

FOR LEASE

196 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

Prime 6,000 sq. ft. light industrial
space in Burnside Business Park



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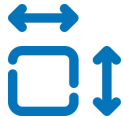
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Prime 6,000 sq. ft. light industrial space in Burnside Business Park

Located strategically off Akerley Boulevard, a primary arterial route through Burnside Industrial Park, 196 Joseph Zatzman Drive stands as a meticulously maintained light-industrial property. Offering seamless access to a diverse array of amenities, the location provides convenient access to major highways and both harbour bridges, ensuring a hassle-free commute.

This leasing opportunity includes 6,054 sq. ft. of end-cap space, featuring one side double door (roughly one foot to ground) and three dock doors. With generous clear heights, and on-site surface parking, this leasing opportunity is ideally suited for light industrial or service-oriented retailers looking for an optimal setting for their operations.



6,054 sq. ft. for Lease



Three Dock Doors

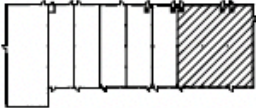


Free On-Site Parking

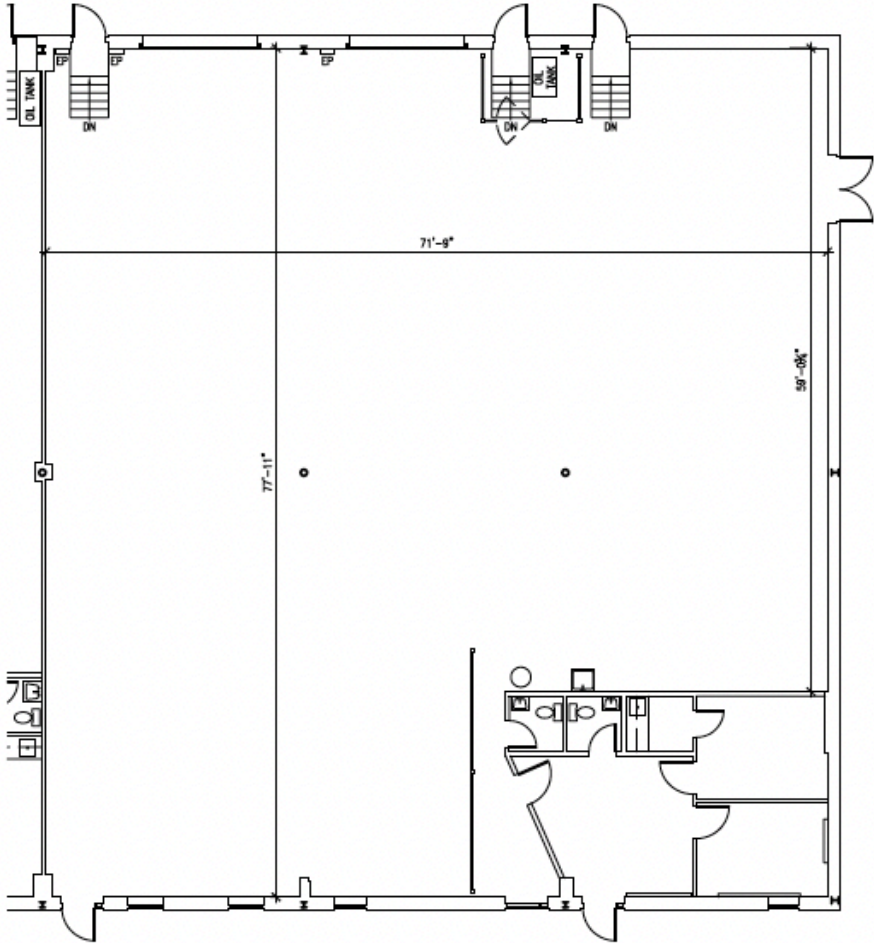


LISTING ID	10391
ADDRESS	196 Joseph Zatzman Drive, Unit 2, Dartmouth
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial / Office
BUILDING SIZE	19,786 sq. ft.
SIZE AVAILABLE	6,054 sq. ft.
LOADING	One (1) side double door and three (3) dock doors
CLEAR HEIGHTS	15.3' to 18.8'
COLUMN SPACING	25'
SPRINKLER SYSTEM	Yes (wet system)
PARKING	Paved surface parking (approximately 27 stalls)
AVAILABILITY	Immediately - subject to thirty (30) days notice
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$9.44 psf

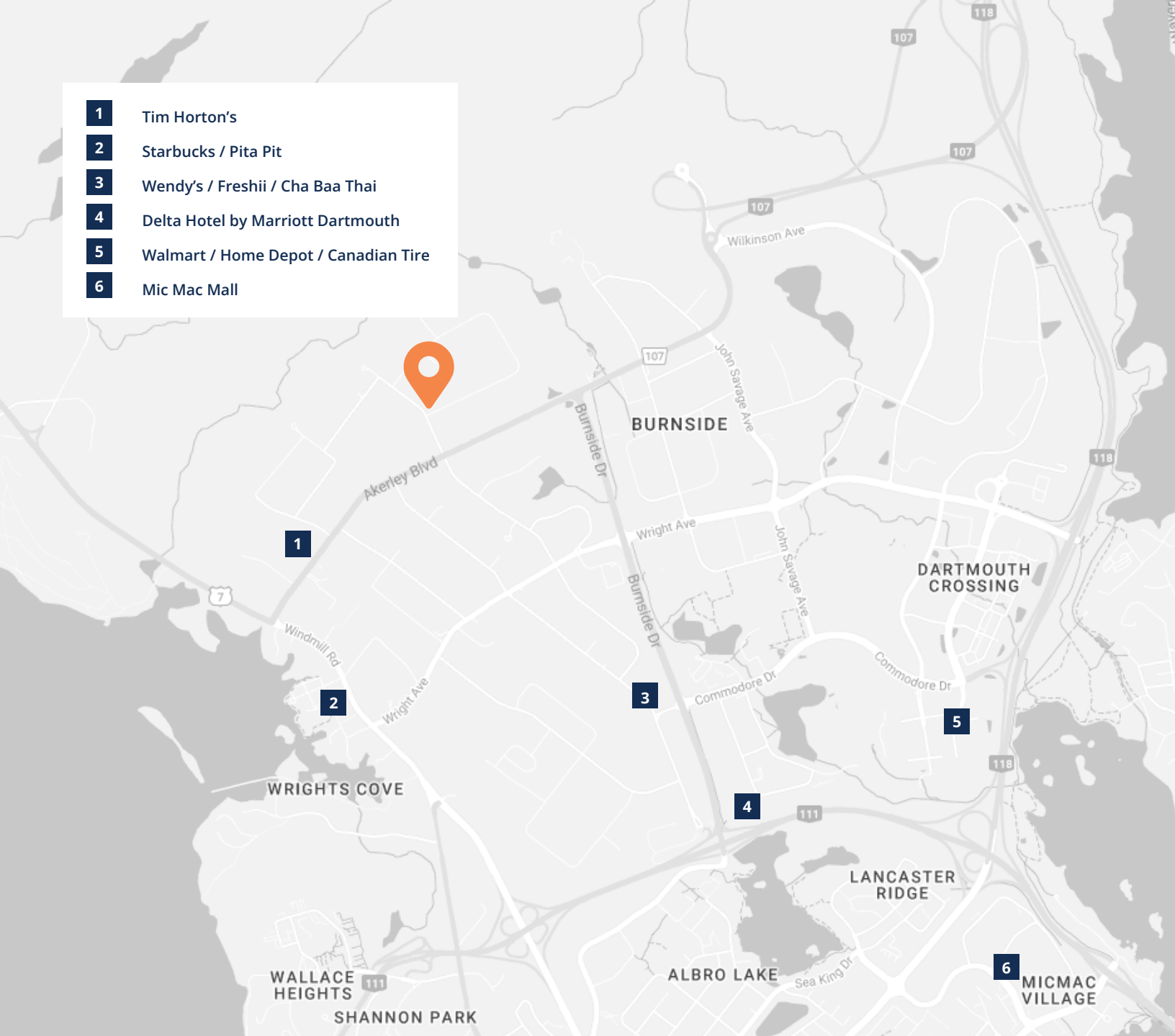
Floor Plan



KEY PLAN



- 1 Tim Horton's
- 2 Starbucks / Pita Pit
- 3 Wendy's / Freshii / Cha Baa Thai
- 4 Delta Hotel by Marriott Dartmouth
- 5 Walmart / Home Depot / Canadian Tire
- 6 Mic Mac Mall



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