

FOR LEASE

## WOODLAWN PLAZA

114 WOODLAWN ROAD, UNIT 123,  
DARTMOUTH, NS

2,000 sq. ft. of open warehouse space  
in a prime, convenient location



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## 2,000 sq. ft. of open warehouse space in a prime, convenient location

Located at the rear of Woodlawn Plaza in Dartmouth, Unit 123 is 2,000 sq. ft. (approx.) of raw warehouse space offering versatile space for contractors or light industrial users who are seeking storage space in an easily accessible location. With impressive ceiling heights perfect for racking and material storage, this unit offers private side access to a grade-level loading door for easy in-and-out operations. An internal washroom adds convenience, making it a practical fit for contractors and service-based users.

Woodlawn Plaza is a professionally managed, established shopping centre in one of Dartmouth's primary commercial arteries. The Plaza's main entrance is situated at a signalized intersection at its main entrance, ensuring smooth entry and exit. On-site advantages includes ample, free parking, the Plaza's various amenities, and quick connectivity to Nova Scotia's 100-series highway network and six major transit route within walking distance.



2,000 sq. ft.  
Available



One Grade  
Loading Door

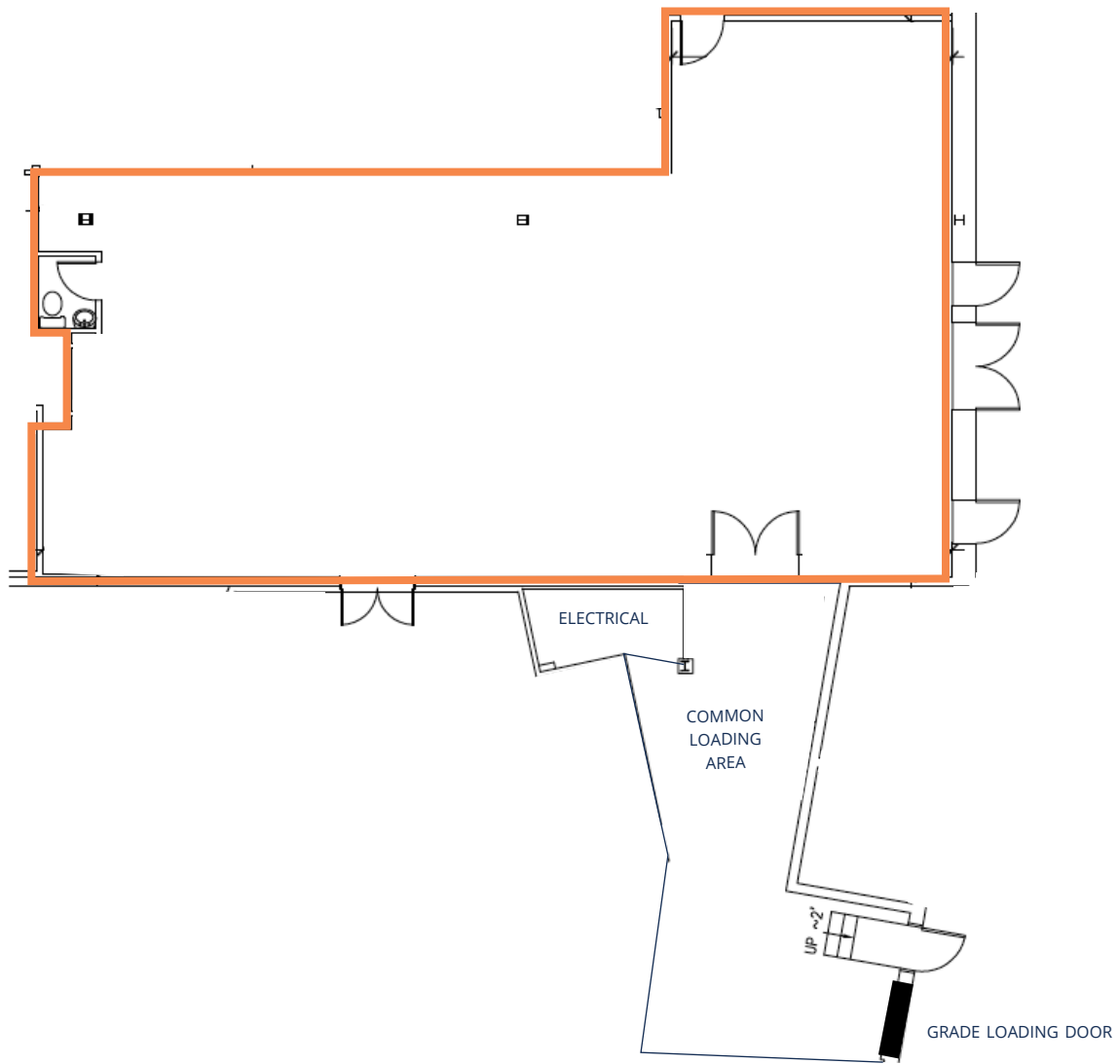


Free, On-site  
Parking

LISTING ID	10674
ADDRESS	114 Woodlawn Road, Unit 123 Dartmouth
PROPERTY TYPE	Light industrial
BUILDING NAME	Woodlawn Plaza
BUILDING SIZE	158,058 sq. ft.
SIZE AVAILABLE	2,000 sq. ft.
LOADING	One grade loading door
AVAILABILITY	Immediately
PARKING	Ample, free on-site parking
BASE RENT	\$12.00 psf
ADDITIONAL RENT	\$11.23 psf
GROSS RENT	\$23.23 psf



# Floor Plan



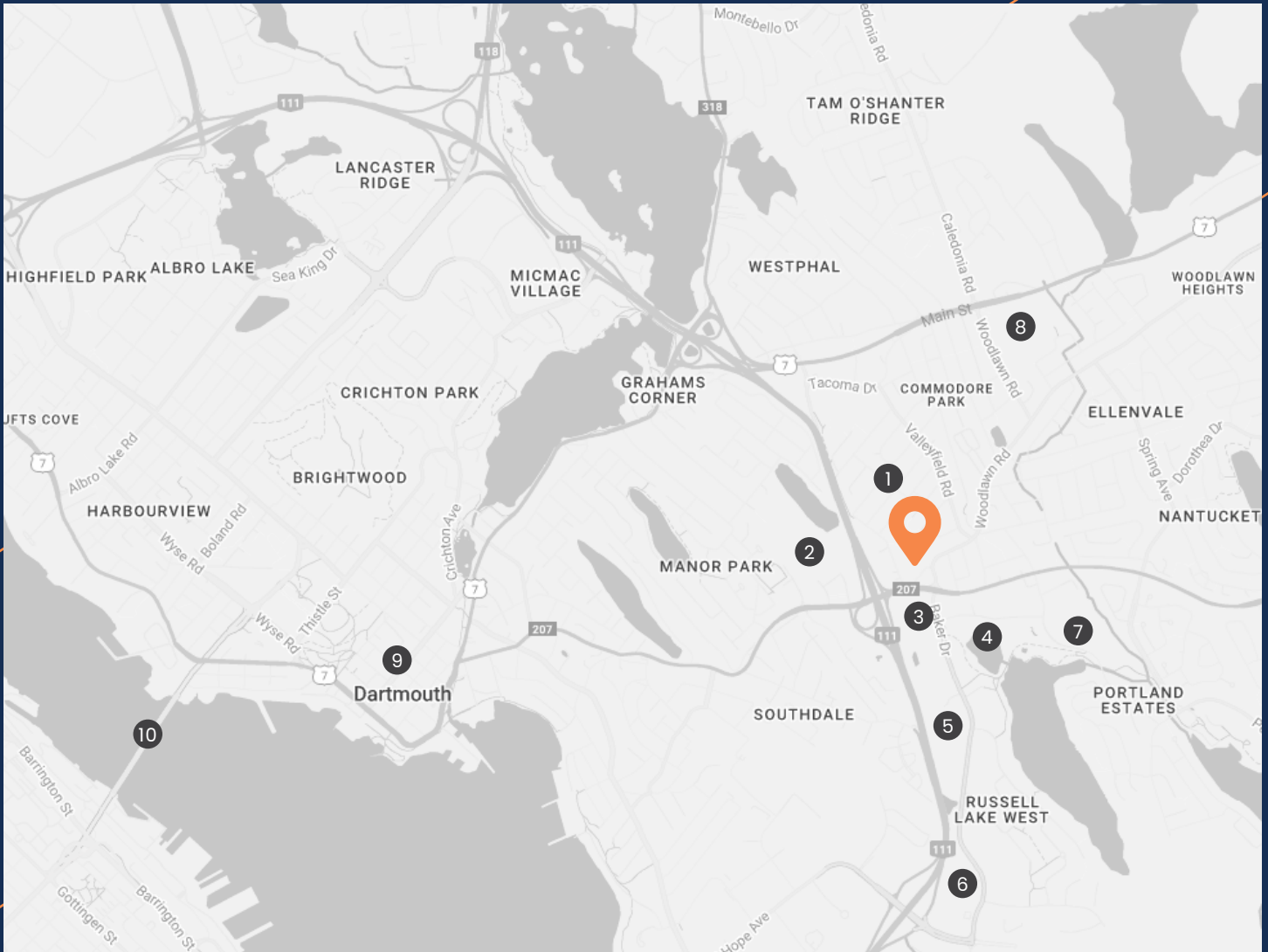
# Site Plan

Woodlawn Plaza, Dartmouth



Subject Premises (boundaries are approximate)

# Surrounding Amenities



- ① Woodlawn Park
- ② Penhorn Plaza
- ③ McDonald's
- ④ Portland Lakes Trail
- ⑤ Parkland At The Lakes (Seniors Residents)
- ⑥ Access Nova Scotia
- ⑦ Woodlawn Public Library
- ⑧ NSCC - Akerley Campus
- ⑨ Downtown Dartmouth
- ⑩ Angus L. MacDonald Bridge

Nova Scotia Highway 111  
DRIVE TIME: 2 MINUTES

Downtown Dartmouth  
DRIVE TIME: 7-10 MINUTES

Cole Harbour  
DRIVE TIME: 8-12 MINUTES

Downtown Halifax  
DRIVE TIME: 16-24 MINUTES



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