

**SUBLEASE**



## UNIT 3K/L, 110 CHAIN LAKE DRIVE HALIFAX, NOVA SCOTIA

### Industrial Flex Space for Sublet in Bayers Lake Business Park

- 3,006 sf with dock loading
- End-cap with great exposure
- Available April 2021

Situated in Bayers Lake Business Park near the intersection of Highways 102 and 103, this end-cap sublease opportunity enjoys convenient access, proximity to amenities and increased exposure.

Unit 3K/L comprises 3,006 sf of nicely built-out industrial flex space, with an efficient combination of bright showroom / office to the front and clean warehouse / storage to the rear. Features include ample free surface parking, exterior signage opportunities, dock loading and 18'-20' ceilings to the warehouse. Suitable to a wide variety of uses.

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

## FOR SUBLEASE

By negotiation

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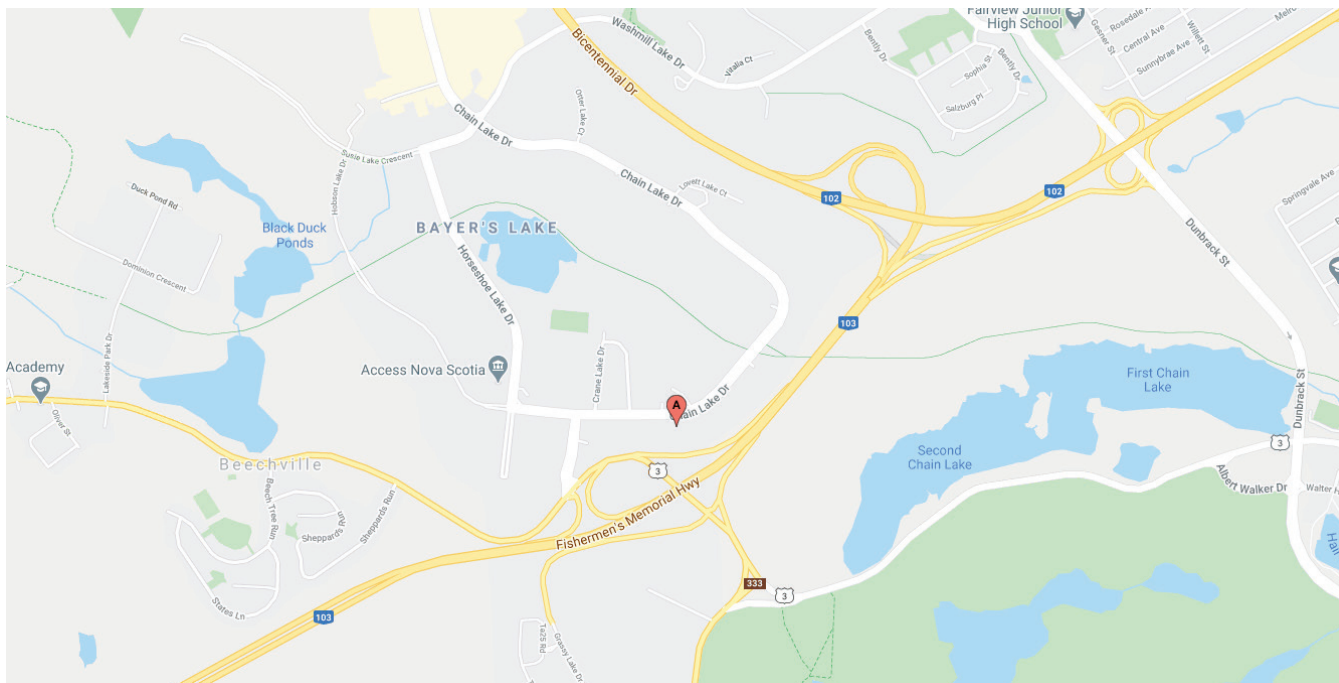
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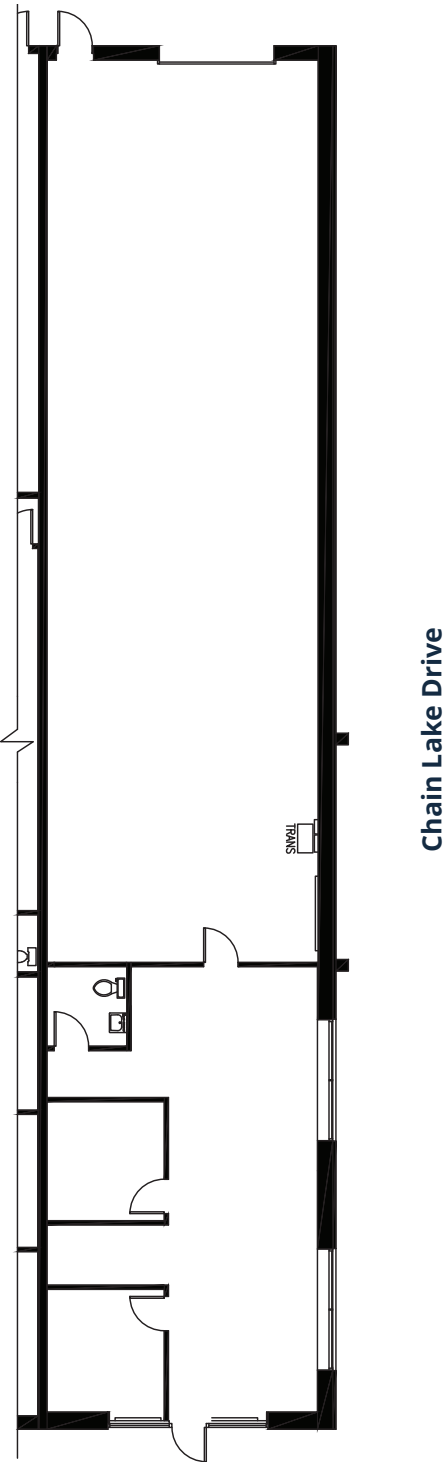
## Unit 3K/L, 110 Chain Lake Drive | Halifax, Nova Scotia



<b>LISTING ID</b>	10248
<b>ADDRESS</b>	Unit 3K/L, 110 Chain Lake Drive, Nova Scotia
<b>LOCATION</b>	Bayers Lake Business Park
<b>BUILDING NAME</b>	Vantage Point 3
<b>SIZE AVAILABLE</b>	Office: 1,200 sf Warehouse: 1,806 sf Total: 3,006 sf
<b>FLOOR LOCATION</b>	Ground
<b>AVAILABILITY</b>	April 1, 2021
<b>PARKING</b>	Ample on-site paved surface parking (free)
<b>CEILING HEIGHT</b>	18' to 20' (warehouse)
<b>LOADING</b>	1 x dock level
<b>BASE RENT</b>	By negotiation (contact a listing agent)
<b>ADDITIONAL RENT</b>	\$8.13 psf (2020 estimate)
<b>HEAD LEASE EXPIRY</b>	September 30, 2024

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## FLOOR PLAN



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