



34 ISNOR DRIVE DARTMOUTH, NOVA SCOTIA

Unique, Standalone Leasing Opportunity in Burnside Business Park

- +/- 11,200 sf available immediately
- Dock and grade loading
- ~65/35 warehouse to office ratio

Conveniently located in the heart of Burnside Business Park, 34 Isnor Drive offers a rare, standalone leasing opportunity, with quick access to Burnside Drive, Highway 102 and both Halifax bridges, perfect for all commuter types.

This well-maintained building offers outdoor fenced storage space and three loading doors. The building comprises of a versatile layout, suitable to a variety of uses, equipped with high-ceiling warehouse space, private offices, showroom space, kitchenette, open area for workspaces, and washrooms. Additional features include ample on-site parking, upgraded LED lighting throughout warehouse, and exterior signage opportunities!

partnersglobal.com

FOR LEASE

By negotiation

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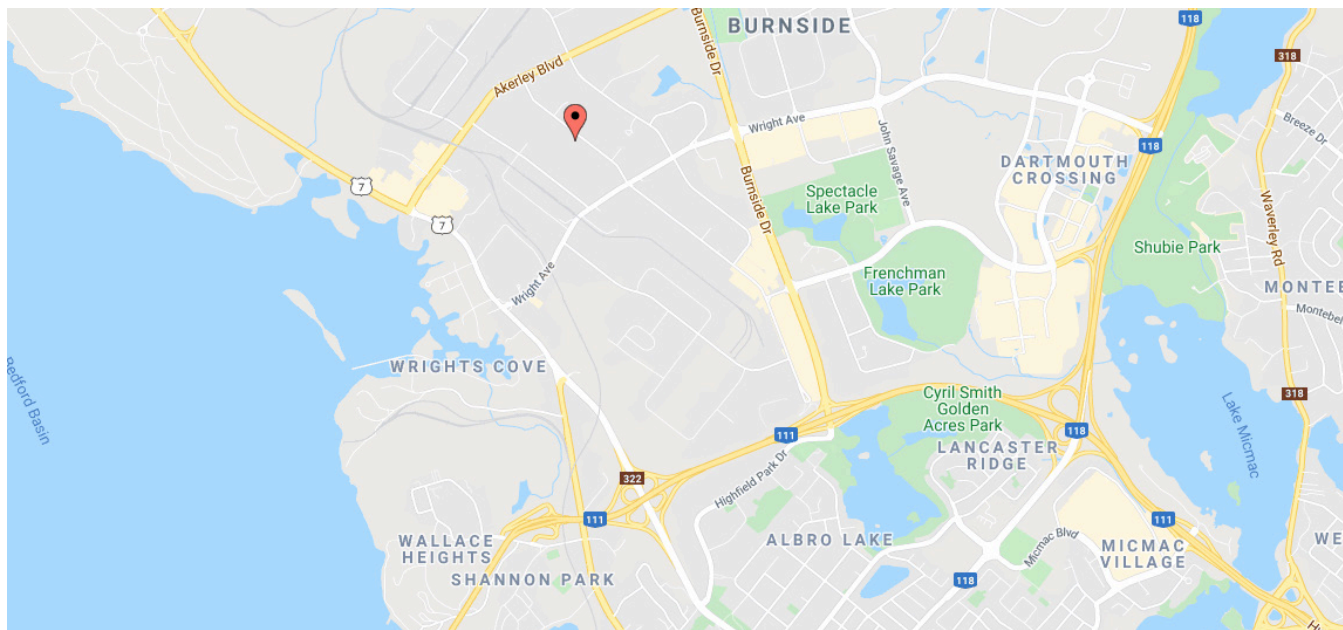
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34 Isnor Drive | Dartmouth, Nova Scotia



LISTING ID	10260		
ADDRESS	34 Isnor, Dartmouth, Nova Scotia		
PID	40475717		
LOT SIZE	+/- 79,714 sf		
TOTAL BUILDING SIZE	11,200 sf		
LAYOUT BREAKDOWN	Area		Size
	Warehouse		+/- 7,200 sf
	Front office / showing (main level)		+/- 3,000 sf
	Offices / kitchenette (upper level)		+/- 1,000 sf
	Total		+/- 11,200 sf
ZONING	Burnside General Industrial (BGI)		
PARKING	Ample free on-site paved surface parking		
LOADING	Three loading doors <ul style="list-style-type: none">Grade loading: 14' x 14'Dock loading: 12' x 12'Dock loading: 8' x 6'		
YARD	26,000 sf of fenced yard with double access via gates		
CEILING HEIGHTS	20' - 24'		
SECURITY	Alarm system with video surveillance cameras throughout		
AVAILABILITY	Immediately		
BASE RENT	By negotiation (call a listing agent)		



For more information please contact:

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