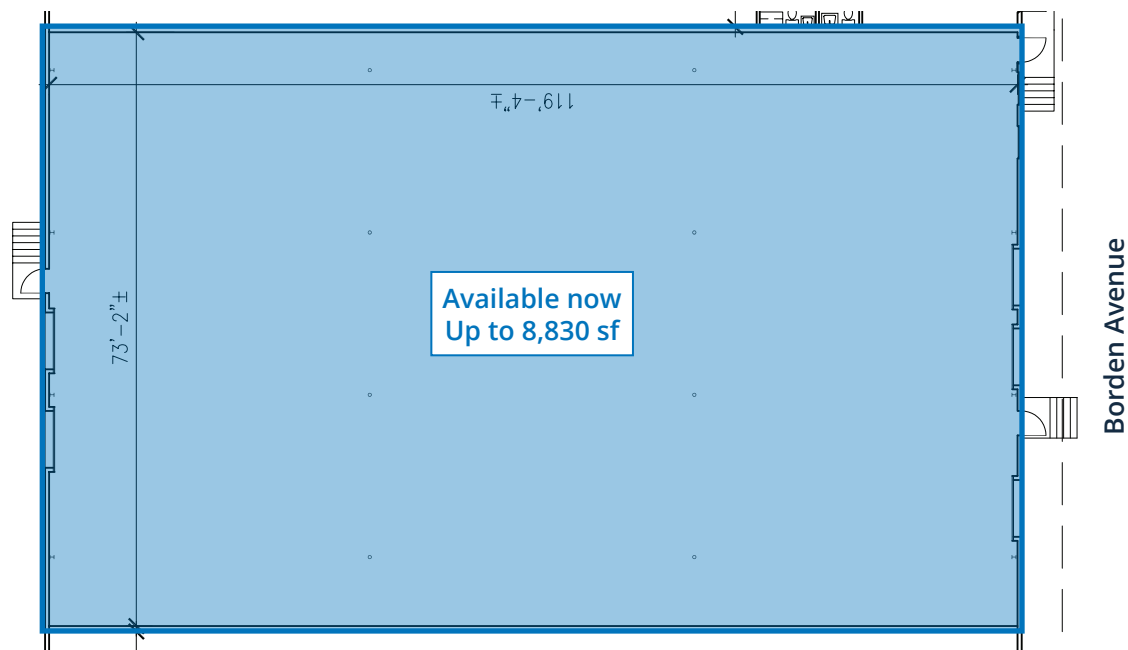
## SITE PLAN





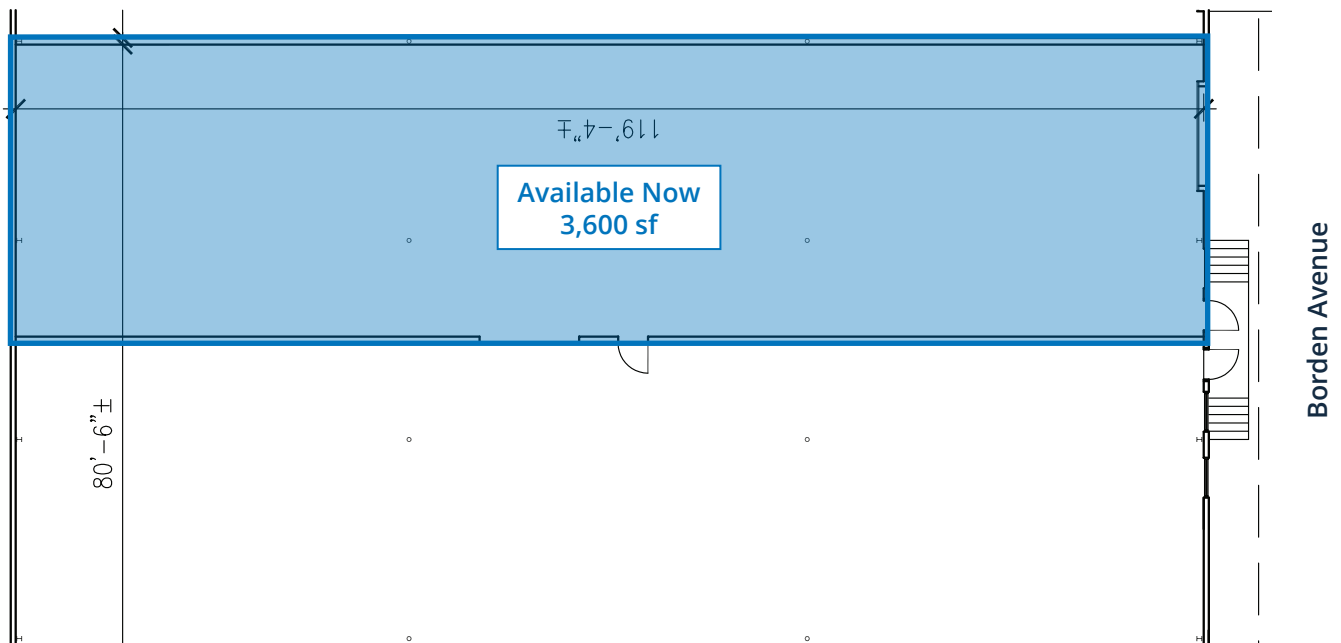
# 28-38 Borden Avenue | Dartmouth, Nova Scotia

## UNITS 4-7A



# 28-38 Borden Avenue | Dartmouth, Nova Scotia

## UNIT 12



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