

FOR LEASE

# 40-46 BORDEN AVENUE DARTMOUTH, NOVA SCOTIA

34,000 sq. ft. industrial building for  
lease with demising potential



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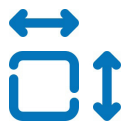




## 34,000 sq. ft. industrial building for lease with demising potential

Introducing 40-46 Borden Avenue, an exceptional opportunity to lease a full light industrial building in Burnside Industrial Park. Boasting 34,000 sq. ft., this property is strategically positioned with convenient access to Akerley Boulevard and Wright Avenue, the primary thoroughfares within the Park.

Designed to cater to diverse tenant needs, the property offers various demising options, ensuring flexibility and customization. Impeccably maintained, the facility offers dock and grade loading, clear heights of up to 20 feet, efficient natural gas heating, rail service access, on-site parking, and a fenced-in storage area located at the front of the property. This leasing opportunity is an ideal choice for businesses seeking a seamless blend of functionality, convenience, and quality.



Up to 34,000 sq. ft. (demisable)



Dock & Grade Loading



Available January 2025

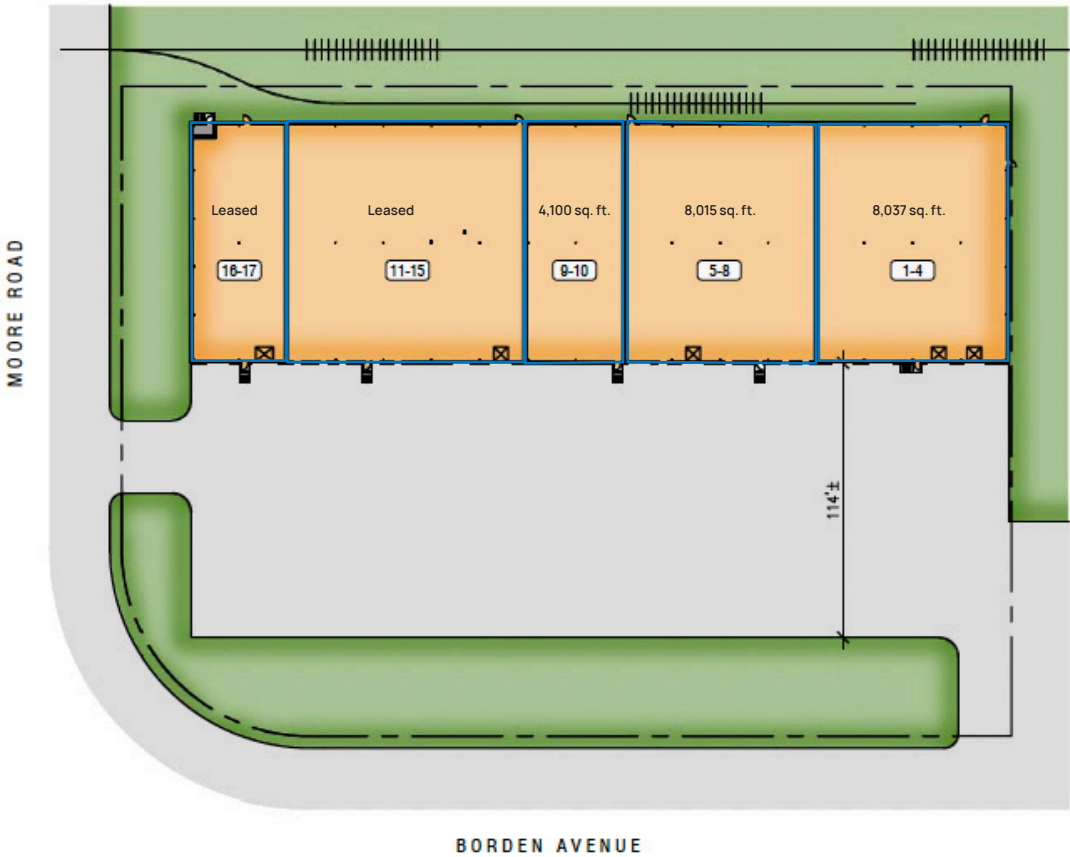
LISTING ID	10401
ADDRESS	40-46 Borden Avenue, Dartmouth
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial
BUILDING SIZE	34,000 sq. ft.
SIZE AVAILABLE	Up to 34,000 sq. ft. (demisable options available)
YEAR BUILT	1973
LOADING	Seven (7) dock loading doors One (1) grade loading door One (1) loading door with ramp
COLUMN SPACING	18'
CLEAR HEIGHT	15.5' to 20'
PARKING	Paved on-site surface parking (approximately 34 stalls)
AVAILABILITY	January 2025
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$6.96 psf



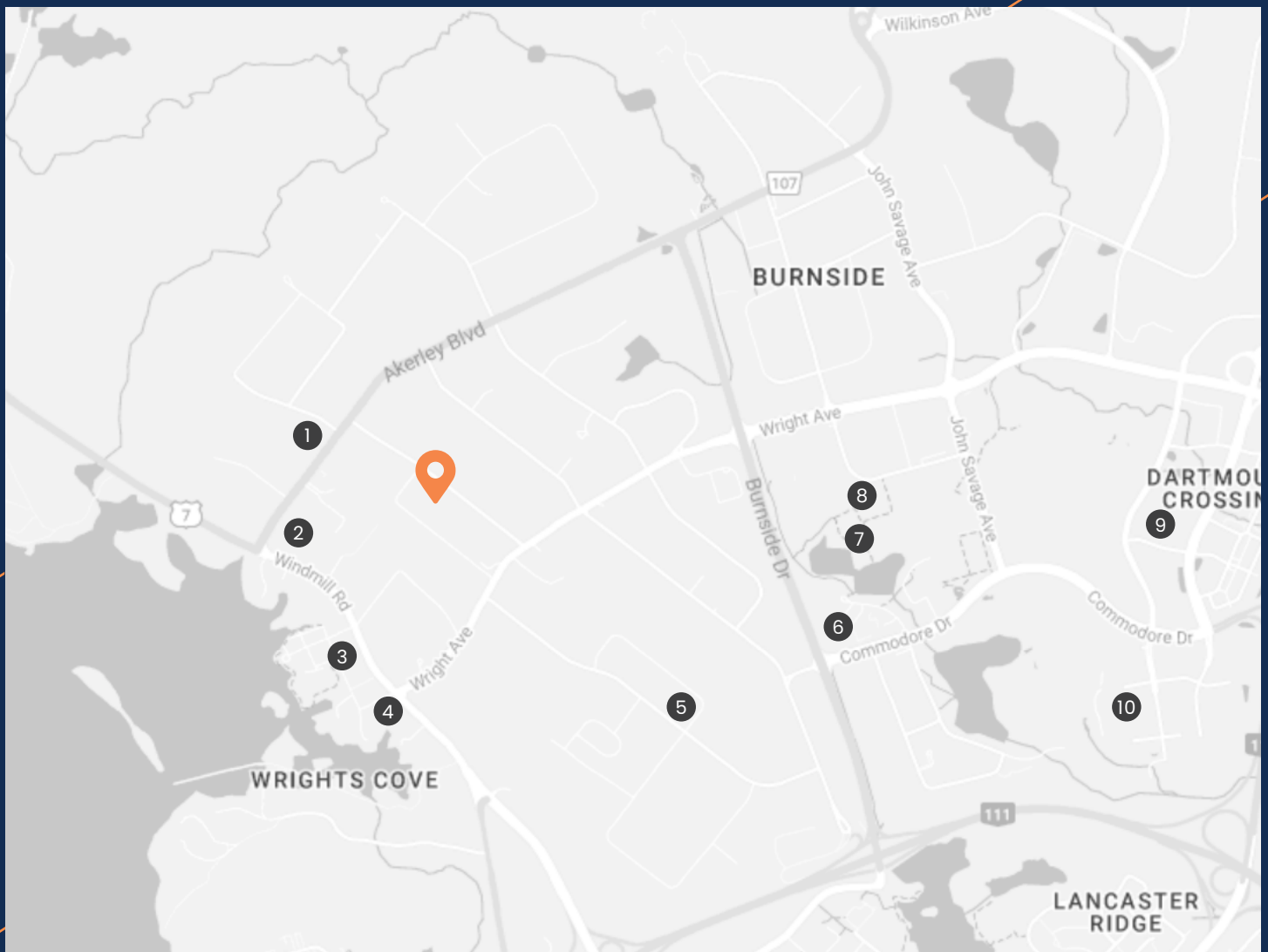
# Building Plan

Building size: 34,000 sq. ft. (with demising options)

- Unit 1-4: 8,037 sq. ft.
- Unit 5-8: 8,015 sq. ft.
- Unit 9-10: 4,100 sq. ft.



## Surrounding Amenities



① Tim Horton's

② Halifax Bread Factory

③ Starbucks

④ McDonald's / Subway

⑤ Playful Paws Dog Daycare

⑥ Best Western Plus Hotel

⑦ Spectacle Lake Park

⑧ Willowbrae Academy Daycare

⑨ Costco Wholesale

⑩ Walmart Supercentre

A. Murray MacKay Bridge

**DRIVE TIME: 6 MINUTES**

Dartmouth Crossing

**DRIVE TIME: 7 MINUTES**

Bedford

**DRIVE TIME: 8 MINUTES**

Downtown Halifax

**DRIVE TIME: 15 MINUTES**

Halifax Stanfield International Airport

**DRIVE TIME: 20 MINUTES**





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