

# For Sale



## 35 Isnor Drive, Dartmouth, Nova Scotia

Opportunity to own office and warehouse  
on 1.6 acre lot in Burnside Industrial Park



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# The Opportunity

Partners Global is proud to present 35 Isnor Drive, a newly renovated office building with an additional mezzanine, warehouse, and spacious fenced gravel lot. Set on a 1.6 acre lot, the building spans two-stories offering total of 6,313 sq.ft of quality office space that blends modern and industrial design features.

The well-maintained property is in Burnside Industrial Park, Dartmouth's growing industrial hub. Surrounded by commercial and industrial developments, the park is home to many sectors including sales, manufacturing, electronics, transportation and services. It is conveniently located with easy access to Downtown Dartmouth (6.5 km) and Downtown Halifax (11 km). Commuters will appreciate its prime location, offering quick connections to both harbour bridges, major highways, metro transit stops, and major highways including the newly completed Sackville-Bedford-Burnside Connector.

Offered as a vacant property, 35 Isnor Drive presents unique opportunities. With limited properties available for purchase in Burnside Industrial Park, it is suited for full owner-occupancy. The space is ideally suited for vehicle storage, housing additional equipment, or additional development. This adaptability allows future ownership to meet evolving market demands for warehouse and office space.

**Offering Price:        \$3,950,000**





## Property Overview

LISTING ID	10435
ADDRESS	35 Isnor Drive
PROPERTY TYPE	Industrial / office warehouse
PID	40416018
YEAR BUILT	1987   2024 renovations
TOTAL SITE SIZE	1.6 acres
AVERAGE FLOOR PLATE	6,313 sq. ft.
STOREYS	Two - One stairwell between office levels
OFFERING PRICE	\$3,950,000
ADDITIONAL INFORMATION	Click here for <a href="#">Confidentiality Agreement</a> to obtain access to the Virtual Data Room. Please return completed Confidentiality Agreement to Emma Hachey at <a href="mailto:emma@partnersglobal.com">emma@partnersglobal.com</a>

# Building Highlights

BUILDING STRUCTURE	Cast-in place concrete slab. Roofing supported by combination of cast-in-place concrete columns and structural steel framework
ARCHITECTURAL EXTERIOR	Walls are finished with a pre-cast concrete panels featuring many commercial grade double paned glass units in aluminum frames.
INTERIOR LAYOUT	Newly updated space featuring 11 private offices, a boardroom, a full kitchen, two bathrooms, and vinyl panel flooring throughout. The layout includes ample storage, a reception area, and abundant natural light. A mezzanine level offers direct access to the warehouse.
ROOF	Roofing comprises a built-up asphalt and gravel roofing system.
LOADING	One 14 ft grade loading door with ceiling height of approximately 20 ft.
HEATING AND COOLING	Heating / Cooling is provided through ductless heat pumps with heads in most office units and overhead units for the warehouse.
ELECTRICAL	3-phase 600-volt power throughout building
LIGHTING	LED and fluorescent fixtures throughout the building.
SECURITY	Fenced in lot.
PARKING	Ample on-site paved parking lot at front of the building to accommodate 22 cars

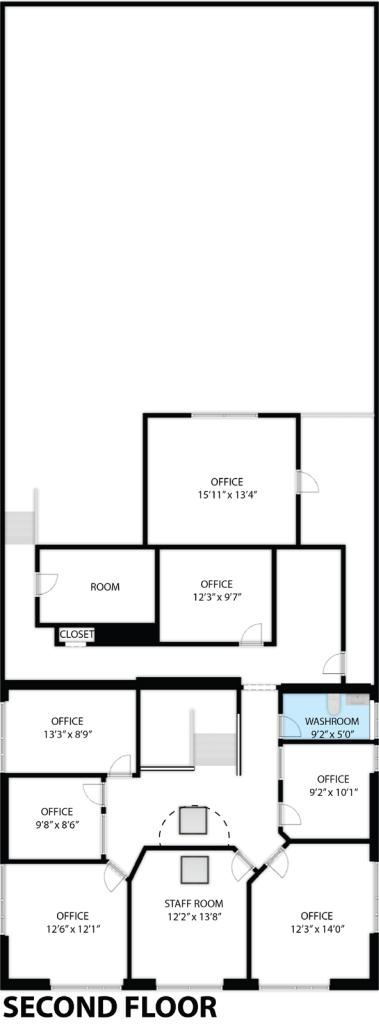
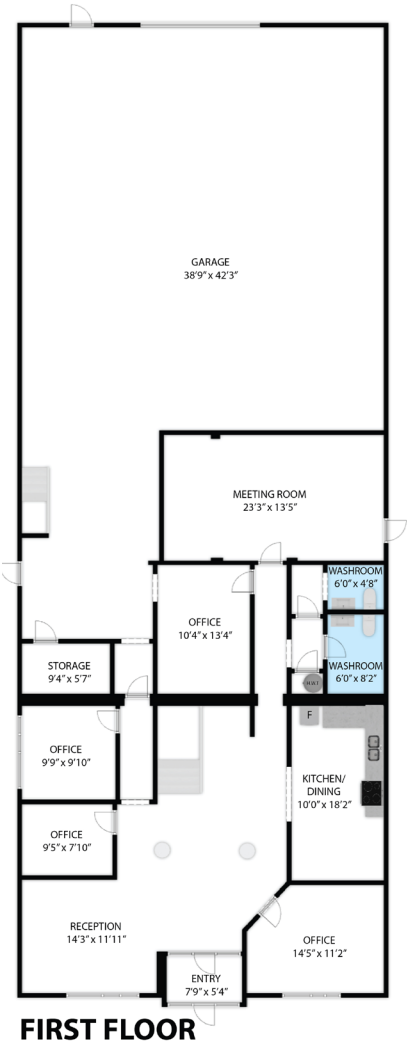


# Floor Plan

Total Building: 6,313 sq. ft.

Floor 1: 4,103 sq. ft.

Floor 2: 1,916 sq. ft.



# Location Overview

Located in Dartmouth, Burnside Industrial Park is one of Canada's largest businesses parks and serves as a vital economic engine for the Halifax Regional Municipality (HRM). With HRM's population projected to grow to 730,000 by 2050, Burnside is well positioned to support and drive this growth.

The park continues to expand, with developments like the City of Lakes Business Park and Dartmouth Crossing enhancing its appeal as a top destination for both established corporations and innovative startups. Its strategic proximity to major highways, Halifax Stanfield International Airport, and the Port of Halifax solidifies Burnside's role as a cornerstone of Atlantic Canada's supply chain and business network.

Fueled by Halifax's economic momentum and backed by modern infrastructure and exceptional connectivity, Burnside Industrial Park stands as a dynamic hub for productivity, innovation, and opportunity in Nova Scotia's capital region.

## Halifax Regional Municipality Demographics



TOTAL  
POPULATION  
**492,000**  
2023



POPULATION  
GROWTH  
**4.1%**  
2022 - 2023



ESTIMATED  
POPULATION  
**730,000**  
2050



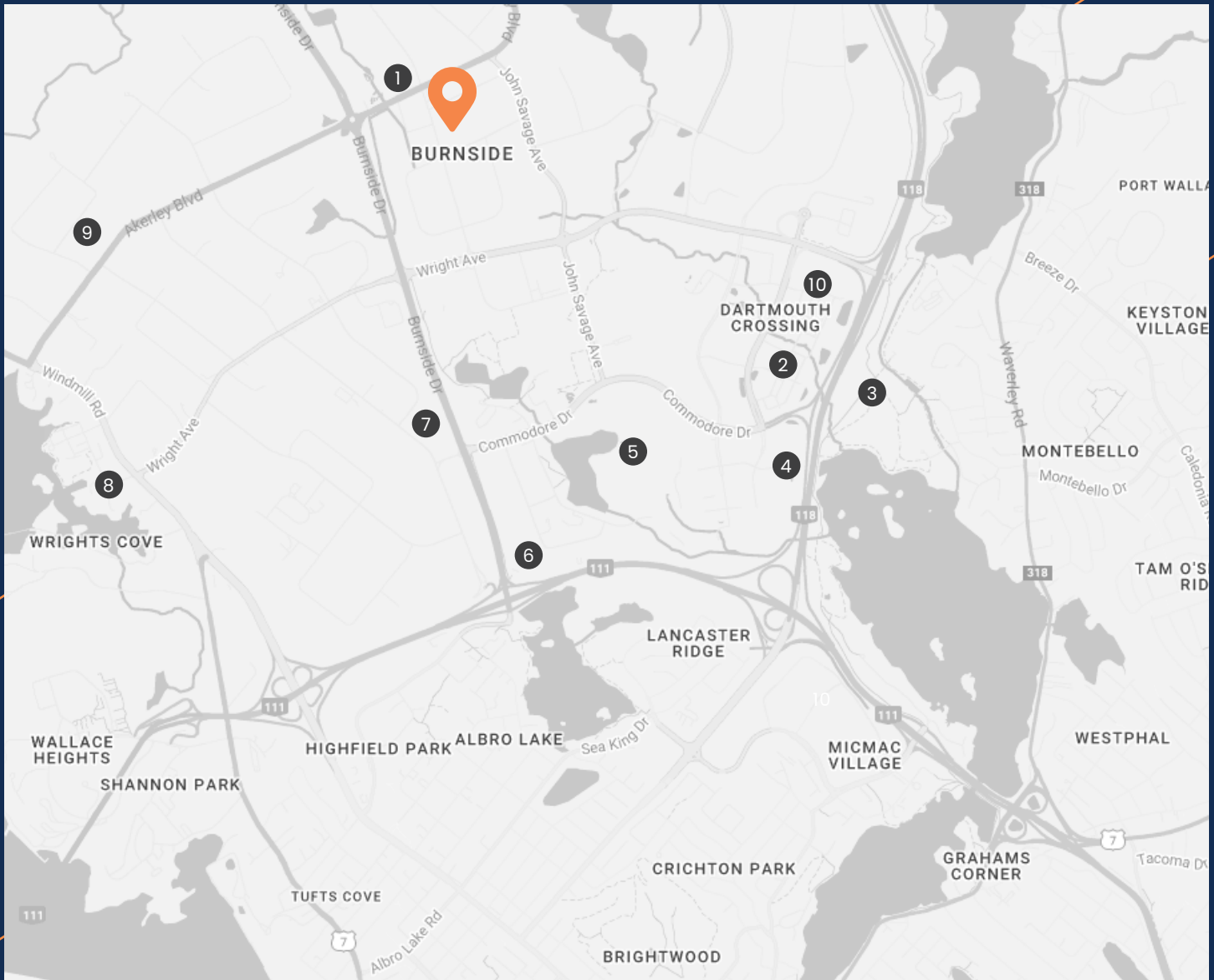
# Burnside Advantages

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- **Community Amenities:** Proximity to Dartmouth Crossing, Downtown Dartmouth, and local parks enhance work-life balance for employees.
- **Economic Scale:** Burnside is home to over 2,000 enterprises and approximately 30,000 employees making it the largest industrial park east of Montreal. Sectors include distribution, technology, manufacturing and other serve industries.
- **Access to International Markets:** Halifax International Airport is just 20 minutes away and the Halifax Port is only 10 km away.
- **Population Growth and Economic Momentum:** Halifax Regional Municipality (HRM) is experiencing a record-breaking period of population growth, making it the second-fastest growing are in Canada. Contributing to this momentum is a construction boom and development contracts, positioning the development of Burnside Industrial Park on the rise.
- **Top Industrial Park:** Burnside industrial Park is HRM's largest commitment to the economy of the region. Currently the park is in phase 13 of growth and development plan attracting new businesses and investments.



# Surrounding Amenities



① Hwy 107 (Sackville-Bedford-Burnside Connector)

② Costco Wholesale

③ Shubie Park

④ Walmart Supercentre

⑤ Spectacle Lake Park

⑥ Delta Hotel Dartmouth

⑦ Wendy's / Freshii / Subway

⑧ Starbucks

⑨ Tim Horton's

⑩ Mic Mac Mall

Dartmouth Crossing  
DRIVE TIME: 5 MINUTES

Bedford  
DRIVE TIME: 10-12 MINUTES

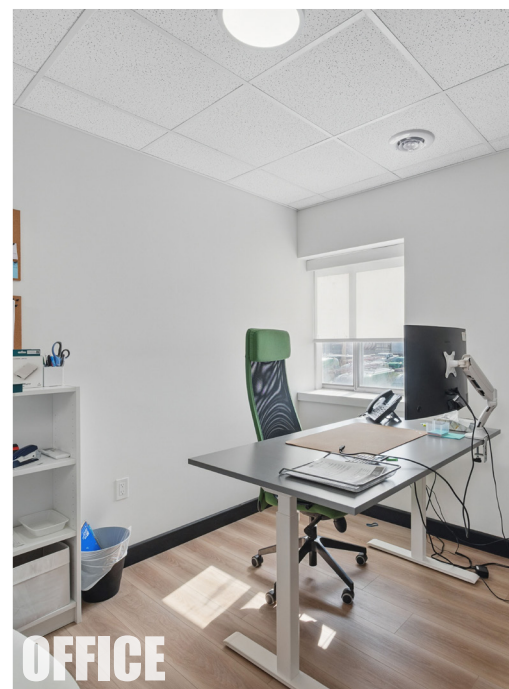
Downtown Halifax  
DRIVE TIME: 16-18 MINUTES

Halifax Stanfield Int'l Airport  
DRIVE TIME: 19-22 MINUTES

# Aerial Photo



*Boundary lines are approximate*





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