

FOR SUBLEASE

# 90 RADDALL AVENUE, UNIT 4 DARTMOUTH, NOVA SCOTIA

Bright 2,500 sq. ft. sublease opportunity  
in Burnside Industrial Park



**Geof Ralph**

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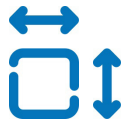




## Bright 2,500 sq. ft. sublease opportunity in Burnside Industrial Park

Discover a bright and versatile sublease opportunity at 90 Raddall Avenue, ideally positioned within Burnside Industrial Park. This prime location offers seamless connectivity to major highways, both harbour bridges, and an array of nearby amenities, making it an exceptional choice for businesses prioritizing efficiency and accessibility.

Spanning 2,500 square feet, this adaptable space offers the perfect balance of office and warehouse functionality. The office area includes a reception, private offices, a compact yet practical kitchen, and a storage area with a boardroom located on the mezzanine. The warehouse portion features a manager's office and dock door loading. The head lease expires November 2027, with an option to extend directly with the landlord, providing both immediate and long-term potential for your business.



2,500 sq. ft. for  
Sublease

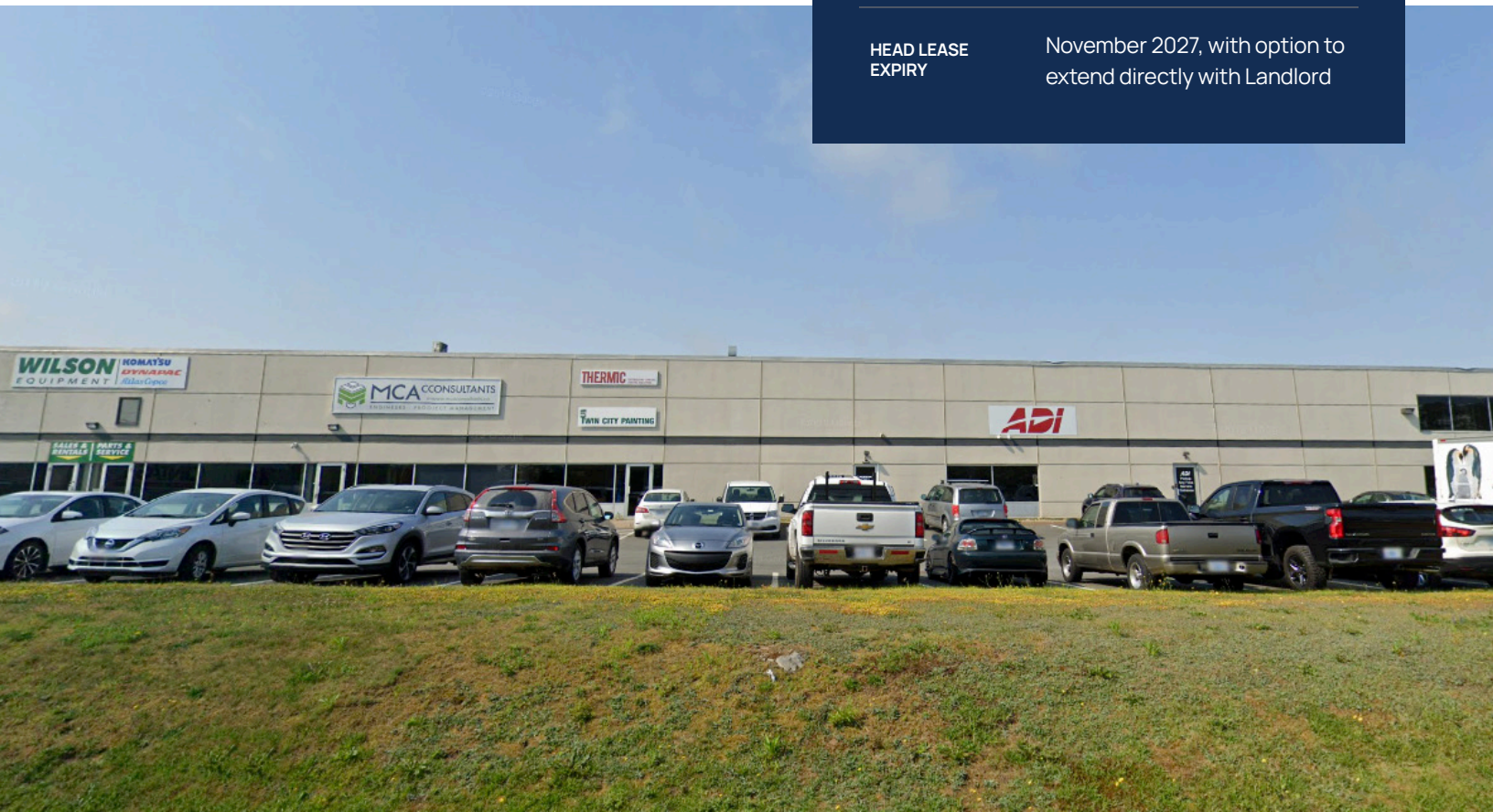


Dock  
Loading Door



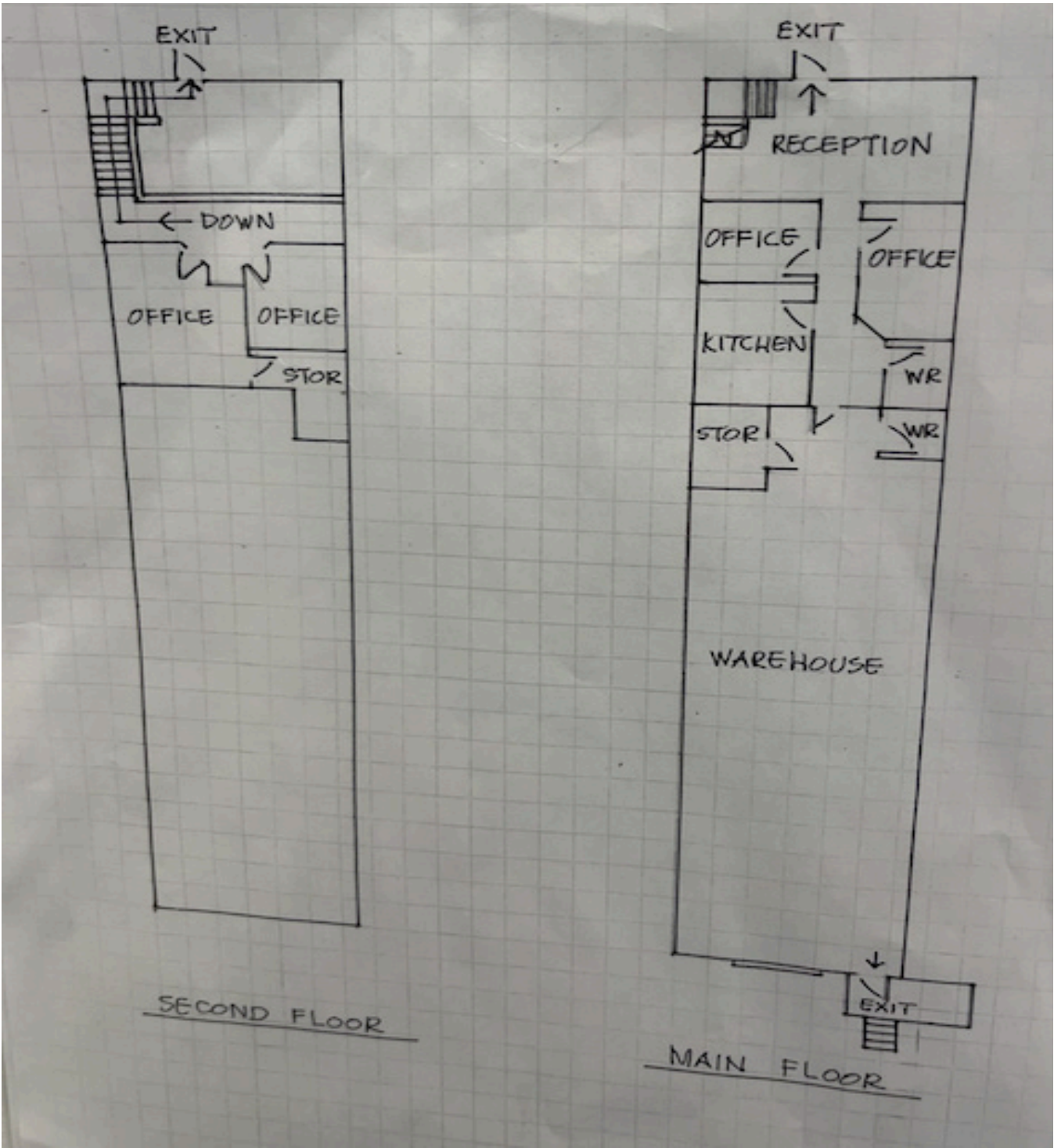
Signage  
Opportunities

LISTING ID	10420
ADDRESS	90 Raddall Avenue, Unit 4
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Office / Warehouse
SITE SIZE	2.16-acres
SIZE AVAILABLE	+/-2,500 sq. ft.
ZONING	Burnside General Industrial (BGI)
PARKING	Free, on-site parking
LOADING	One (1) dock door
AVAILABILITY	February 1, 2025
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$5.25 psf
HEAD LEASE EXPIRY	November 2027, with option to extend directly with Landlord



# Floor Sketch

Unit 4: +/- 2,500 sq. ft.







**PRIVATE OFFICE**



**BOARDROOM**



**WAREHOUSE SPACE**



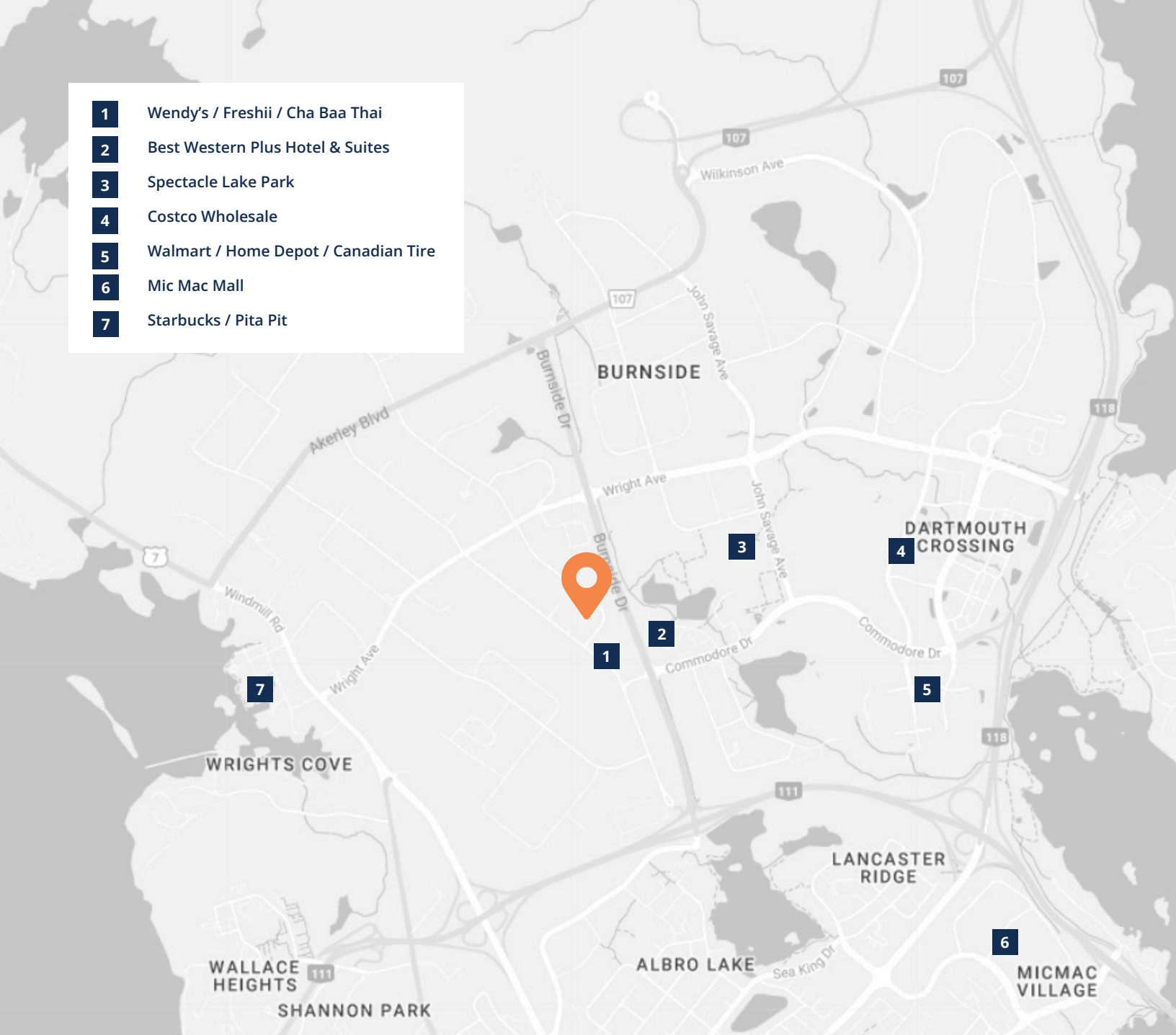
**OFFICE SPACE PLUS MEZZANINE**



**DOCK LOADING**



- 1 Wendy's / Freshii / Cha Baa Thai
- 2 Best Western Plus Hotel & Suites
- 3 Spectacle Lake Park
- 4 Costco Wholesale
- 5 Walmart / Home Depot / Canadian Tire
- 6 Mic Mac Mall
- 7 Starbucks / Pita Pit



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