

FOR LEASE

UNIT 6, 130 JOHN SAVAGE AVENUE DARTMOUTH, NOVA SCOTIA

High-quality industrial warehouse
space in Burnside Business Park

YOUR NAME HERE

Connie Amero

☎ (902) 431-9967
📠 (902) 802-8480
✉ connie@partnersglobal.com

partnersglobal.com

Geof Ralph

☎ (902) 444-3006
📠 (902) 877-9324
✉ geof@partnersglobal.com



UNIT 6, 130 JOHN SAVAGE AVENUE | DARTMOUTH, NOVA SCOTIA

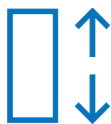
High-quality industrial warehouse space in Burnside Business Park

This opportunity represents 7,804 sf of warehouse space at this functional steel frame and concrete tilt-up building with strong curb appeal. 130 John Savage Avenue is LEED Certified, boasting high-efficiency lighting, an ESFR sprinkler system, back up generator, electrical vehicle charging stations and more.

Additional property features include free on-site paved parking, 28' clear heights, and grade and dock level loading. Unit 6 is nicely built out with a combination of closed offices and open space, including a number of meeting rooms, large training room, kitchen, washrooms, and warehouse to the rear.



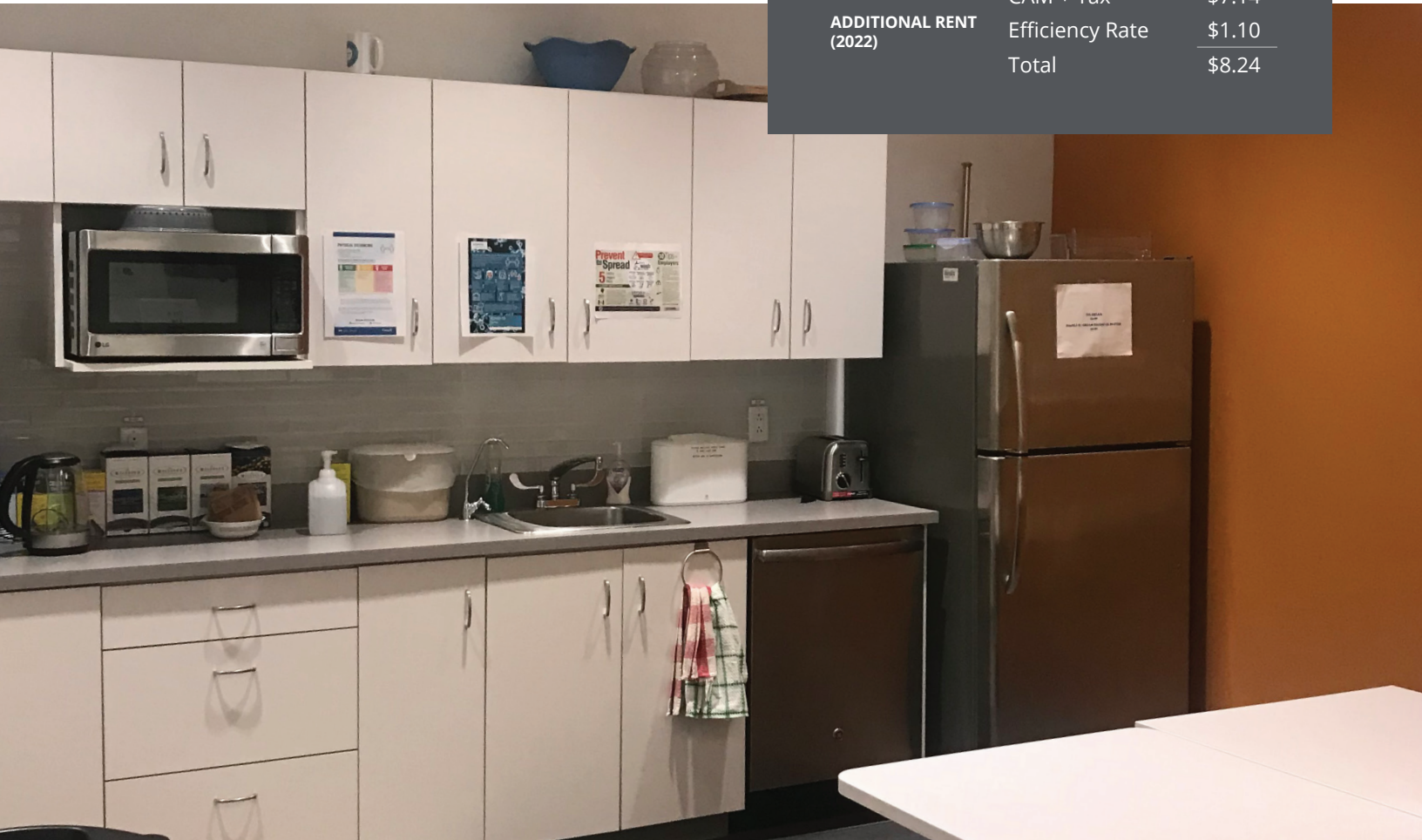
7,804 sf
Available Now



28' Ceilings



Free On-Site
Parking

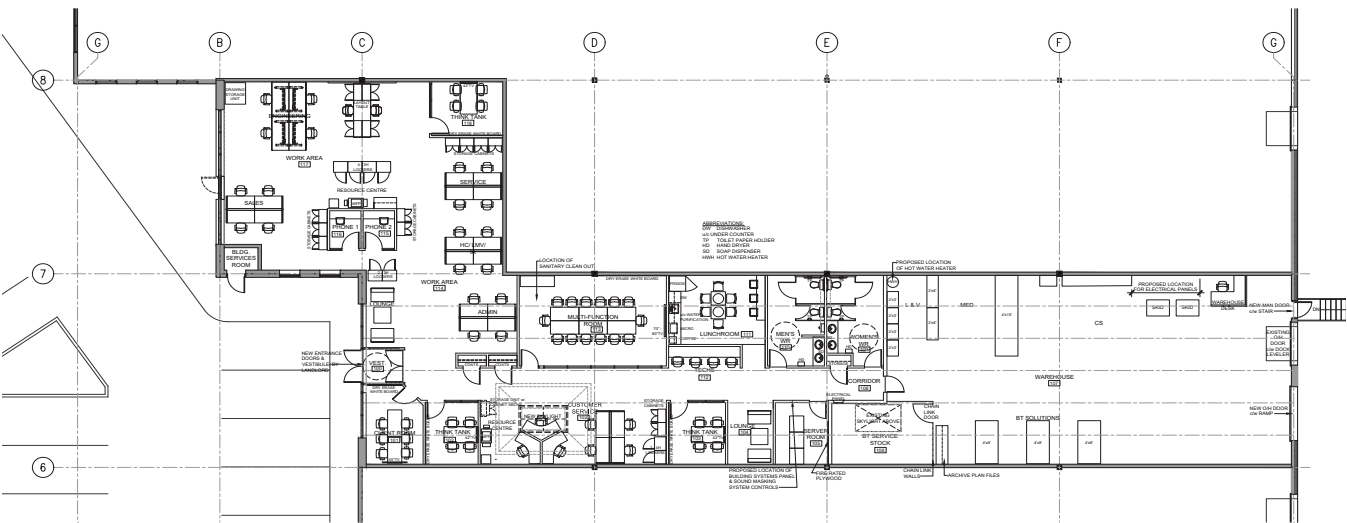
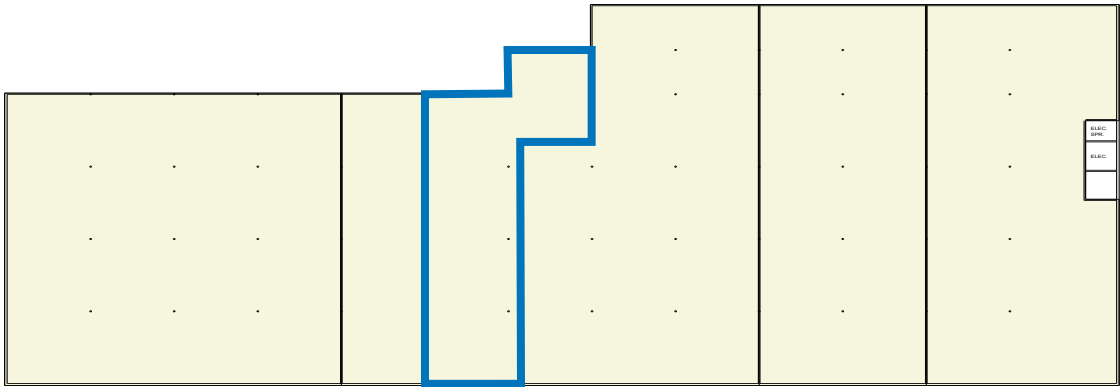


LISTING ID	10202	
ADDRESS	130 John Savage Avenue, Dartmouth, NS	
LOCATION	Burnside Business Park	
ZONING	General Industrial (I-2) Zoning	
YEAR BUILT	2011	
BUILDING SIZE	91,522 sf	
SIZE AVAILABLE (RENTABLE SF)	7,804 sf	
CEILING HEIGHT	28'	
AVAILABILITY	Immediately	
PARKING	Free on-site parking (85 stalls total)	
BASE RENT	By negotiation (call a listing agent for details)	
ADDITIONAL RENT (2022)	CAM + Tax	\$7.14
	Efficiency Rate	\$1.10
	Total	\$8.24

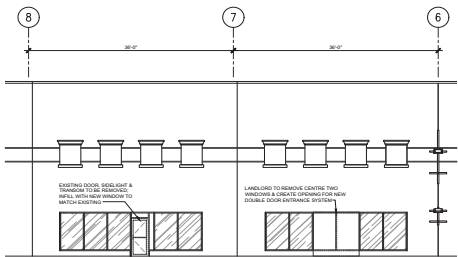
UNIT 6, 130 JOHN SAVAGE AVENUE | DARTMOUTH, NOVA SCOTIA

Floor Plan

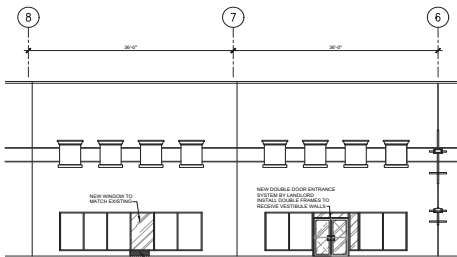
130 JOHN SAVAGE AVENUE
Floor 1



1 FURNITURE PLAN
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION - NEW
SCALE: 1/8" = 1'-0"

UNIT 6, 130 JOHN SAVAGE AVENUE | DARTMOUTH, NOVA SCOTIA

- ✓ 28' ceiling height
- ✓ Free on-site paved parking (85 stalls)
- ✓ Ceiling-hung, gas-fired unit heaters
- ✓ 347 Amps, 600 Volts electrical service
- ✓ 1 x grade level (10' x 12' door)
- ✓ 1 x dock level (8' x 9' door)
- ✓ General Industrial (I-2) Zoning
- ✓ 7,804 rentable sf





- 1 Greater Burnside Business Association
- 2 Dartmouth Crossing
- 3 FedEx Ship Centre
- 4 Burnside Drive
- 5 Wright Avenue



Connie Amero

☎ (902) 431-9967
 ☎ (902) 802-8480
 ✉ connie@partnersglobal.com



Geof Ralph

☎ (902) 444-3006
 ☎ (902) 877-9324
 ✉ geof@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.



partnersglobal.com