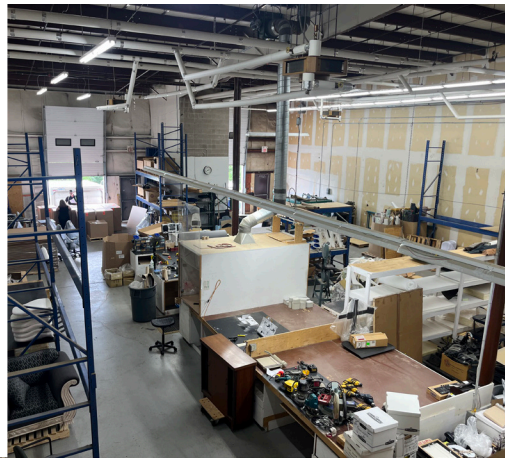
FOR LEASE

10 ILSLEY AVENUE

BURNSIDE BUSINESS PARK, DARTMOUTH, NS

5,682 sq. ft. of versatile warehouse and retail space for lease in highly visible area



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PARTNERS GLOBAL
CORPORATE REAL ESTATE

5,682 sq. ft. of versatile warehouse and retail space for lease in highly visible area

Welcome to 10 Ilsley Avenue, a versatile industrial leasing opportunity available January 2026! Units 8-9 span 5,682 sq ft, featuring 3,576 sq ft of expansive warehouse space with a storage mezzanine, designated office, reception, kitchenette, and retail space. It includes two dock loading doors paired with 18' to 24' clear ceiling heights, ideal for a wide range of industrial uses and can fit a 53 ft trailor. With ample on site parking and prominent signage opportunities facing a busy arterial road, this location is both functional and high impact in terms of visibility.

Located in the heart of Burnside Industrial Park, the building benefits from superior accessibility. Positioned for convenience, the property provides seamless access to downtown Halifax and Dartmouth, Dartmouth Crossing, and an array of nearby amenities. Commuters will appreciate its strategic location, offering quick connections to both harbour bridges, major highways, and the newly completed Sackville-Bedford-Burnside Connector.

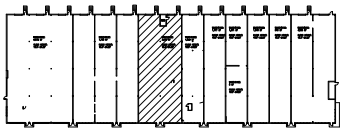
5,682 sq. ft

Desired Location

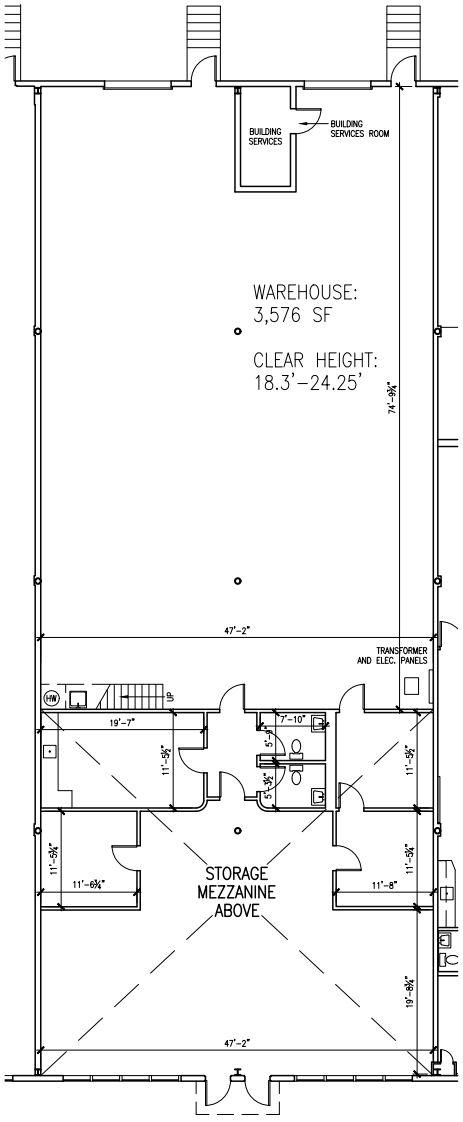
Signage Opportunities

LISTING ID	10441
ADDRESS	10 Ilsley Drive
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Industrial / Office
SIZES AVAILABLE	Unit 8-9: 5,682 sq. ft.
ZONING	General Industrial
LOADING	Two dock doors
CLEAR HEIGHTS	18' to 24'
PARKING	Ample on-site parking
AVAILABILITY	January 2026
NET RENT	Contact listing agent
ADDITIONAL RENT	$7.20 psf

FLOOR PLAN



KEY PLAN
MAIN FLOOR



INTERIOR ROOMS & LAYOUT PROVIDED BY OTHERS.
SQUARE FEET CALCULATED BY MEASURE MODE INC.
IN ACCORDANCE WITH THE EXTERIOR WALL METHODOLOGY (METHOD A).
INDUSTRIAL BUILDINGS: STANDARD METHODS OF MEASUREMENT (ANSI Z65.2-2012).

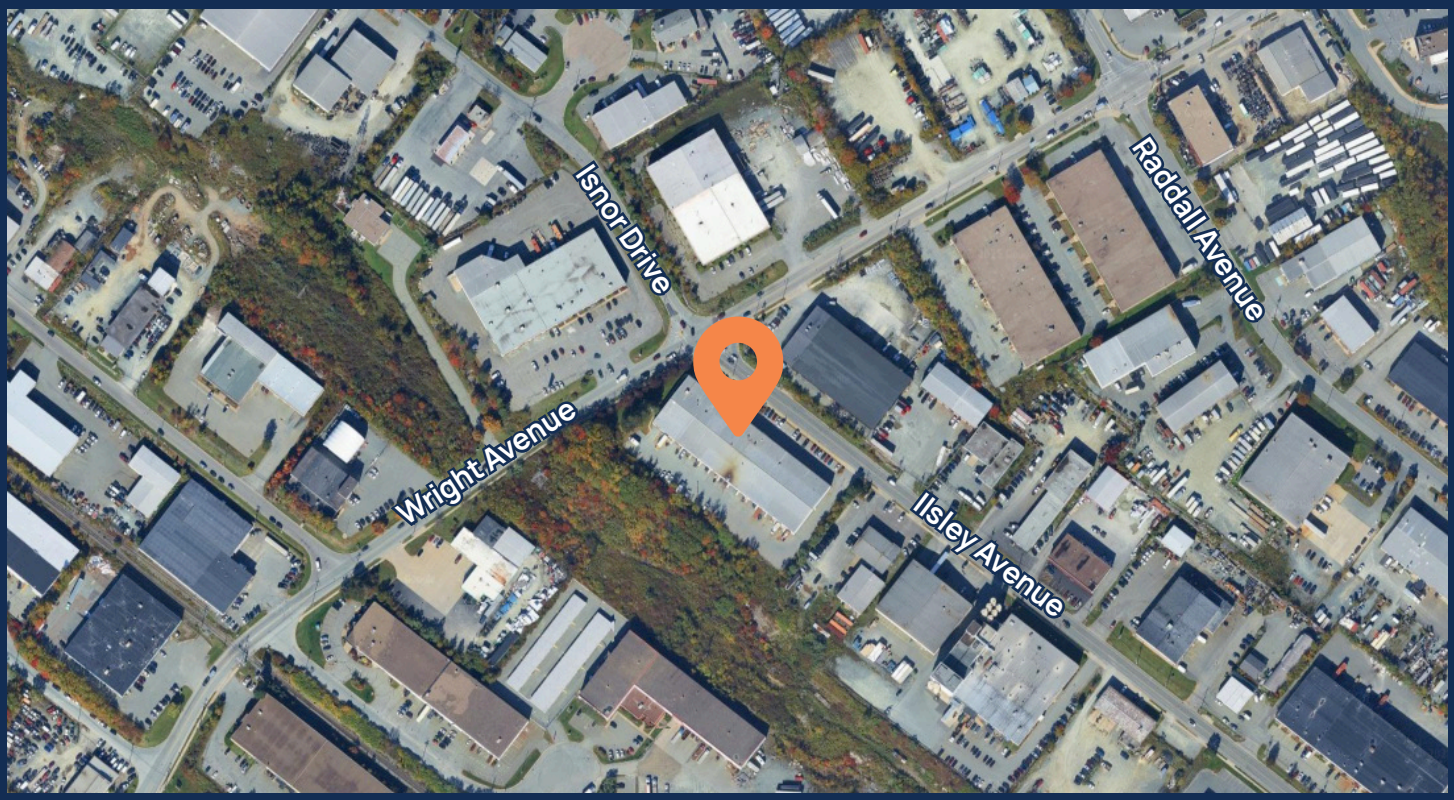
M E A S U R E M O D E

10 ILSLEY AVENUE
DARTMOUTH, NOVA SCOTIA

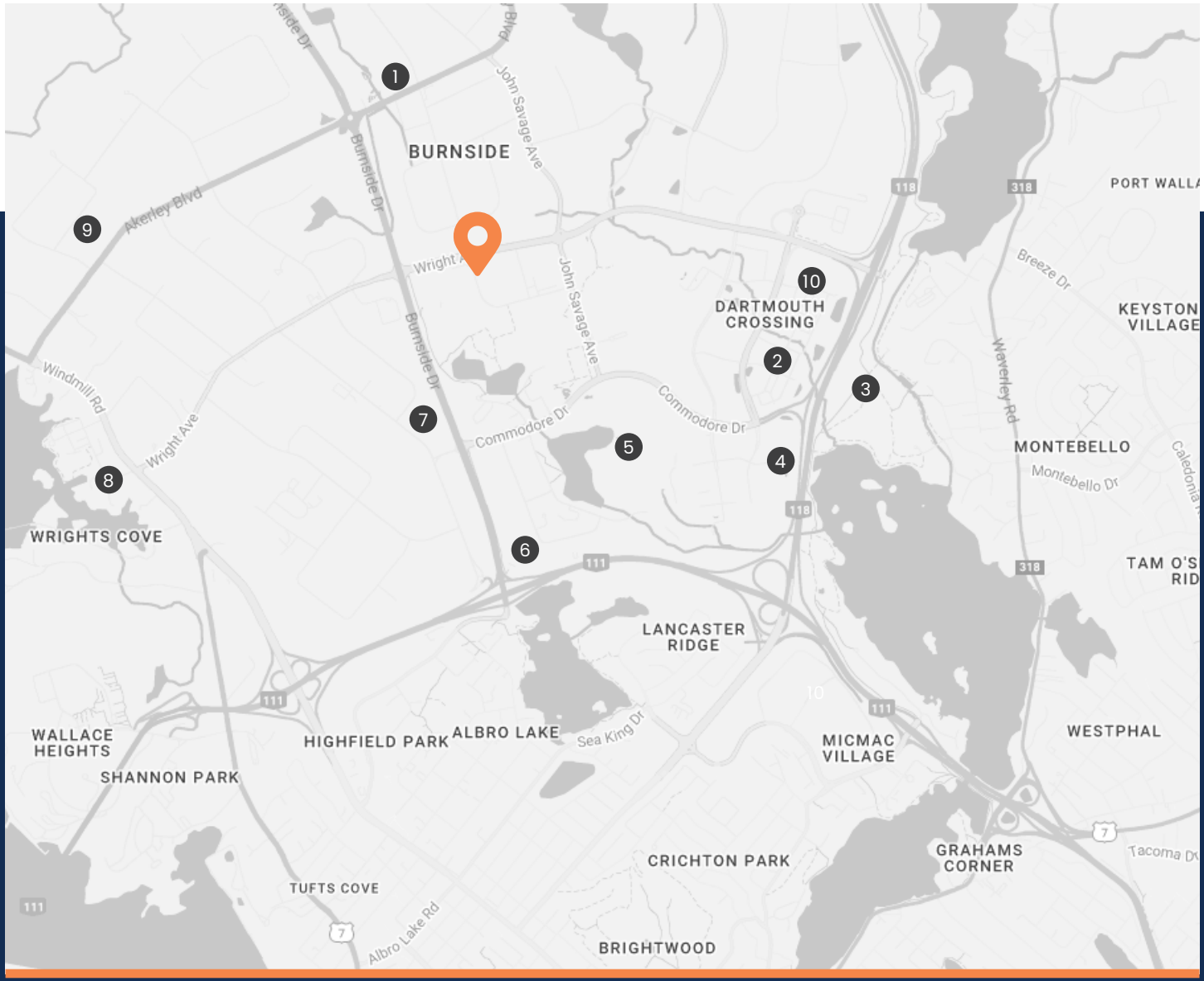
UNIT 8-9
RENTABLE AREA: 5,678 SF

FILENAME: June 19 2026 - 10 Ilsley Avenue - Unit 8-9 - CERTIFICATE.PDF

Aerial Photos



Surrounding Amenities



1. Hwy 107 (Sackville-Bedford-Burnside Connector)
2. Costco Wholesale
3. Shubie Park
4. Walmart Supercentre
5. Spectacle Lake Park
6. Delta Hotel Dartmouth
7. Wendy's / Freshii / Subway
8. Starbucks
9. Tim Horton's
10. Mic Mac Mall

Dartmouth Crossing
DRIVE TIME: 5 MINUTES

Bedford
DRIVE TIME: 10-12 MINUTES

Downtown Halifax
DRIVE TIME: 16-18 MINUTES

Halifax Stanfield Int'l Airport
DRIVE TIME: 19-22 MINUTES

Location Overview

Located in Dartmouth, Burnside Industrial Park is one of Canada's largest businesses parks and serves as a vital economic engine for the Halifax Regional Municipality (HRM). With HRM's population projected to grow to 730,000 by 2050, Burnside is well positioned to support and drive this growth.

The park continues to expand, with developments like the City of Lakes Business Park and Dartmouth Crossing enhancing its appeal as a top destination for both established corporations and innovative startups. Its strategic proximity to major highways, Halifax Stanfield International Airport, and the Port of Halifax solidifies Burnside's role as a cornerstone of Atlantic Canada's supply chain and business network.

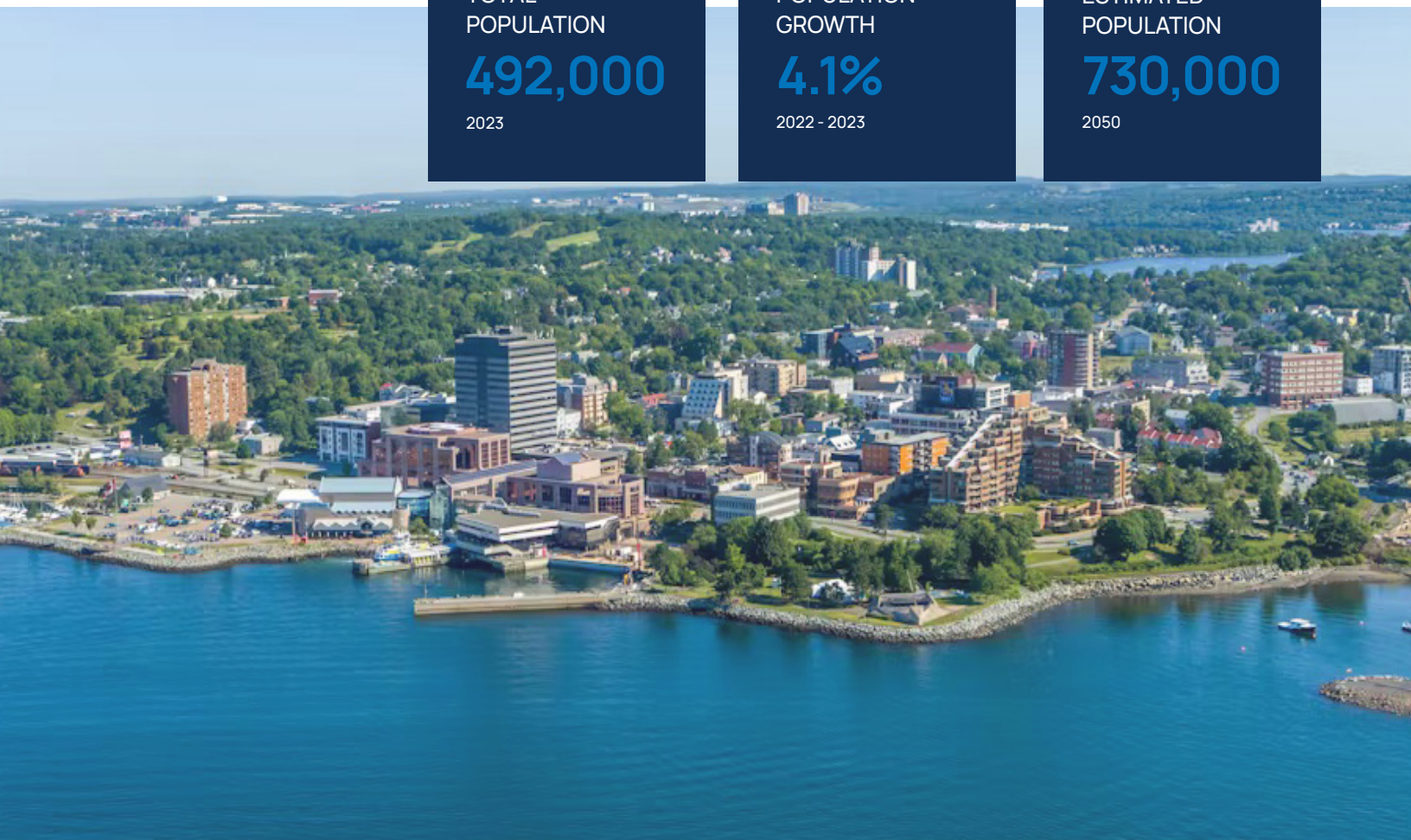
Fueled by Halifax's economic momentum and backed by modern infrastructure and exceptional connectivity, Burnside Industrial Park stands as a dynamic hub for productivity, innovation, and opportunity in Nova Scotia's capital region.

Halifax Regional Municipality Demographics

TOTAL POPULATION
492,000
2023

POPULATION GROWTH
4.1%
2022 - 2023

ESTIMATED POPULATION
730,000
2050



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