



**SUBLEASE**



## UNIT 1, 71 ILSLEY AVENUE DARTMOUTH, NOVA SCOTIA

### Small-Bay Opportunity in Burnside Business Park

- 3,900 sf with grade loading
- 60/40 warehouse to office split
- Available July 2021

Conveniently situated in the heart of Burnside Business Park, this sublease opportunity represents 3,900 sf of end-cap light industrial space. This professionally managed complex, comprising 47,019 sf, provides easy access to Highway 111 and both bridges to Halifax.

Offering good quality, reusable leaseholds throughout, Unit 1 includes a showroom area, offices, boardroom, and kitchenette. A versatile layout, combined with Commercial Industrial Zoning (C1), results in a space suitable for a wide variety of users. Head lease expiry November 30, 2022, with the opportunity to extend the lease directly with the Landlord.

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## FOR LEASE

By negotiation

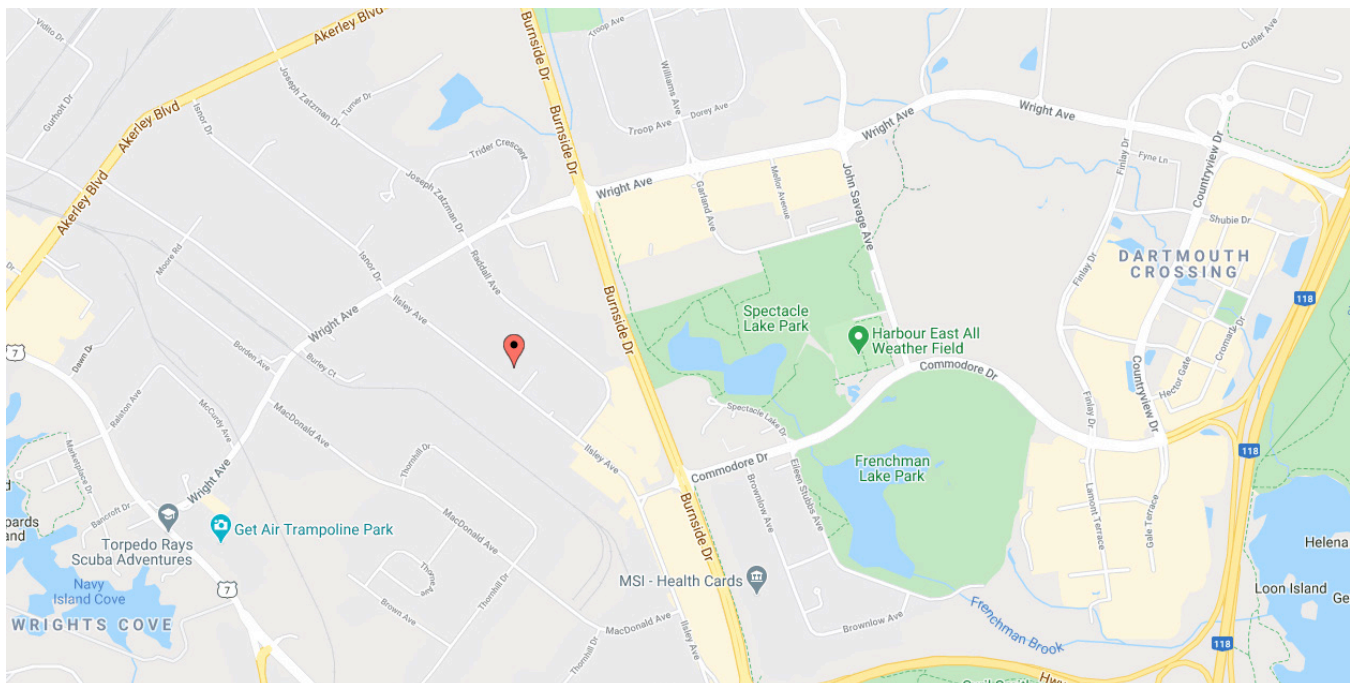
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## Unit 1, 71 Ilsley Avenue | Dartmouth, Nova Scotia

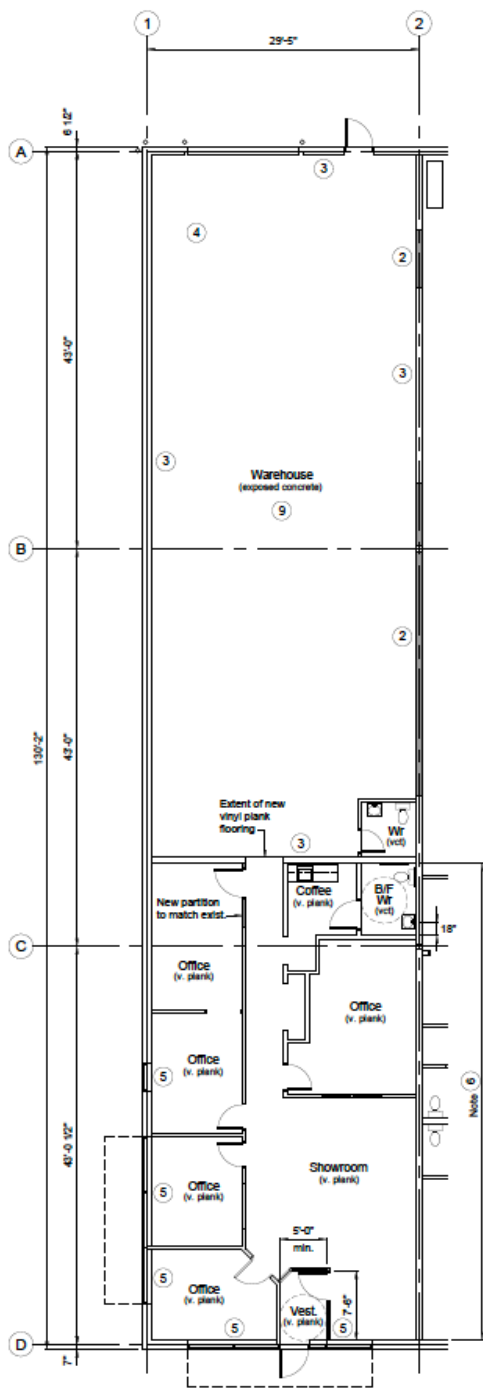


<b>LISTING ID</b>	10257
<b>ADDRESS</b>	Unit 1, 71 Ilsley Avenue, Dartmouth
<b>LOCATION</b>	Burnside Business Park
<b>ZONING</b>	<a href="#">Commercial Industrial Zone (C1)</a>
<b>BUILDING SIZE</b>	47,019 sf
<b>SIZE AVAILABLE</b>	3,900 sf
<b>PARKING</b>	Ample on-site paved surface parking (free)
<b>SPACE CONFIGURATION</b>	60/40 warehouse to office/showroom split
<b>CEILING HEIGHT</b>	18.5' (warehouse)
<b>LOADING</b>	Grade loading
<b>BASE RENT</b>	By negotiation
<b>ADDITIONAL RENT</b>	\$5.41 psf (2021 estimate)
<b>AVAILABILITY</b>	July 1, 2021
<b>HEAD LEASE EXPIRY</b>	November 30, 2022 (Opportunity to extend the lease directly with the Landlord)



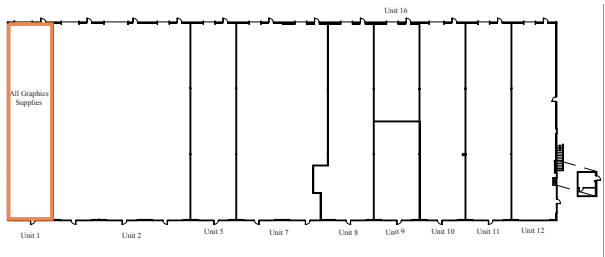
# Unit 1, 71 Ilsley Avenue | Dartmouth, Nova Scotia

## FLOOR PLAN



Partition / Finish Plan

1/8" = 1'-0"



Building Plan

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