

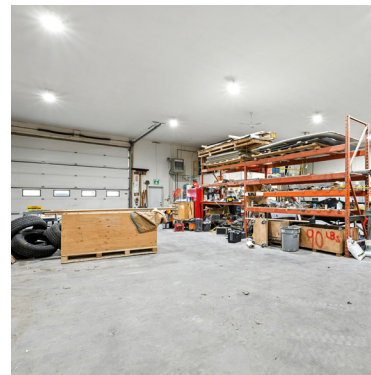
40 ORION COURT

WOODSIDE INDUSTRIAL PARK

FOR SALE



Opportunity to own office and warehouse
on 2.5 acre lot in Woodside Industrial Park



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PARTNERS GLOBAL
CORPORATE REAL ESTATE

The Opportunity

Partners Global is proud to present a rare opportunity for owner-occupiers or investors in Woodside Industrial Park, a rapidly growing industrial area in Dartmouth, Nova Scotia. This well-located 2.48-acre cul-de-sac lot offers quick access to Highway 111 and the Trans-Canada Highway, providing excellent connectivity to nearby commercial hubs including Burnside, Dartmouth Crossing, and Downtown Halifax.

The property features an 8,400 sq. ft. building consisting of 6,900 sq. ft. of warehouse space, 1,500 sq. ft. of office space, and an additional 1,500 sq. ft. of mezzanine storage. A paved parking area at the front of the building provides convenient access for staff and visitors, and excellent visibility on Orion Court. Trucks can access the gravel lot at the rear of the building from the front entry area. Included in the parcel is the adjacent lot, currently leased to a transportation company for fleet storage, presents a unique opportunity for supplementary income or potential future expansion.

Inside, the layout includes a reception area, boardroom, multiple private offices, two kitchens, two half bathrooms, and one full bathroom. The warehouse is equipped with a grade-level loading door and well-positioned mezzanines for additional storage.

The business currently operating in the building, along with equipment, are also available for purchase which is included in the offering price. With limited availability of high-quality industrial real estate in Woodside, and the advantage of lower property taxes compared to other industrial zones, 40 Orion Court is an excellent investment for companies looking to grow or establish a presence in one of Dartmouth's most dynamic industrial hubs.

Building Price: \$ 3,950,000 + HST

Business Price: \$ 395,000 + HST



Property Overview



Total Offering Price

\$4,345,000

Building Size

8,400 SQ. FT.

Lot Size

2.48 ACRES

LISTING ID	10443
ADDRESS	40 Orion Court, Dartmouth
PROPERTY TYPE	Office & Warehouse Building
PID	41317587
YEAR BUILT	2012
TOTAL LOT SIZE	2.48 acres
BUILDING SIZE	8,400 sq. ft.
ZONING	Light Industrial (LI)
BUILDING PRICE	\$3,950,000 + HST
ADDITIONAL INFORMATION	To access the Virtual Data Room, please reach out to Emma Hachey at emma@partnersglobal.com for the Confidentiality Agreement.



Building Highlights

CONDITION	Good
CONSTRUCTION	Masonry & Steele Frame over poured concrete Slab
FINISHED WALLS	Drywall
FINISHED FLOORING	Ceramic tile & laminate
WINDOWS	Florescent and LED fixtures
EXTERIOR WALLS	Brick and metal
ROOF	Pitched metal
WINDOWS / DOORS	Commercial grade double paned glass units in modern aluminum frames
HEATING & COOLING	Heat pumps and perimeter electric baseboards in place
ELECTRICAL	200 ampere breaker
SPRINKLERS	Wet sprinkler system in place



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Office Space
1,500 SQ. FT.

Warehouse Space
6,900 SQ. FT.

Mezzanine
1,500 SQ. FT.

Equipment Overview

Business & Equipment Price **\$395,000**



Why Buy?

- Reliable, quality equipment that has been well maintained gear in good working condition
- Cost-effective and affordable pricing compare to new equipment cost
- Industry-ready, ideal for construction, manufacturing, and industrial operations
- Obtain an extensive inventory of a wide range of tools, heavy machinery and building assets

High-Value Items:

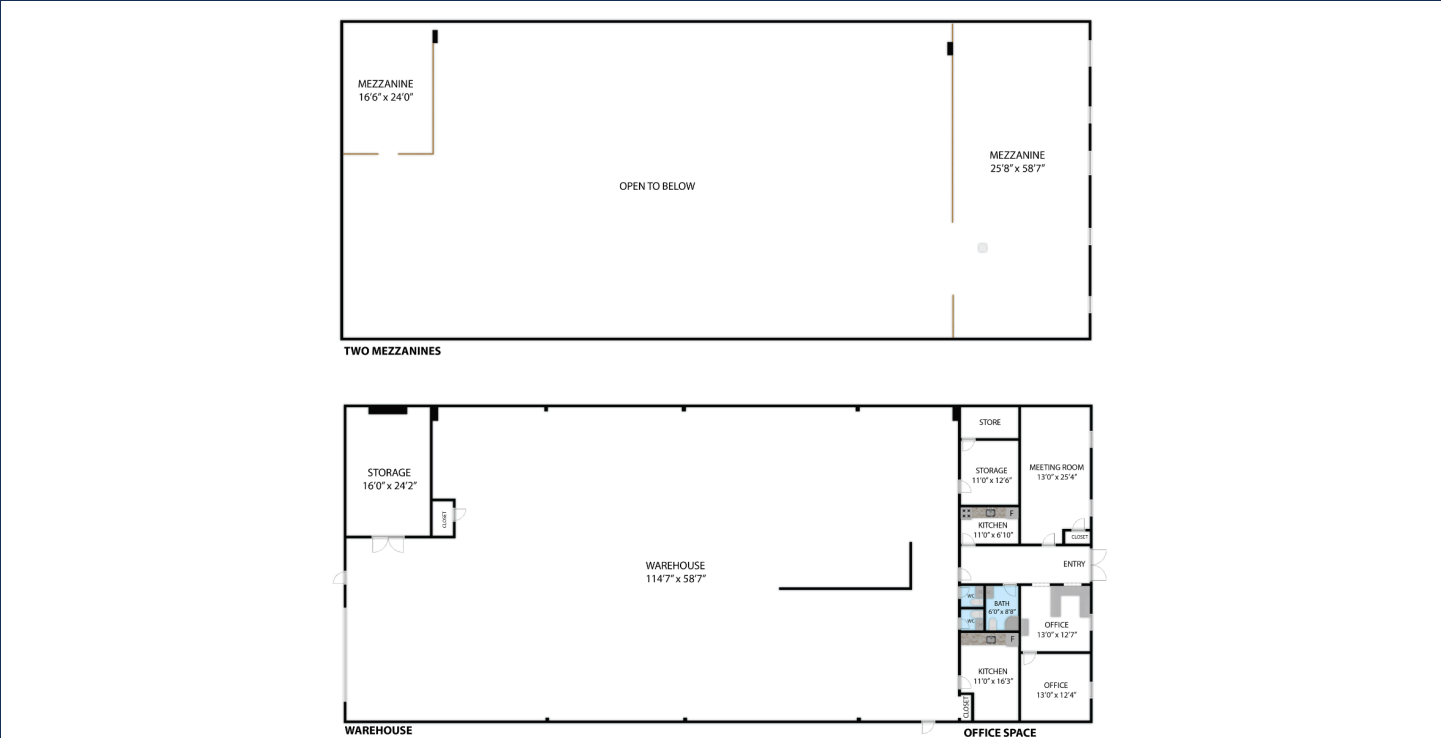
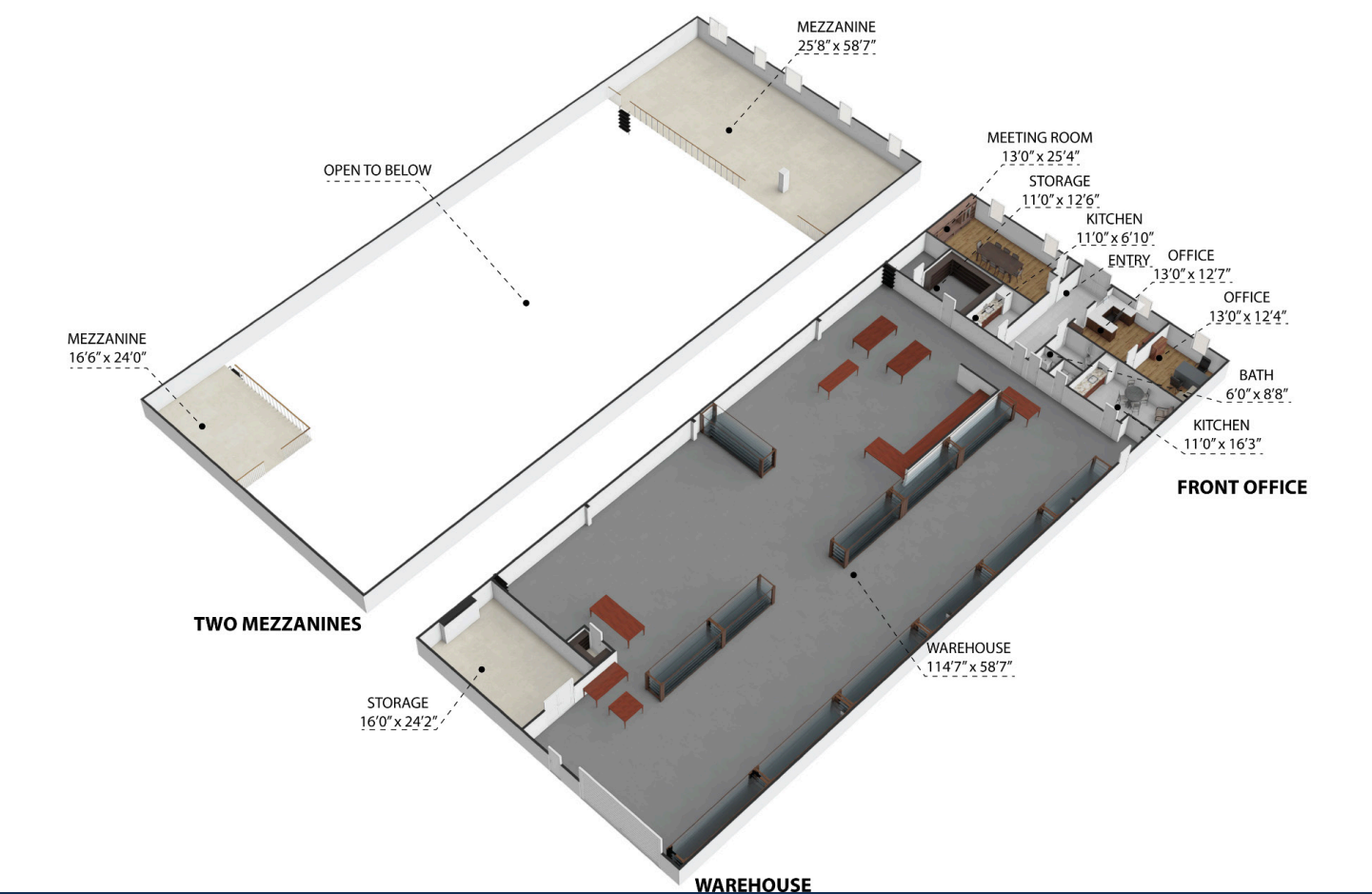
- CAT V50E 5000LB Propane Forklift
- Fab Master 51025 Hydraulic Swing Beam Shear
- YSD Fab Master PP77T-10 Press Brake
- Lincoln Electric 275 Precision Tig Welder
- Heavy Duty Shelving Lot
- Tennsmith HB9716 Straight Brake
- Tennsmith HBU48 Hand Brake
- Delta 33-410 Radial Arm Saw
- Cehisa EP3T Edge Bander
- 2020 Ford F-350 XL
- Compressors, welders, saws, and drills
- Dust collectors, sandblasting cabinet, and paint racks
- Generators, edge sanders, and planers



CLICK HERE FOR A
VIRTUAL WALK

Floor Plan

Total Building: 8,400 sq. ft.



Aerial Footage



Boundary lines are approximate

LOCATION OVERVIEW

Located in Dartmouth, the second-largest urban area in Nova Scotia, Woodside is a growing hub of commercial and industrial activity. Just minutes from downtown Dartmouth and a short ferry ride from downtown Halifax, Woodside is strategically positioned near vibrant urban centers known for their thriving food, arts, and retail scenes. Its proximity to Burnside, one of Canada's largest industrial parks, further enhances its appeal as a center for business.

Woodside offers excellent connectivity and accessibility, making it an ideal location for businesses and commuters alike. The area is well-served by public transit, ferry routes, and bike-friendly infrastructure. It provides quick access to Highway 111 and other major roadways, is only 20 minutes from Halifax Stanfield International Airport, and has direct links to the Port of Halifax. In addition, it is located near major commercial zones such as Dartmouth Crossing and the City of Lakes Business Park.

As a dynamic and diverse district within the Halifax Regional Municipality (HRM), Woodside supports a wide range of industries. The area is home to businesses in light manufacturing, marine services, life sciences, and professional services. With a strong economic foundation and a prime location, Woodside continues to grow as a vital part of Dartmouth's commercial and industrial landscape, offering a vibrant and well-connected environment for both businesses and residents.

Halifax Regional Municipality Demographics



TOTAL
POPULATION

492,000

2023



POPULATION
GROWTH

4.1%

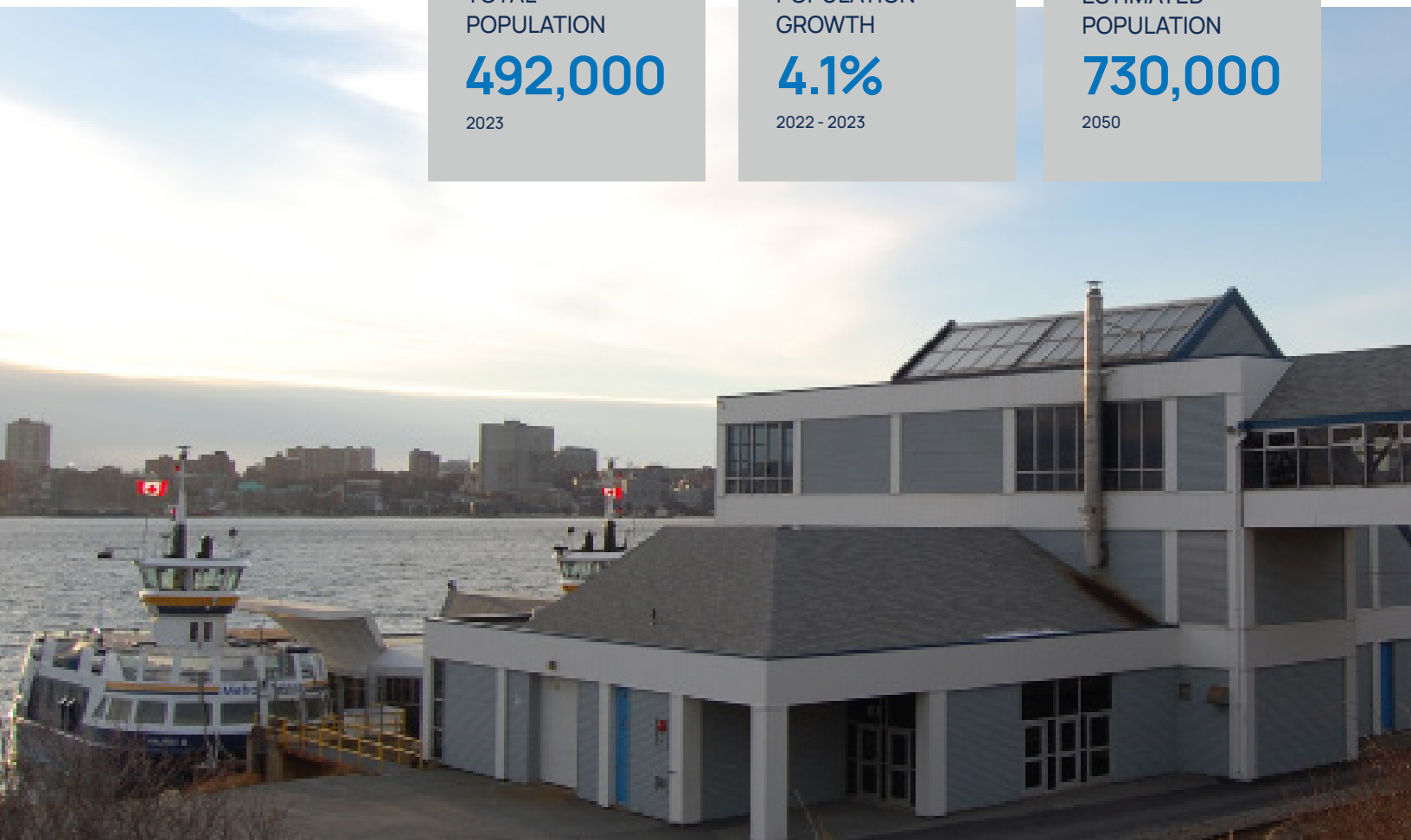
2022 - 2023



ESTIMATED
POPULATION

730,000

2050



SURROUNDING AREA



BURNSIDE INDUSTRIAL PARK
DRIVE TIME: 10-13 MINUTES

DARTMOUTH CROSSING CENTRE
DRIVE TIME: 7-9 MINUTES

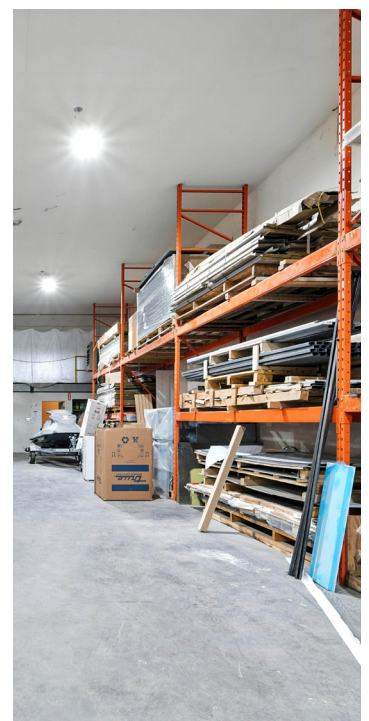
CITY OF LAKES BUSINESS PARK
DRIVE TIME: 9-11 MINUTES

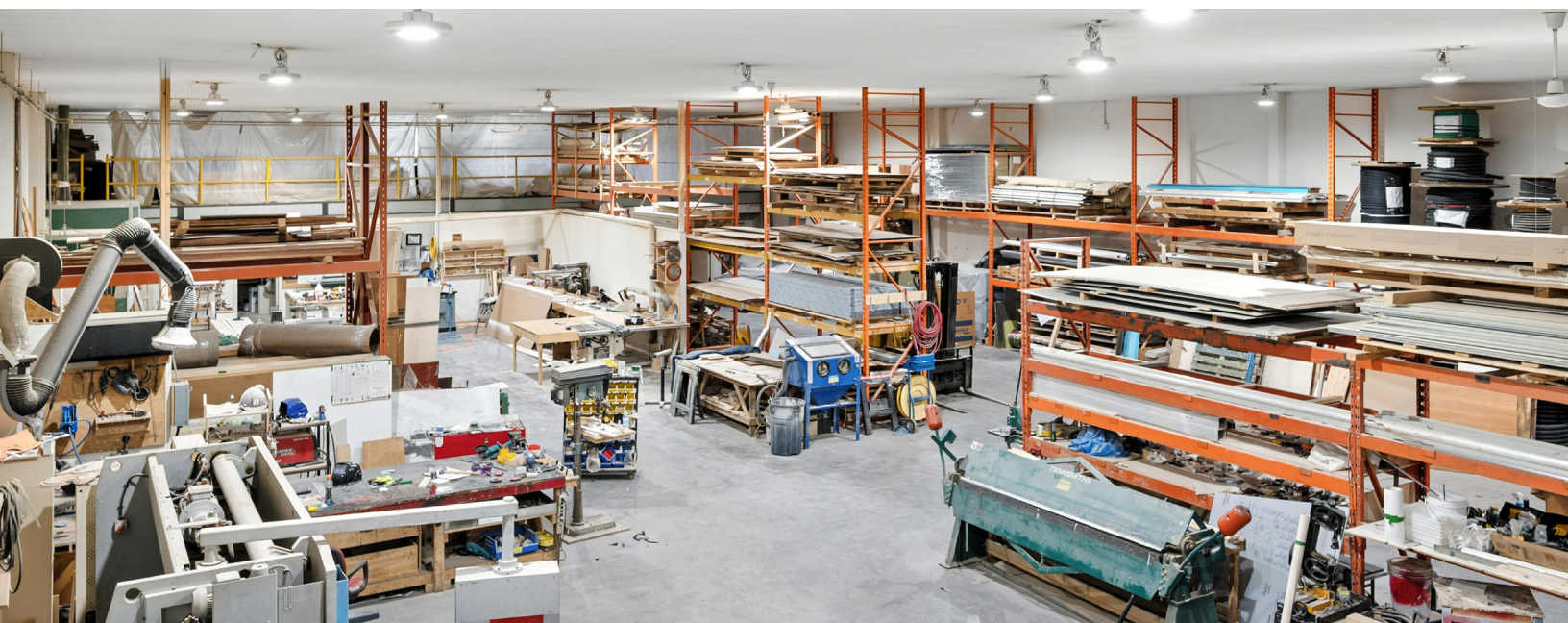
DOWNTOWN HALIFAX
DRIVE TIME: 20-22 MINUTES

DOWNTOWN BEDFORD
DRIVE TIME: 23-25 MINUTES

DOWNTOWN DARTMOUTH
DRIVE TIME: 8-10 MINUTES

HALIFAX STANFIELD INT'L AIRPORT
DRIVE TIME: 21-25 MINUTES







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