

**FOR LEASE**

# 196 JOSEPH ZATZMAN DRIVE, UNIT 6, DARTMOUTH, NOVA SCOTIA

2,051 sq. ft. of light industrial space  
in Burnside Business Park



**Geof Ralph**

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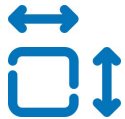


# 196 JOSEPH ZATZMAN DRIVE | DARTMOUTH, NOVA SCOTIA

## 2,051 sq. ft. of light industrial space in Burnside Business Park

Introducing Suite 6, a 2,051 sq. ft. unit thoughtfully designed to include one grade-level loading door and a balanced layout of approximately 50% warehouse space and 50% office. The existing build-out features a few private offices, an internal washroom, designated storage space, and kitchenette. With generous clear heights and ample on-site parking, this space is well suited for light industrial users or service-oriented retailers seeking a functional and professional environment to support their business operations.

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. Suite 6 is available August 2026.



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Lease

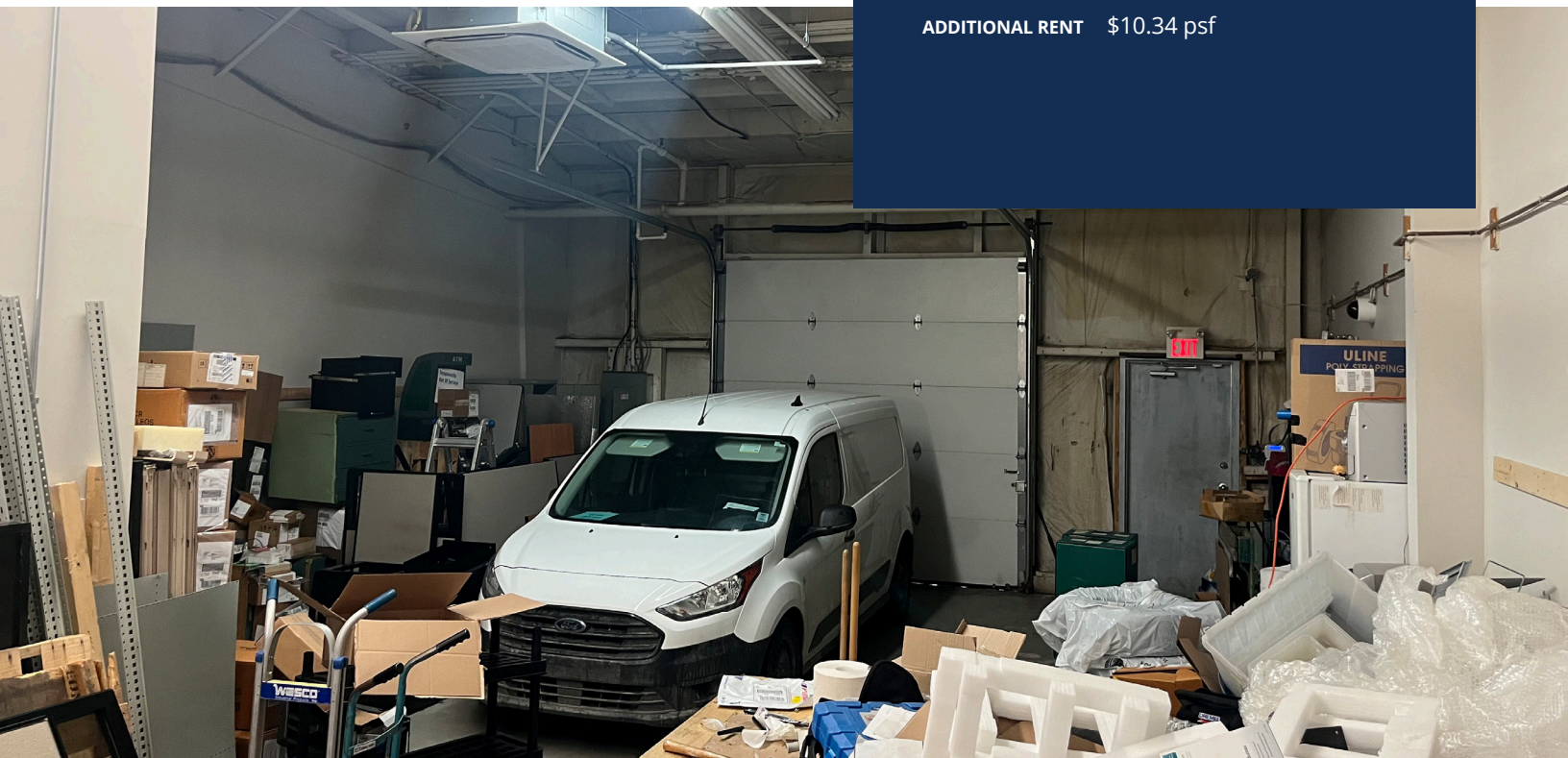


One Grade  
Loading Door



Free On-Site  
Parking

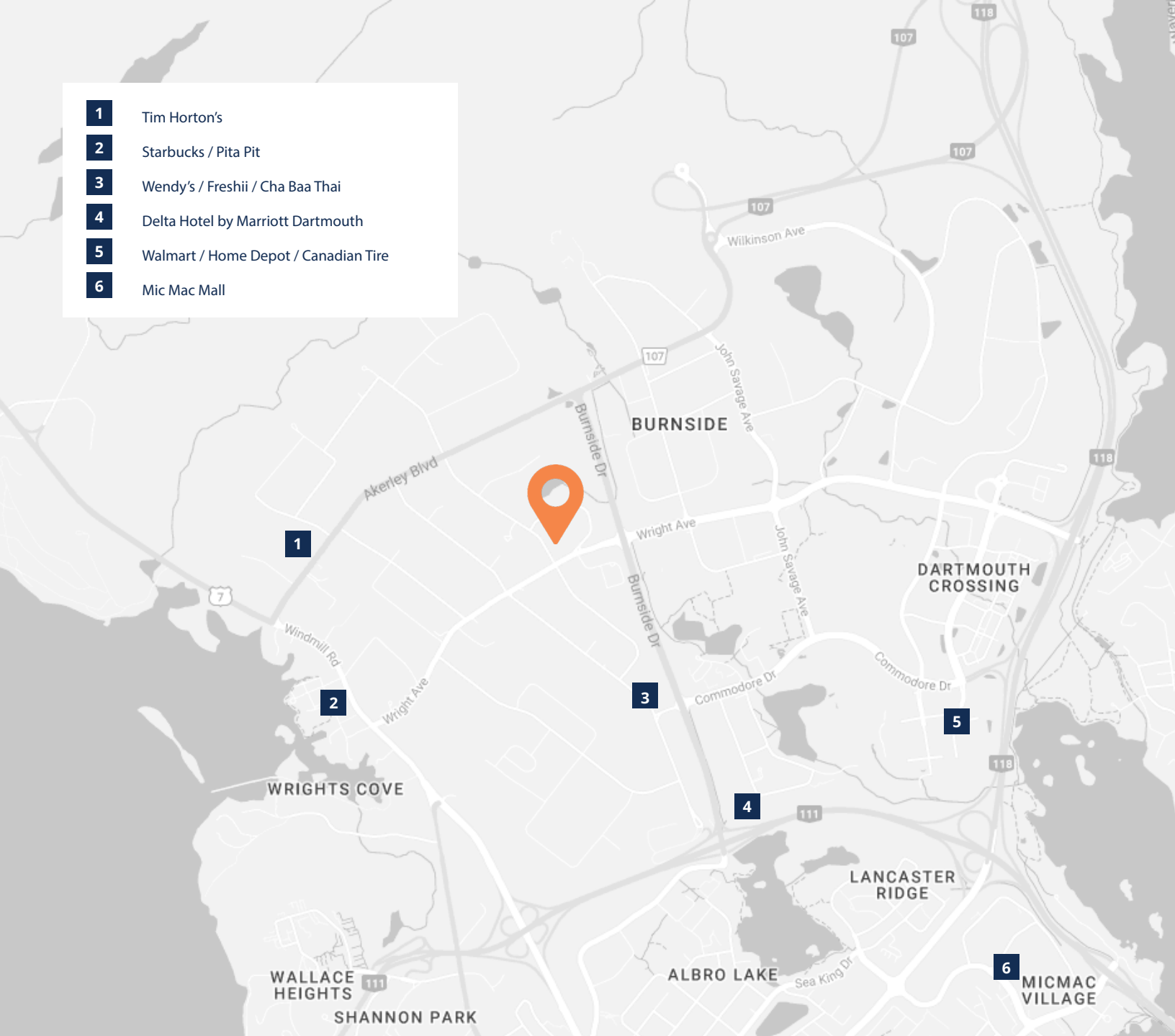
LISTING ID	10692
ADDRESS	196 Joseph Zatzman Drive, Unit 6, Dartmouth
PROPERTY TYPE	Industrial / Office
BUILDING SIZE	19,786 sq. ft.
SIZE AVAILABLE	Suite 6: 2,051 sq. ft.
LOADING	One Grade Loading
CLEAR HEIGHTS	15.3' to 18.8'
SPRINKLER SYSTEM	Yes (wet system)
PARKING	Paved surface parking (approximately 27 stalls)
AVAILABILITY	August 2026
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$10.34 psf







- 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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