

**FOR LEASE**

# 192 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

Exceptional 3,800 sq. ft. industrial  
space in Burnside Business Park



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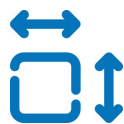


# 192 JOSEPH ZATZMAN DRIVE | DARTMOUTH, NOVA SCOTIA

## Exceptional 3,800 sq. ft. industrial space in Burnside Business Park

Positioned at 192 Joseph Zatzman Drive, just off Akerley Drive in Burnside Industrial Park, this well-maintained light industrial property offers conveniences and functionality. The building's strategic location provides excellent access to a myriad of amenities. In addition, the property is close to major highways and both harbour bridges, make it a perfect hub for bushinesses seeking efficiency and accessibility in their operations.

The leasing opportunity, available Q3 2024, offers 3,872 sq. ft. of end-cap space. The building provides parking at the front, with warehouse loading to the side and rear. With grade and dock level loading and generous clear heights, this space is ideally suited for light industrial or service-oriented retailers seeking an optimal setting for their operations.



3,872 sq. ft. for  
Lease



Grade and Dock  
Level Loading



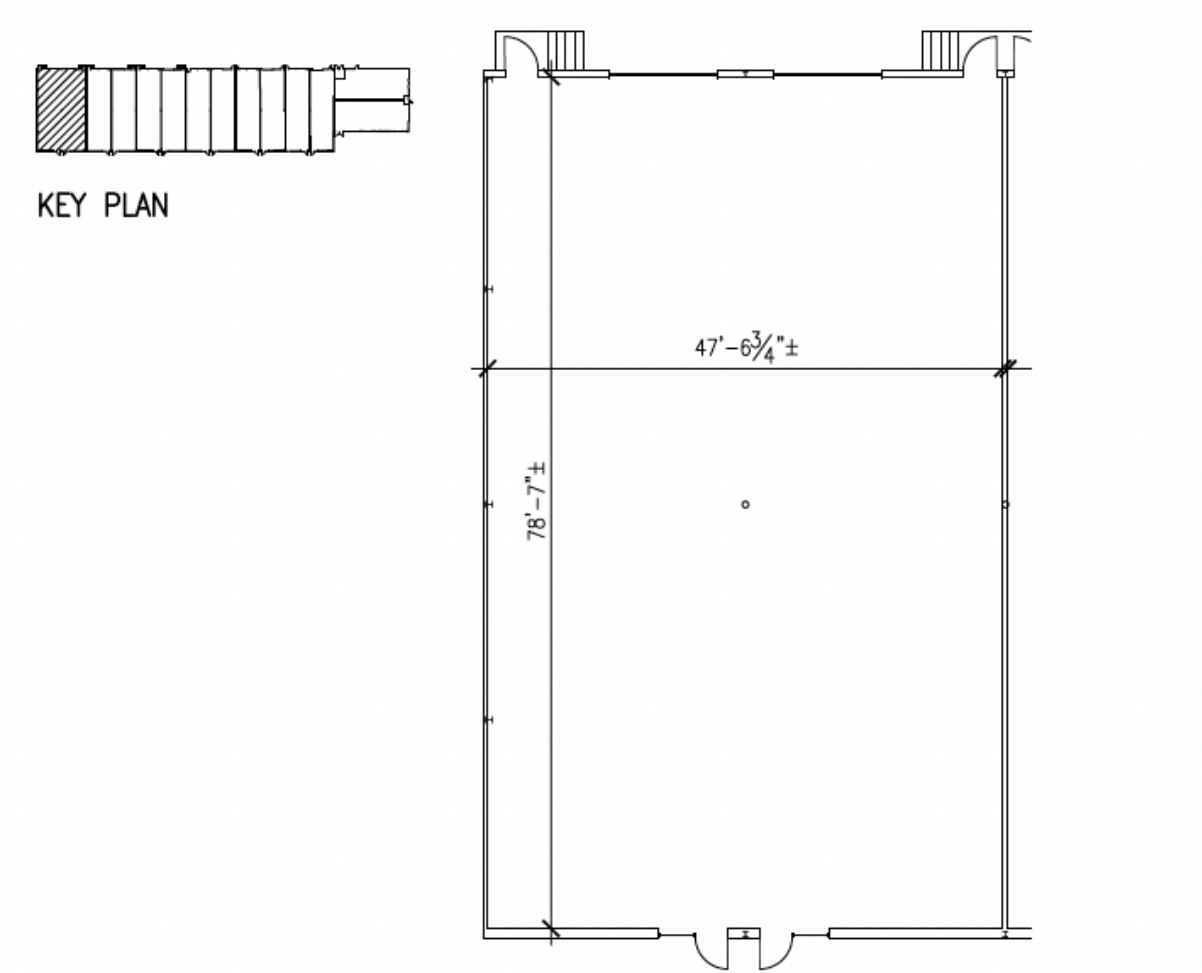
Free On-Site  
Parking

LISTING ID	10392
ADDRESS	192 Joseph Zatzman Drive, Unit 1, Dartmouth
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial / Office
BUILDING SIZE	27,524 sq. ft.
SIZE AVAILABLE	3,872 sq. ft.
LOADING	One (1) grade level door and two (2) dock level doors
CLEAR HEIGHTS	Approximately 18'
SPRINKLER SYSTEM	Yes (wet system)
PARKING	Paved surface parking (approximately 42 stalls)
AVAILABILITY	Q3 2024
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$9.43 psf

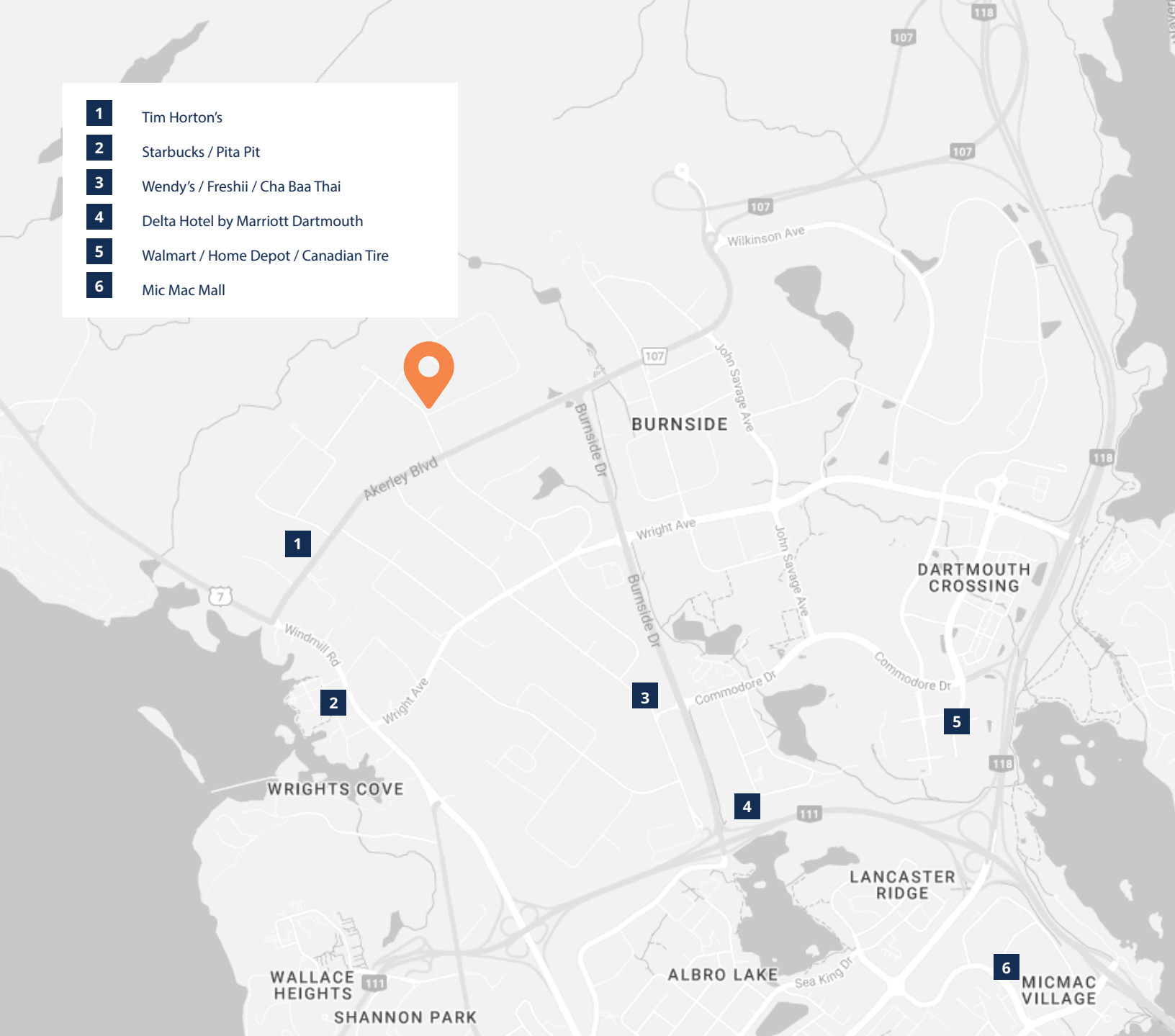


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Floor Plan



- 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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