



UNIT 12, 28-38 BORDEN AVENUE DARTMOUTH, NOVA SCOTIA

Burnside Business Park – Cost-Effective and Centrally Located

- 3,600 sf of warehouse space
- Easily accessible
- Available immediately

This opportunity includes 3,600 square feet of warehouse space in Burnside Business Park. Unit 12 comprises wide open space, leaving lots of flexibility in terms of build-out 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.

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FOR LEASE

By negotiation

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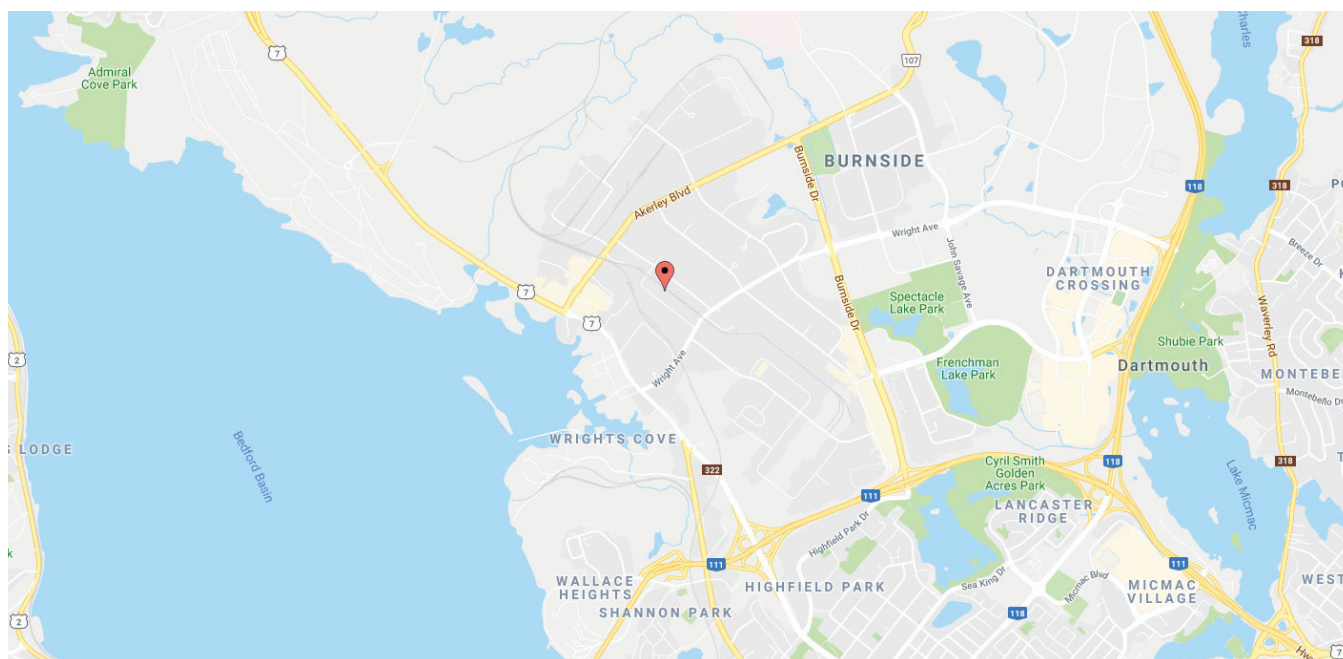
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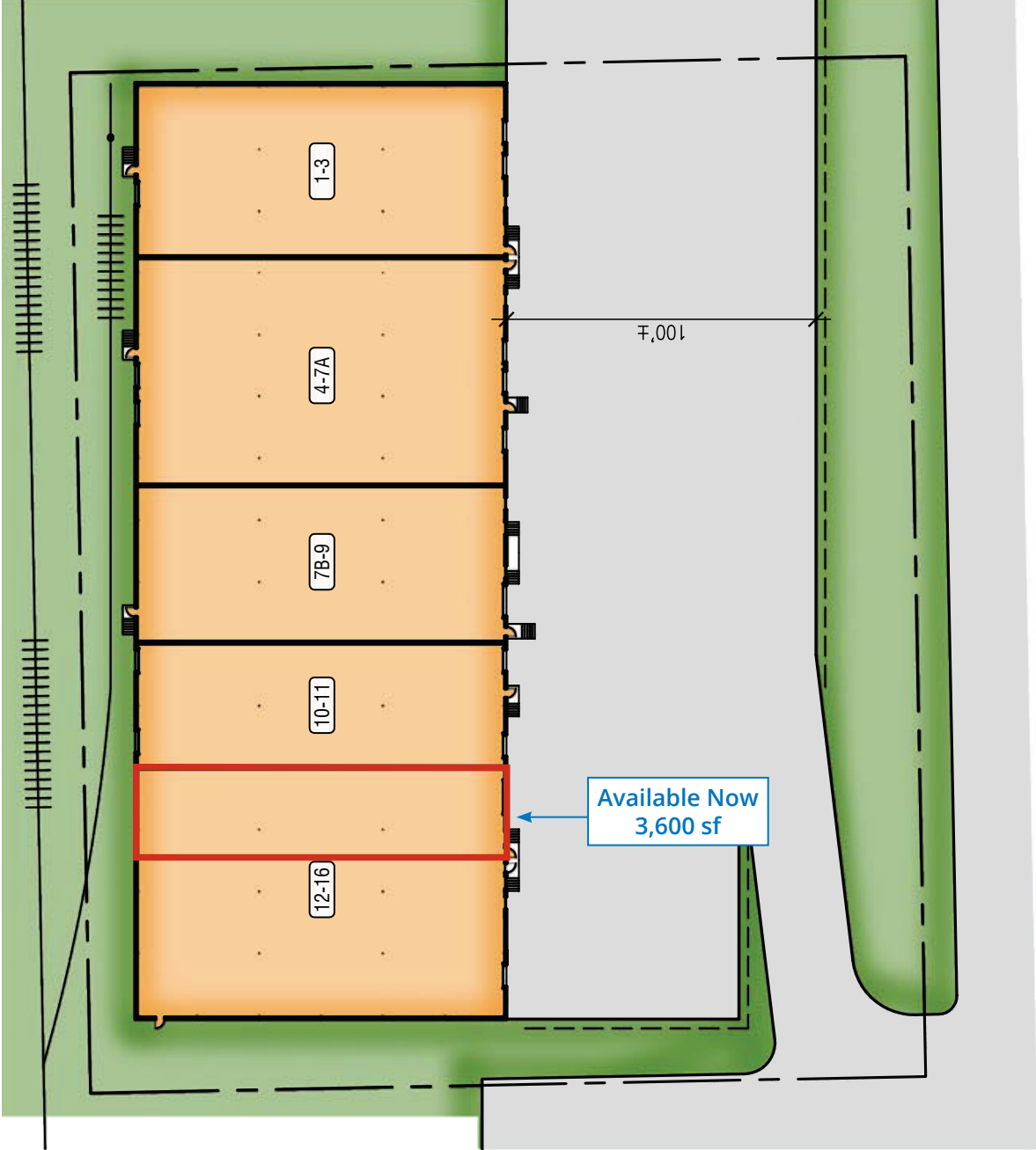
Unit 12, 28-38 Borden Avenue | Dartmouth, Nova Scotia



LISTING ID	10172
ADDRESS	28-38 Borden Avenue, Dartmouth, Nova Scotia
LOCATION	Burnside Industrial Park
BUILDING SIZE (GLA)	36,320 sf
YEAR BUILT	1970
SIZE AVAILABLE	Unit 12: 3,600 sf
LOADING	Dock level
CLEAR HEIGHT	20'
SPRINKLER SYSTEM	Yes (wet system)
POWER	3 phase, 120/208 volt
HVAC	Natural gas
PARKING	Paved on-site surface parking
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact a listing agent)
ADDITIONAL RENT	\$5.10 psf (2020)

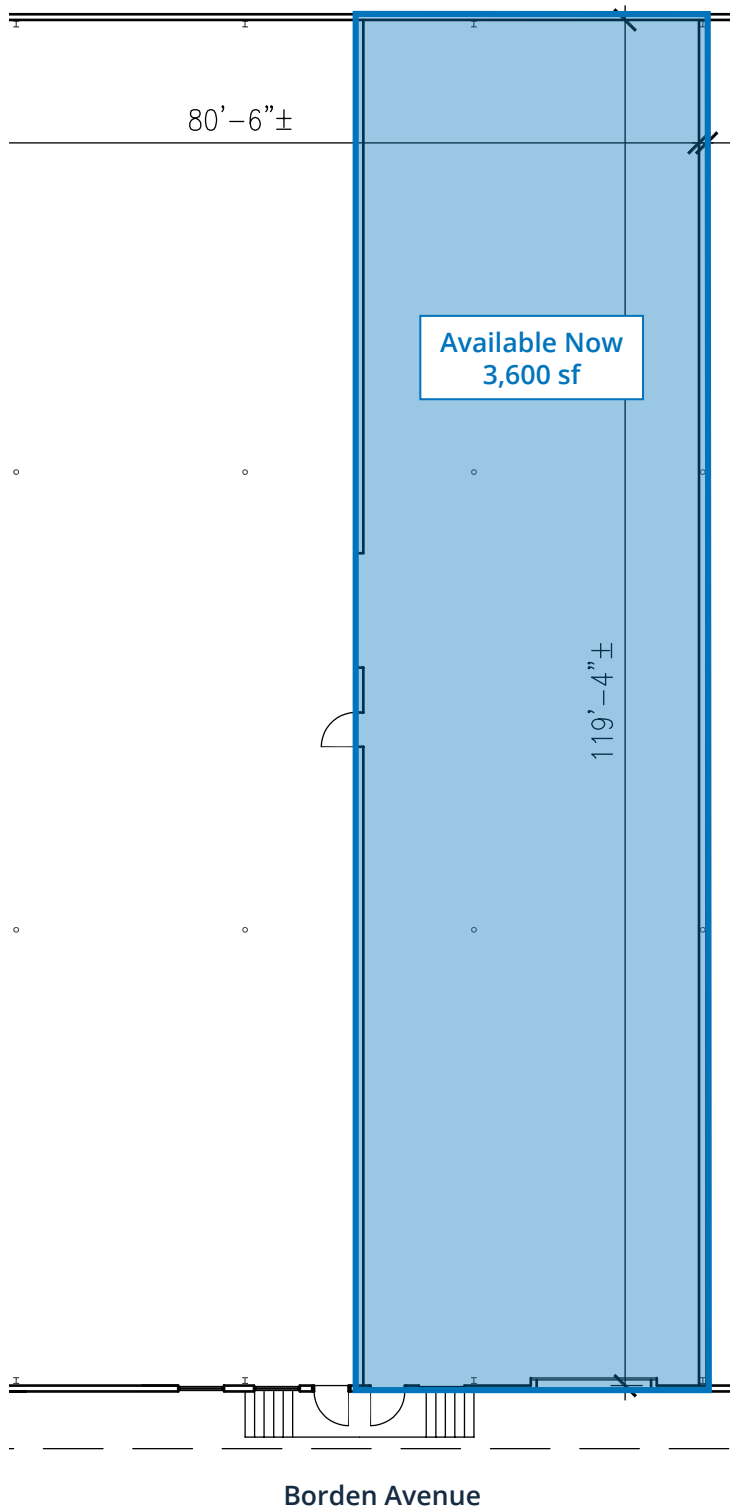
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SITE PLAN



Unit 12, 28-38 Borden Avenue | Dartmouth, Nova Scotia

FLOOR PLAN



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