



420 HIGNEY AVENUE DARTMOUTH, NOVA SCOTIA

High-Quality Commercial End-Cap Space in Burnside Business Park

- +/- 4,000 sf
- Functional space with attractive curb appeal
- Free on-site paved parking

Situated at the newer end of Burnside Business Park, 420 Higney Avenue currently has one option available, approximately 4,000 sf of brand new end-cap, with a functional mix of showroom, warehouse and mezzanine office space.

Property features include free on-site paved parking, 26' clear heights to warehouse areas, grade and dock level loading, large front-facing windows for plenty of natural light and exterior signage opportunities with good visibility.

FOR LEASE

By negotiation

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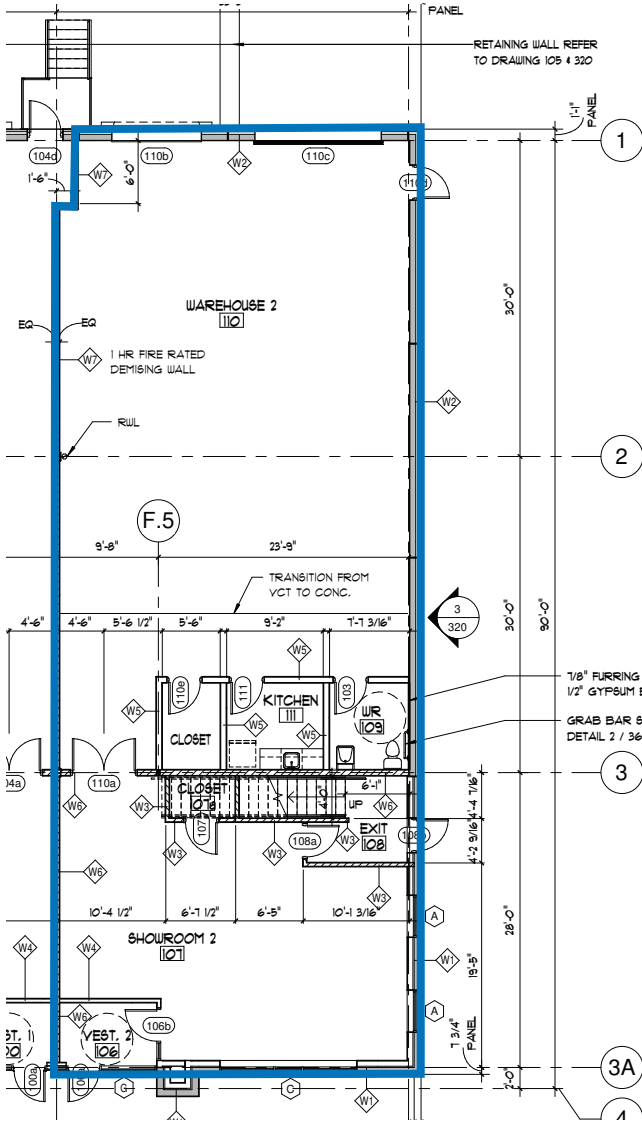
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420 Higney Avenue | Dartmouth, Nova Scotia

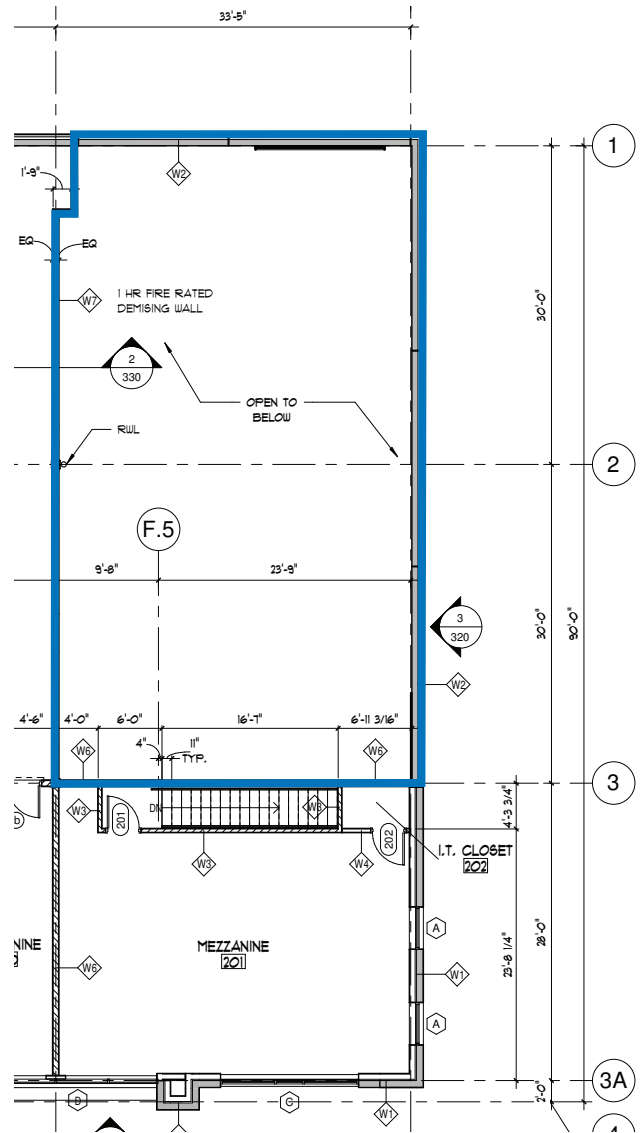


LISTING ID	10235
ADDRESS	420 Higney Avenue, Dartmouth, Nova Scotia
LOCATION	Burnside Business Park
ZONING	General Industrial (I-2) Zoning
TOTAL BUILDING SIZE	+/- 24,000 sf
NO. FLOORS	Two (2) storeys
SIZE AVAILABLE	+/- 4,000 sf
LAYOUT	Brand new end-cap space comprising a 1,000 sf showroom, 2,000 sf warehouse and 1,000 sf mezzanine office
PARKING	Free on-site paved parking
CEILING HEIGHT	26' to warehouse areas
HVAC	Heat pumps
LOADING	Dock and grade
YARD SPACE	Yes (size negotiable)
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT (2021)	\$6.25 psf + utilities

AVAILABLE SPACE



Ground Floor



Mezzanine

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