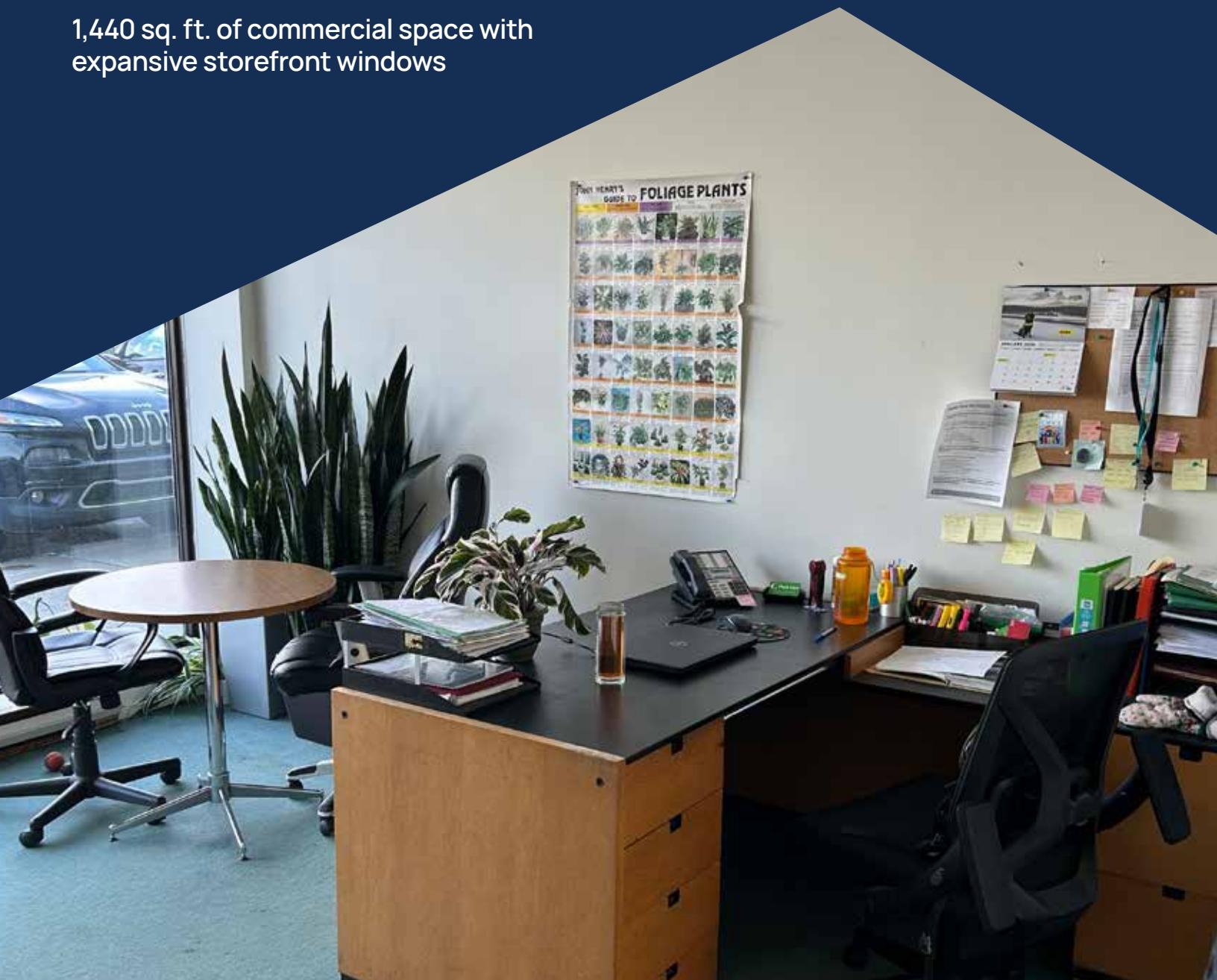


FOR SUBLICENSE

# 30 SIMMONDS DRIVE

## DARTMOUTH, NS

1,440 sq. ft. of commercial space with expansive storefront windows



**Geof Ralph**

📞 (902) 444-4004  
📠 (902) 877-9324  
✉️ [geof@partnersglobal.com](mailto:geof@partnersglobal.com)

[partnersglobal.com](http://partnersglobal.com)

 **PARTNERS GLOBAL**  
CORPORATE REAL ESTATE

## 1,440 sq. ft. of commercial space with expansive storefront windows.

Introducing 30 Simmonds Drive, a versatile mixed-use building in Burnside Industrial Park with excellent visibility. This thoughtfully designed unit features a welcoming reception area, multiple private offices, an interior washroom, and a storage room with plumbing already in place. The layout provides a balanced mix of client-facing areas and operational space, making it well-suited for businesses seeking efficiency and flexibility.

Professionally managed, the single-story building offers excellent accessibility and convenience. Tenants enjoy ample on-site parking, seamless access to major thoroughfares, and nearby public transit routes. Strategically positioned within Atlantic Canada's largest industrial park, 30 Simmonds Drive provides a high-visibility, connected, and reliable setting for businesses seeking a professional and functional workspace.



1440 sq. ft.  
Available



Desired  
Location

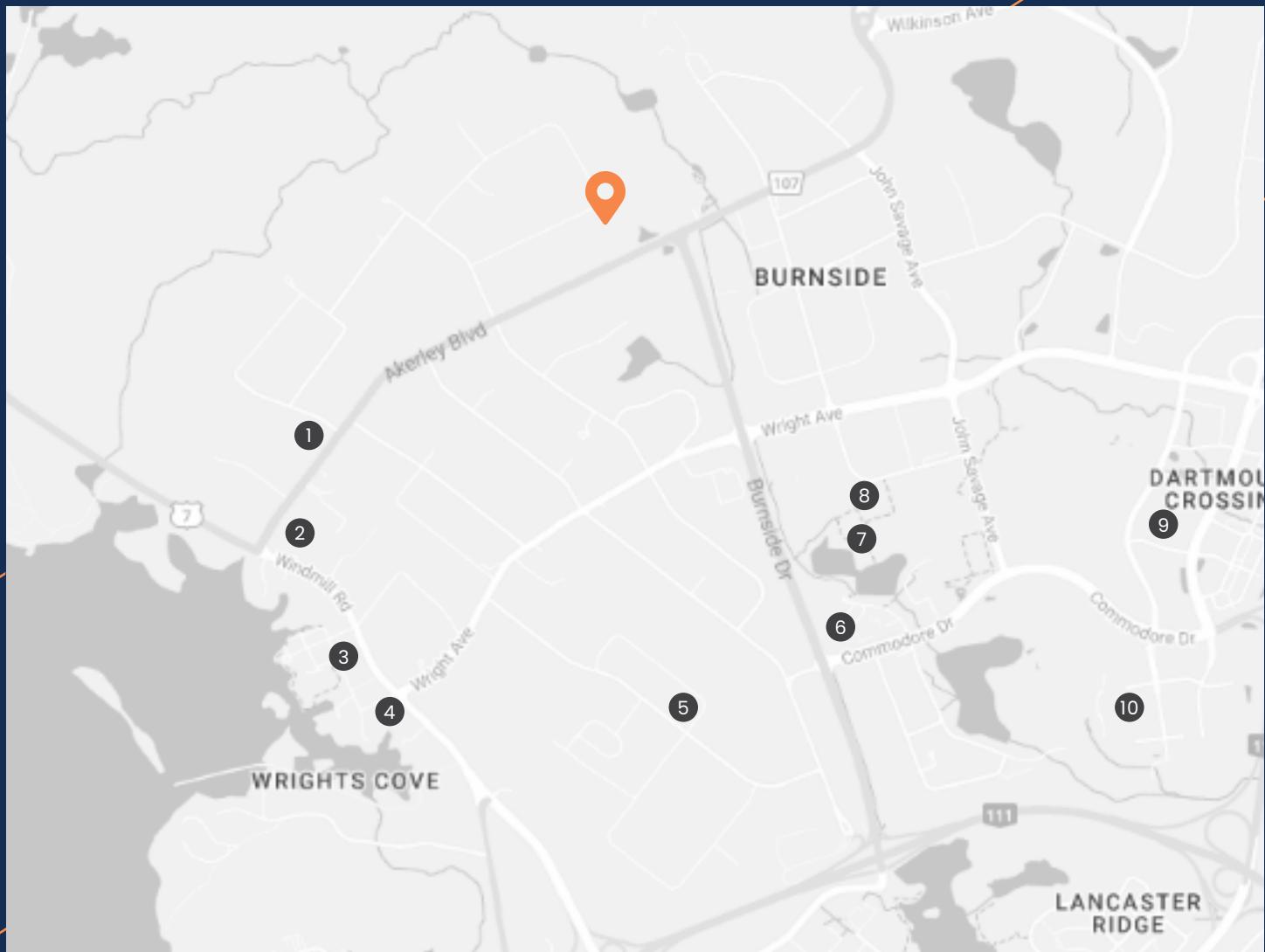


Free, On-Site  
Parking

LISTING ID	10676
ADDRESS	30 Simmonds Drive, Dartmouth, NS
PROPERTY TYPE	Office
SIZE AVAILABLE	1,440 sq. ft.
AVAILABILITY	Immediately
PARKING	Ample, free on-site parking
LEASE TYPE	Sublease
LEASE EXPIRY	July 31, 2027
BASE RENT	By negotiation
ADDITIONAL RENT	\$8.80 psf



## 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**





**Geof Ralph**

📞 (902) 444-4004  
📠 (902) 877-9324  
✉️ geof@partnersglobal.com

[partnersglobal.com](http://partnersglobal.com)

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

