

FOR LEASE

196 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

Up to 8,000 sq. ft. of light industrial
space in Burnside Business Park



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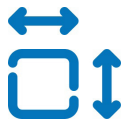


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Up to 8,000 sq. ft. of light industrial space in Burnside Business Park

Located strategically off Akerley Boulevard, a primary arterial route through Burnside Industrial Park, 196 Joseph Zatzman Drive stands as a well-maintained light-industrial property. Offering seamless access to a diverse array of amenities, the location provides convenient access to major highways and both harbour bridges, ensuring a hassle-free commute.

This exceptional leasing opportunity comprises two versatile units that can be leased individually or combined, offering a total of 7,996 square feet of space. Suite 1-2 encompasses 6,054 square feet of highly desirable end-cap space, thoughtfully designed with one side double door (approximately one foot from ground level) and three dock doors. Suite 3 offers 1,942 square feet, complete with a dock loading door. Boasting generous clear heights and ample on-site parking, this property is perfectly tailored for light industrial enterprises or service-oriented retailers seeking an ideal environment to elevate their business operations.



1,942 - 7,996 sq.
ft. for Lease

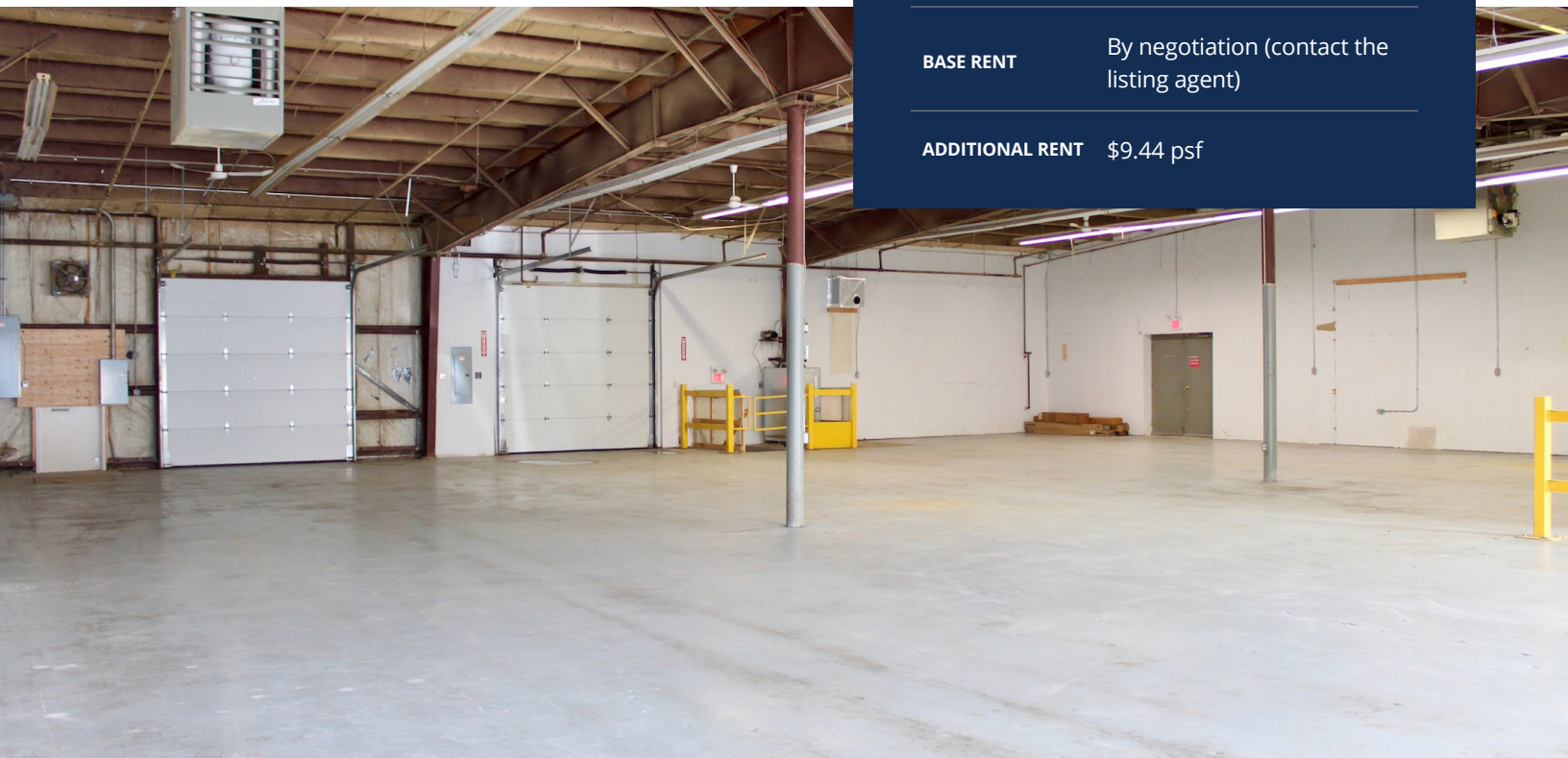


Dock Loading
Doors



Free On-Site
Parking

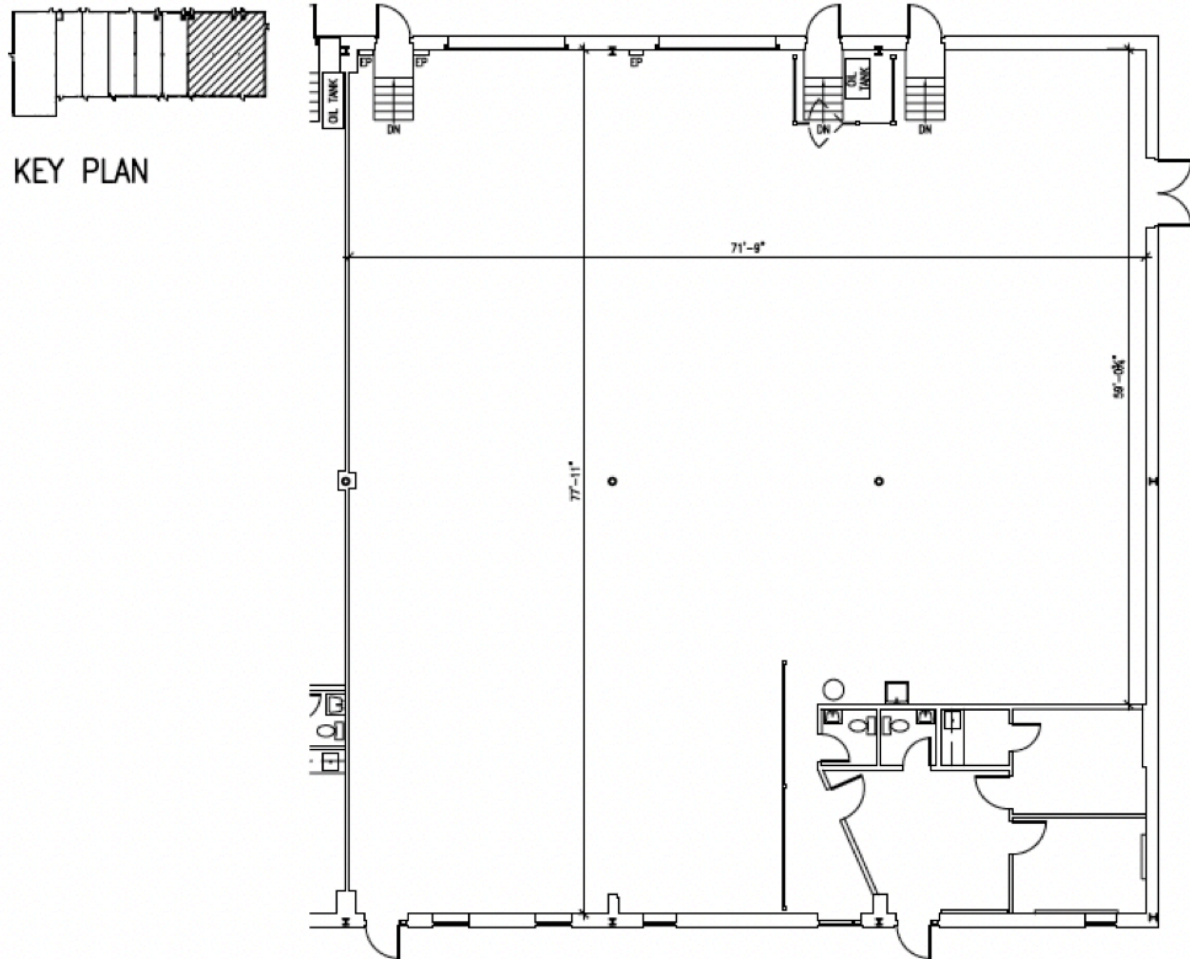
LISTING ID	10391
ADDRESS	196 Joseph Zatzman Drive, Unit 2, Dartmouth
PROPERTY TYPE	Industrial / Office
BUILDING SIZE	19,786 sq. ft.
SIZE AVAILABLE	Suite 1-2: 6,054 sq. ft. Suite 3: 1,942 sq. ft.
LOADING	Suite 1-2: One (1) side double door and three (3) dock doors Suite 3: Dock loading
CLEAR HEIGHTS	15.3' to 18.8'
COLUMN SPACING	25'
SPRINKLER SYSTEM	Yes (wet system)
PARKING	Paved surface parking (approximately 27 stalls)
AVAILABILITY	Suite 1-2: Immediately Suite 3: With 30-days notice
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$9.44 psf



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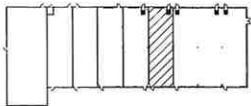
Floor Plan

Suite 1-2: 6,054 sq. ft.

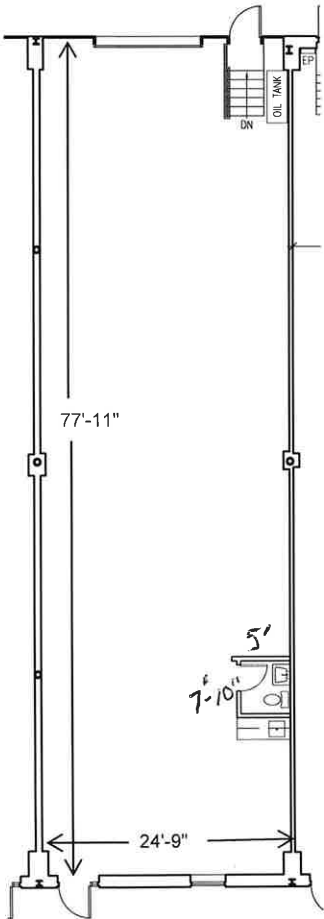


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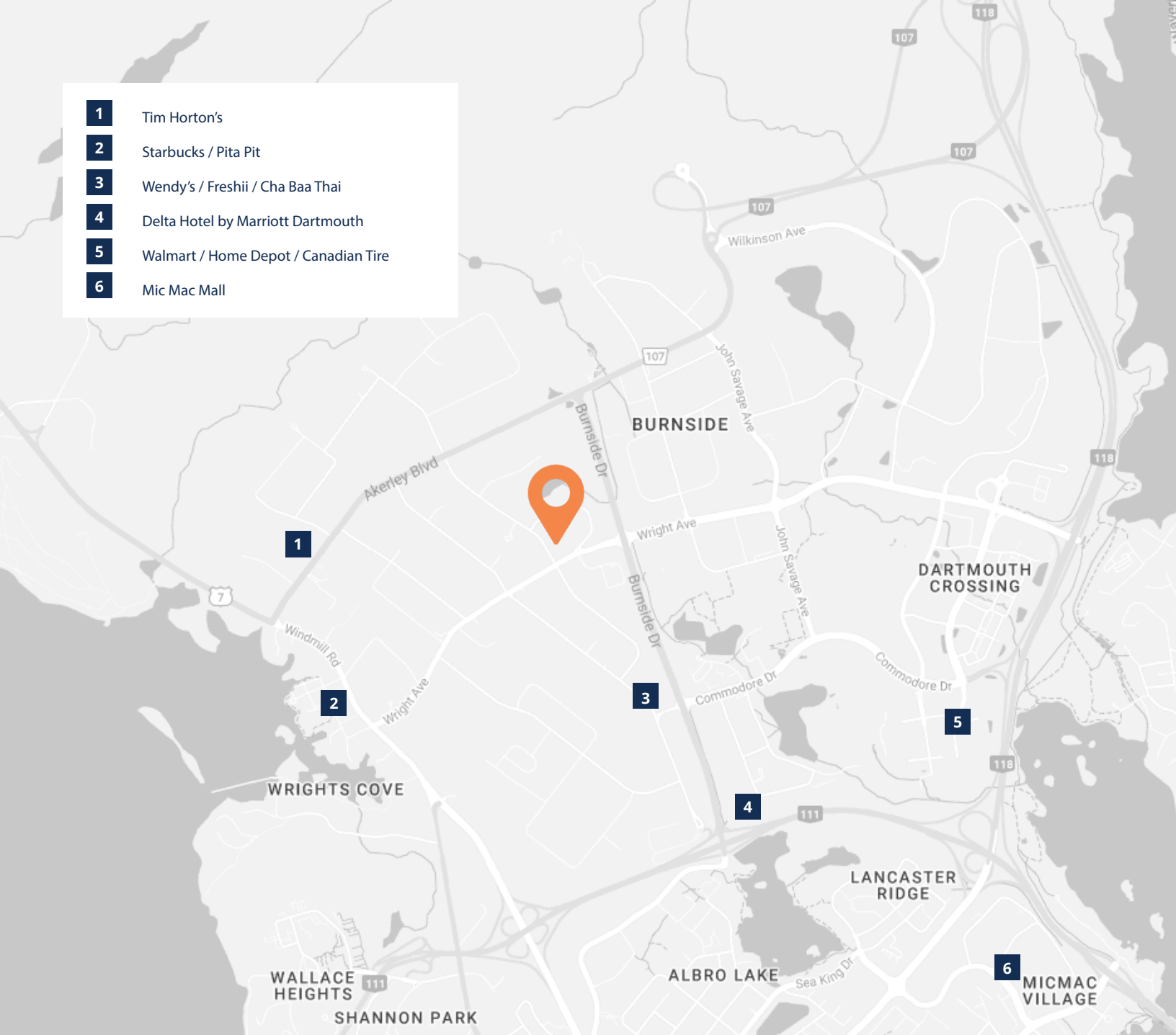
Floor Plan
Suite 3: 1,942 sq. ft.



KEY PLAN



- 1 Tim Horton's
- 2 Starbucks / Pita Pit
- 3 Wendy's / Freshii / Cha Baa Thai
- 4 Delta Hotel by Marriott Dartmouth
- 5 Walmart / Home Depot / Canadian Tire
- 6 Mic Mac Mall



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