



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.

partnersglobal.com

FOR LEASE

By negotiation (Contact the listing agent)

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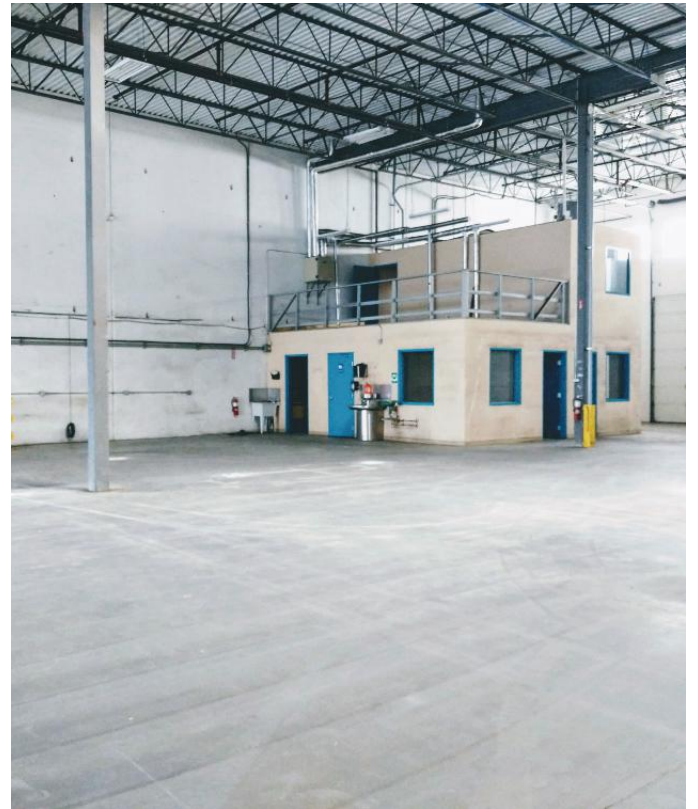
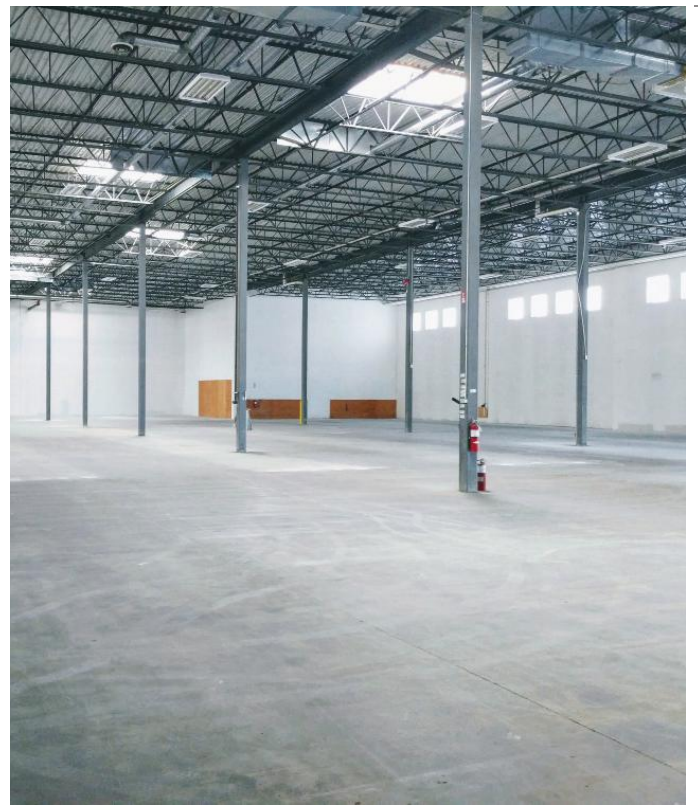
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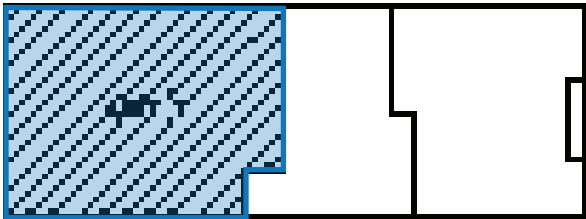


LISTING ID	10203
ADDRESS	122 Dorey Avenue, Dartmouth, Nova Scotia
LOCATION	Burnside Business Park
ZONING	General Industrial (I-2) Zoning
YEAR BUILT	2008
BUILDING SIZE	63,132 sf
NO. FLOORS	One
SIZE AVAILABLE (RENTABLE SF)	Unit 1: Up to 30,849 sf
PARKING	Free on-site paved parking (60 stalls total)
CEILING HEIGHT	24'
LOADING	3 x grade level; 5 x dock level
ELECTRICAL	347 Amps, 600 Volts
AVAILABILITY	July 2022
BASE RENT	By negotiation (Contact the listing agent)
ADDITIONAL RENT (2022)	\$8.97 psf
MAJOR TENANTS	Glass Cell Isofab Inc, Andlauer Transportation

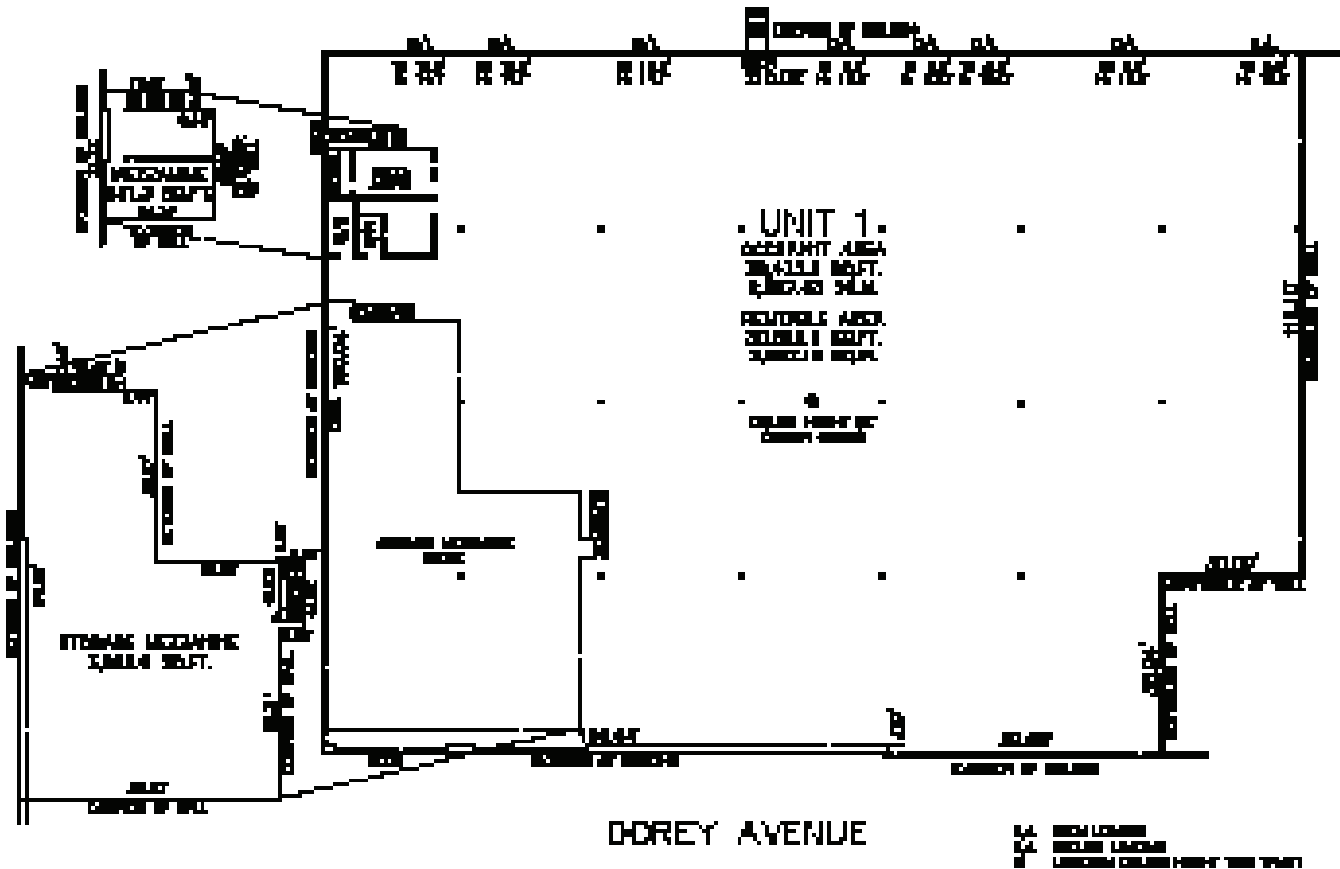


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FLOOR PLAN



CONCEPT FLOORPLAN





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