

For Lease

196 JOSEPH ZATZMAN DRIVE

UNIT 9, DARTMOUTH, NOVA SCOTIA

Prime 3,989 sq. ft. end unit offering both office and industrial space



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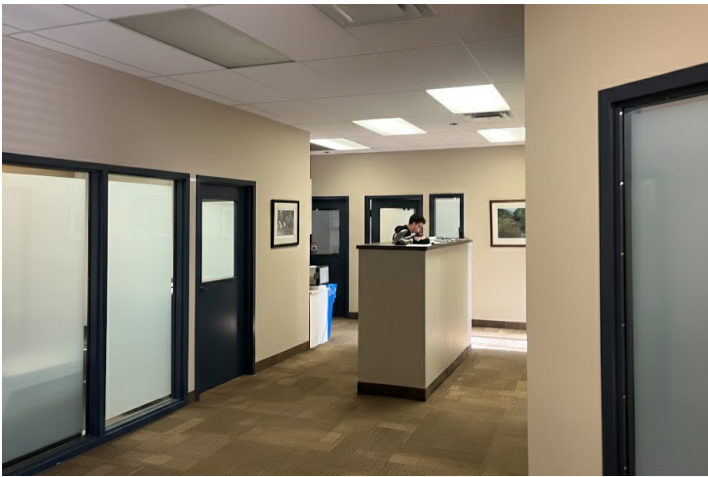
PROPERTY HIGHLIGHTS

196 Joseph Zatzman Drive is ideally located just off Akerley Boulevard, one of the primary arterial routes through Burnside Industrial Park. This well-maintained industrial building offers excellent exposure along Joseph Zatzman Drive and presents an attractive opportunity for light-industrial and office users.

Unit 9, a 3,989 sq. ft. desirable corner unit, is demised with five private offices, a meeting area, reception, three washrooms, a designated storage area, and warehouse space equipped with one grade-level loading door.

The property provides convenient access to major highways and both harbour bridges, ensuring a hassle-free commute. Tenants will also enjoy on-site parking, a fully sprinklered safety system, and ample natural light from the exterior windows, contributing to a bright and productive work environment.

Address	196 Joseph Zatzman Drive
Unit	9
Location	Dartmouth, Nova Scotia
Building Type	Industrial / Office
Size Available	3,989 sq. ft.
Loading	One grade loading door
Availability	April 2026
Additional Rent	\$9.44 psf



Transit Accessible



Central location



Fully sprinklered



Signage opportunities



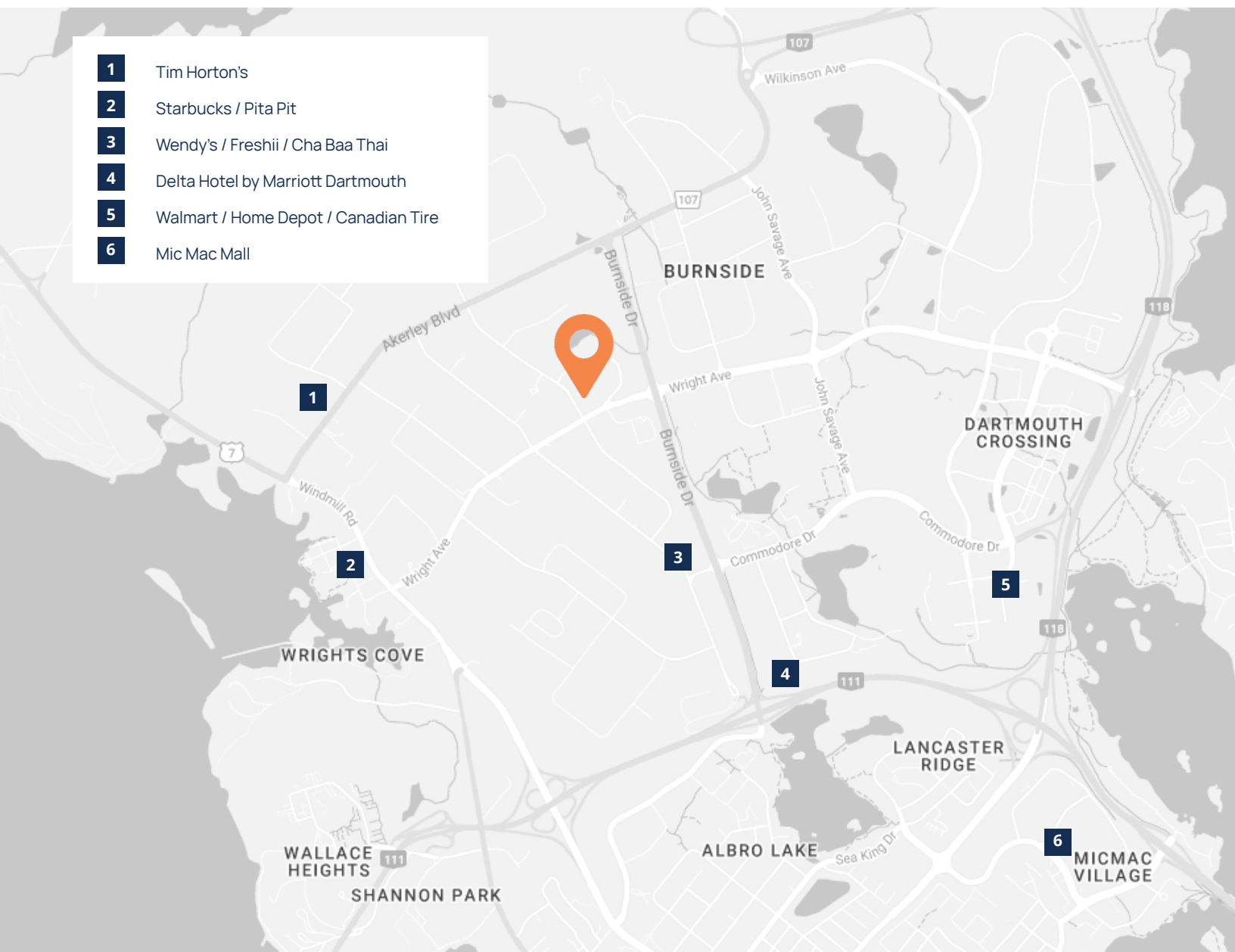
On-site parking



High traffic area



AREA OVERVIEW





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