

FOR LEASE

# 18 HIGNEY AVENUE DARTMOUTH, NOVA SCOTIA

Recently constructed industrial space  
for lease in Burnside Industrial Park



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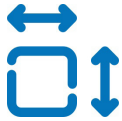
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## Recently constructed industrial space for lease in Burnside Industrial Park

Welcome to 18 Higney Avenue, a premier industrial building totalling 7,425 sq. ft., situated in Burnside Business Park. Constructed in 2020, this single-storey property boasts an array of desirable features including ample on-site parking, excellent visibility, signage opportunities, and an outdoor storage area. Strategically positioned, the property offers convenient access to key transportation routes, including both Harbour Bridges and major highways. Moreover, the impending completion of the Burnside Connector, linking Sackville-Bedford and Akerley Boulevard, further enhances accessibility.

The available space for lease spans 3,200 sq. ft., featuring a spacious open-concept layout complemented by 21-foot ceilings and equipped with two grade-level doors. With its modern construction, strategic location, and functional space, 18 Higney offers an exceptional leasing opportunity in a tight industrial market!



3,200 sq. ft. of Industrial Space

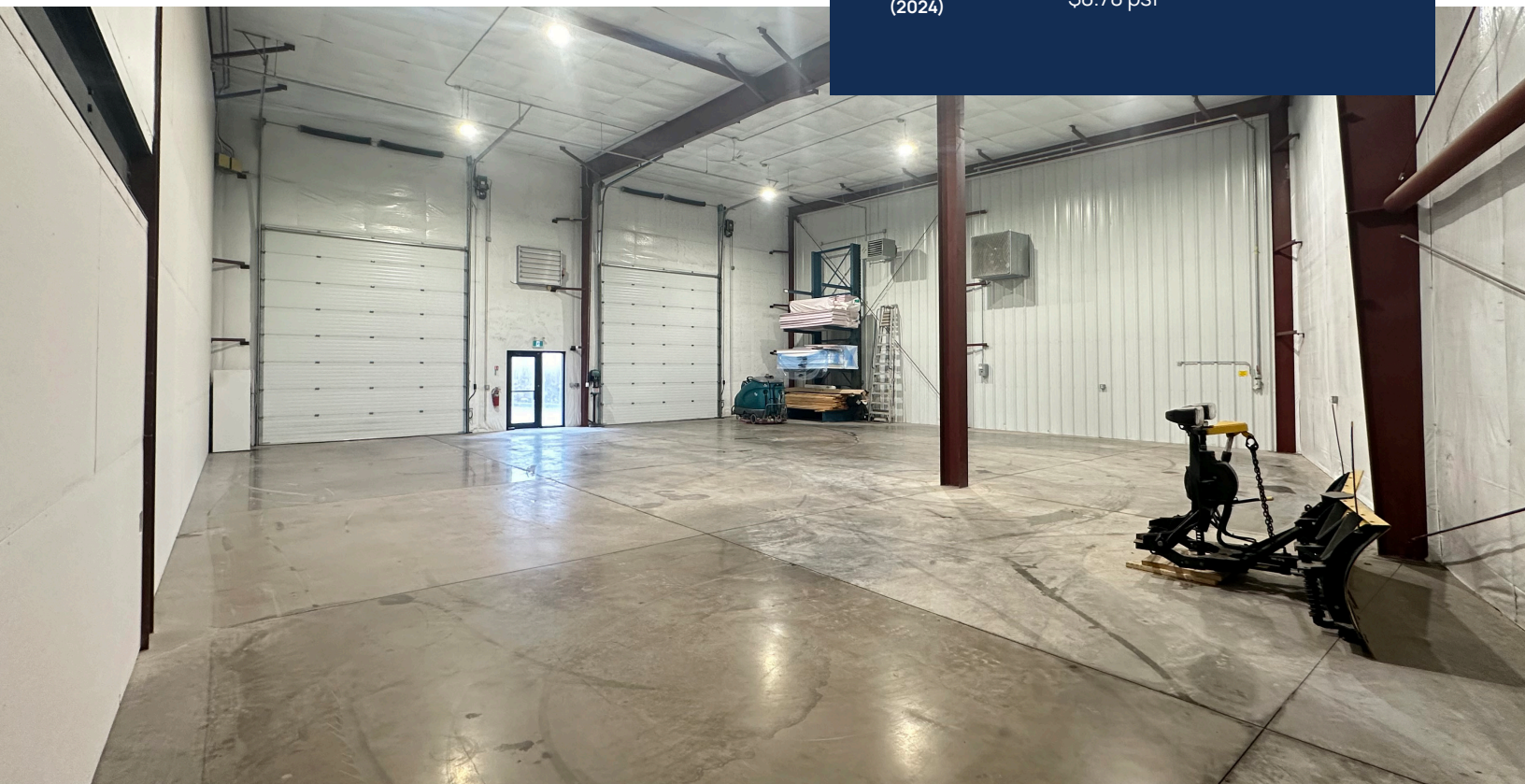


Two Grade Level Doors



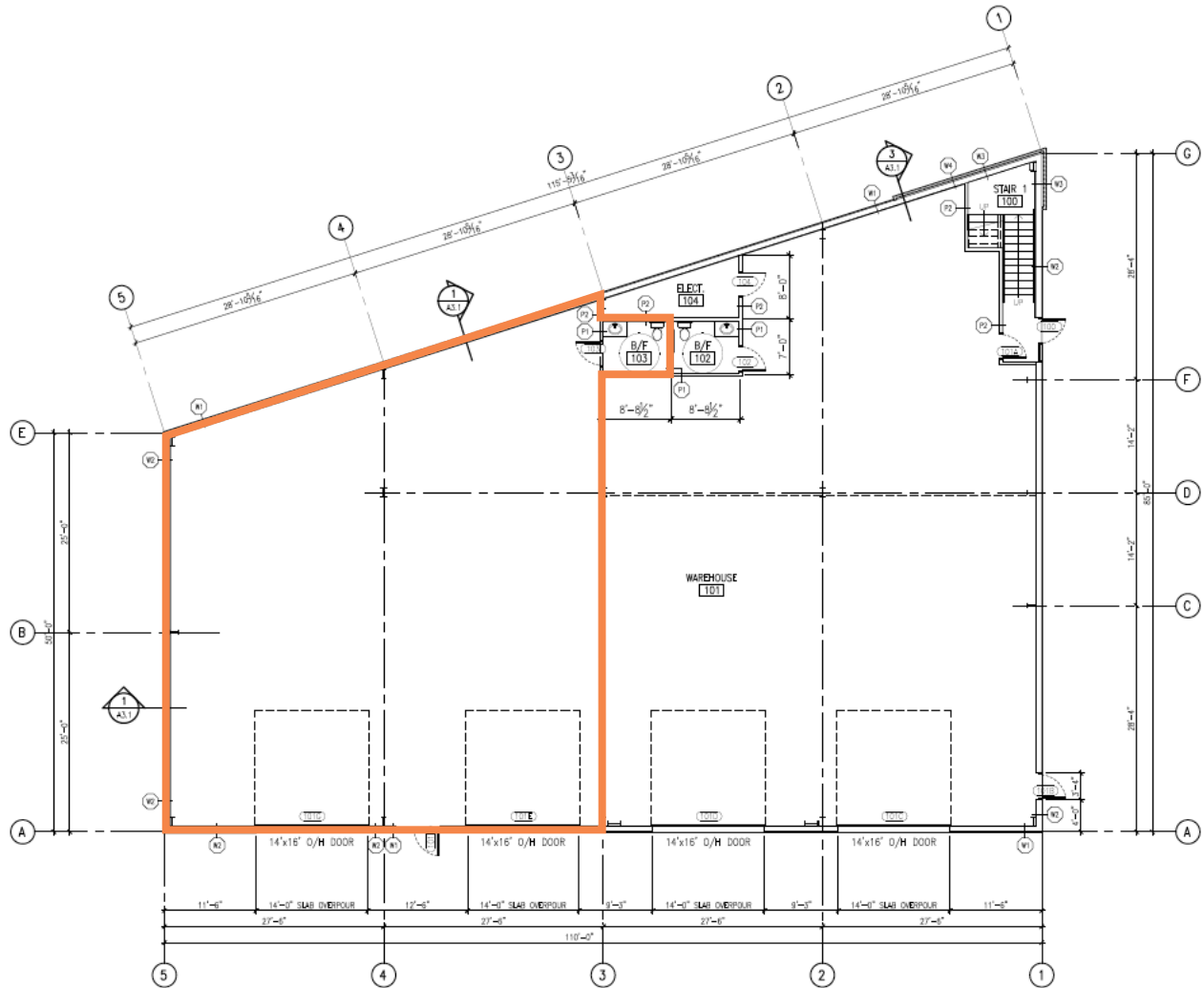
Exterior Signage Opportunities

LISTING ID	10399
ADDRESS	18 Higney Avenue, Dartmouth
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial
BUILDING SIZE	7,425 sq. ft.
SIZE	3,200 sq. ft.
YEAR BUILT	2020
ZONING	Burnside General Industrial (BGI)
LOADING	Two (2) grade level doors
PARKING	Ample, on-site parking
AVAILABILITY	Immediately
BASE RENT	\$15.00 psf
ADDITIONAL RENT (2024)	\$8.78 psf

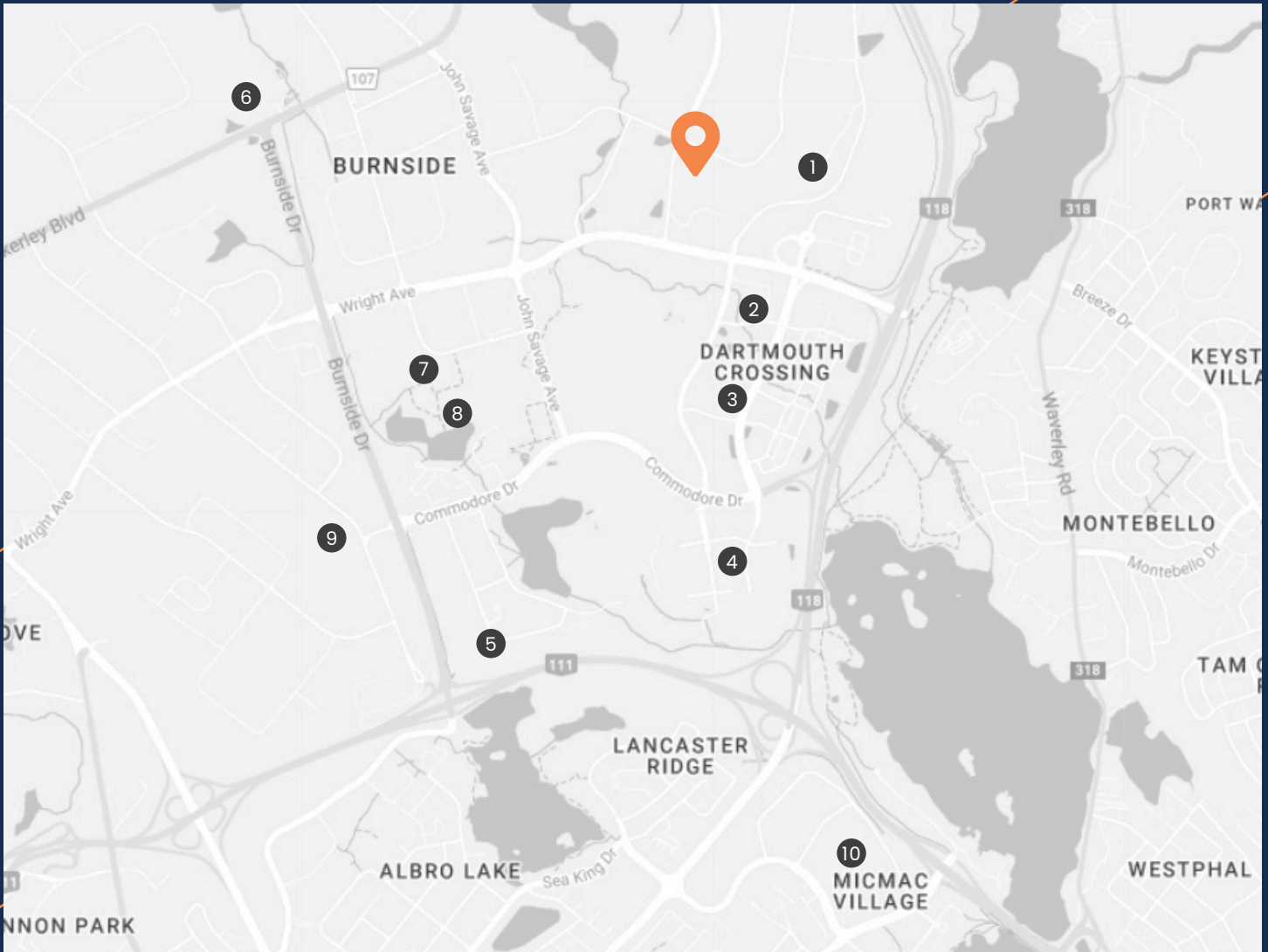


# Floor Plan

Suite 2: 3,200 sq. ft.



# Surrounding Area



① Kent Building Supplies / IKEA Halifax

② Courtyard Marriott Halifax Dartmouth

③ Costco Wholesale

④ Canadian Tire / Walmart  
Supercentre / The Home Depot

⑤ Delta Hotels by Marriott Dartmouth

⑥ Sackville-Bedford-  
Burnside Connector Hwy

⑦ Willowbrae Academy (Daycare)

⑧ Spectacle Lake Park

⑨ Wendy's / Freshii / Cha Baa Thai

⑩ Mic Mac Mall

A. Murray MacKay Bridge  
**DRIVE TIME: 8 MINUTES**

Bedford  
**DRIVE TIME: 12-14 MINUTES**

Downtown Halifax  
**DRIVE TIME: 14-17 MINUTES**

Halifax Stanfield International Airport  
**DRIVE TIME: 15-18 MINUTES**



**WAREHOUSE SPACE**



**WASHROOM**



**EXTERIOR**



**GRADE LOADING DOORS**



**BUILDING ACCESS**



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