

FOR SUBLEASE

7 MELLOR AVENUE - BURNSIDE BUSINESS PARK | DARTMOUTH, NS

WAREHOUSE | 13,179 SF



LOCATION OVERVIEW

7 Mellor Avenue is off Wright Avenue, a high profile location in Burnside with exposure to over 20,000 cars per day. Burnside is the largest business park in Atlantic Canada with over 1,500 enterprises and over 15,000 employees. It is a centrally located urban business park with excellent transportation links and located adjacent to five 100 series highways providing quick access to and from the park.

PROPERTY FEATURES

- Ceiling Height: 23'2" – 25' clear
- Unit Dimensions: 171' x 68' (1 washroom, office and loading Jog)
- 600/347 Volt 3 Phase 200 Amp service with 75 KVA 120/208 volt transformer
- Two (2) Dock height doors 10' high x 8' wide, 1 Dock Leveler
- Racking Available for use of sub-tenant
- Sublease Expiry: May 30th, 2022

SPACE AVAILABLE: 13,179 SF

AVAILABILITY: Immediately

LEASE RATE: \$9.10 PSF Semi-Gross + Utilities



PHIL BOLHUIS

Real Estate Advisor
902.293.4524

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KELLER WILLIAMS SELECT REALTY

6080 Young Street, Suite 308
Halifax, NS B3K 5L2

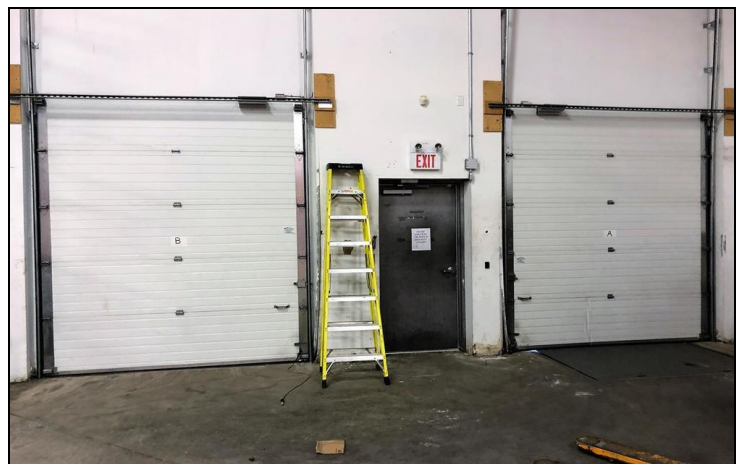
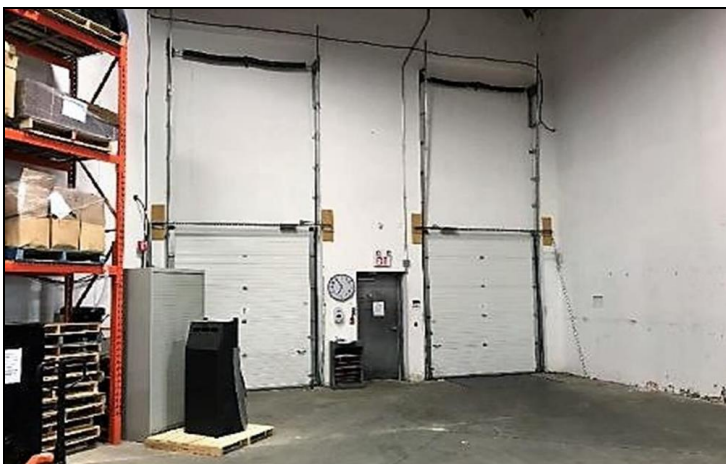
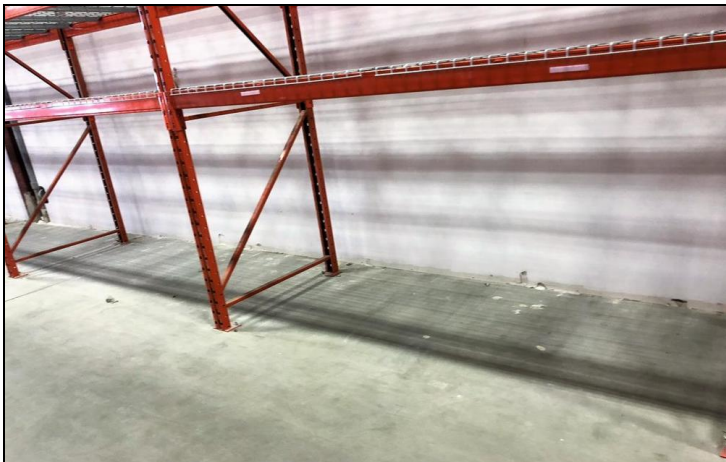
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UNIT FLOOR PLAN



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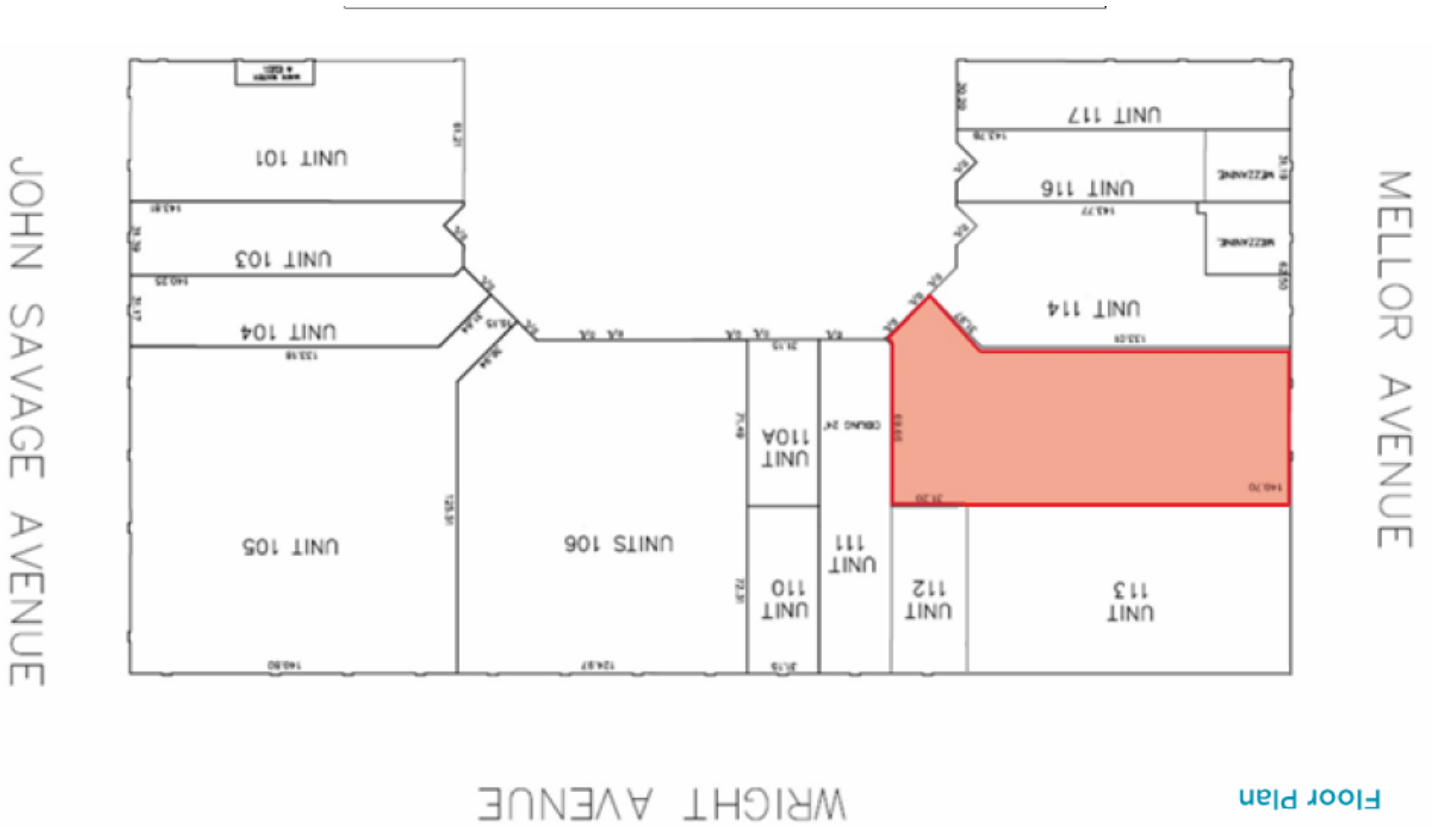


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BUILDING FLOOR PLAN



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