



UNIT 1, 122 DOREY AVENUE DARTMOUTH, NOVA SCOTIA

High-Quality Industrial End Cap Space in Burnside Business Park

- Up to 30,849 sf
- Available July 2022
- LEED Certified building

The opportunity represents up to 30,849 sf. Built in 2008, 122 Dorey Avenue offers an attractive tilt-up concrete facade and LEED Certification features such as an R-30 insulated roof, sandwiched panel walls, underslab insulation, and an ERFS sprinkler system backed up by an on-site generator.

Additional property features include free on-site paved parking, exterior signage opportunities, 24' clear height, ample room for tractor trailers, and grade and dock level loading.

Unit 1 is customizable and can accommodate a variety of size and functional requirements. Call a listing agent for more details.

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FOR LEASE

\$8.50 psf (net)

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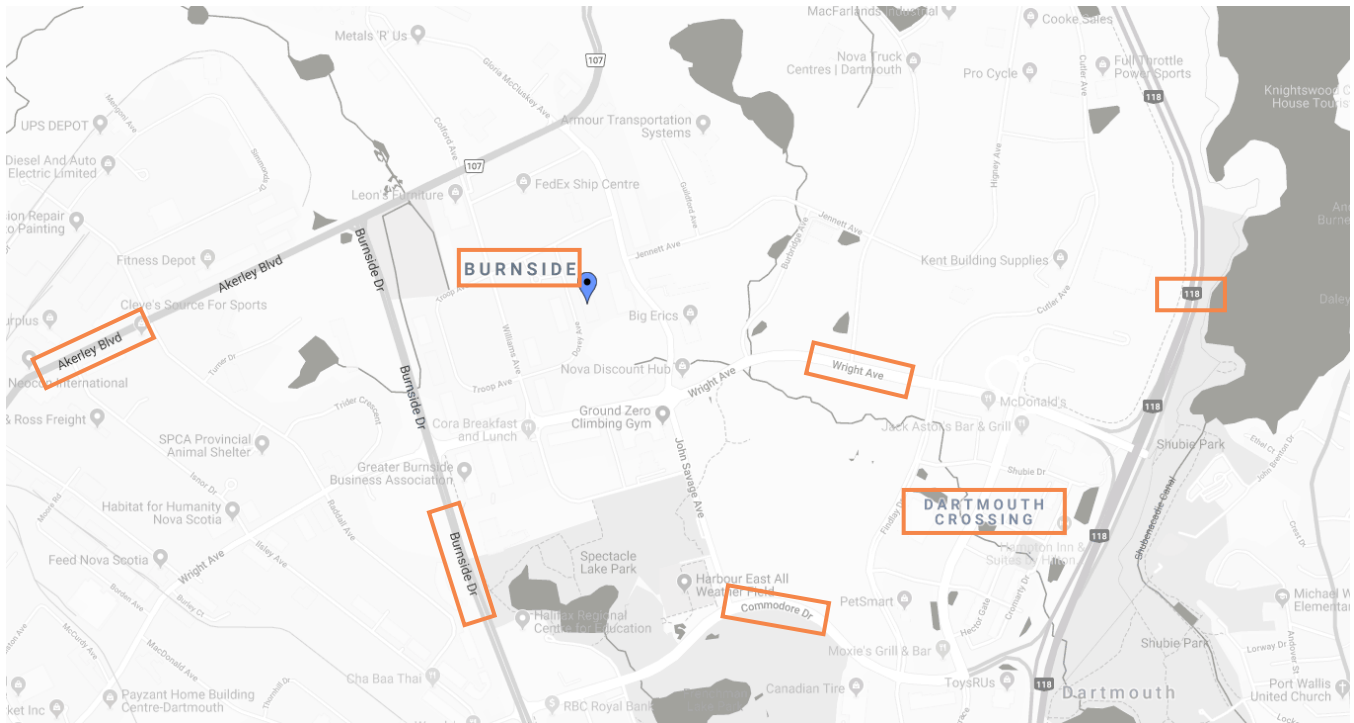
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Unit 1, 122 Dorey Avenue | Dartmouth, Nova Scotia



LISTING ID	10203
ADDRESS	122 Dorey Avenue, Dartmouth, Nova Scotia
LOCATION	Burnside Business Park
ZONING	General Industrial (I-2) Zoning
YEAR BUILT	2008
BUILDING SIZE	63,132 sf
NO. FLOORS	One
SIZE AVAILABLE (RENTABLE SF)	Unit 1: Up to 30,849 sf
PARKING	Free on-site paved parking (60 stalls total)
CEILING HEIGHT	24'
LOADING	3 x grade level; 5 x dock level
ELECTRICAL	347 Amps, 600 Volts
AVAILABILITY	July 2022
BASE RENT	By negotiation
ADDITIONAL RENT (2021)	\$9.31 psf
MAJOR TENANTS	Glass Cell Isofab Inc, Andlauer Transportation





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