

# FOR LEASE

**45 BORDEN AVENUE – BURNSIDE BUSINESS PARK | DARTMOUTH, NS**

**OFFICE/WAREHOUSE | 6,268 SF**



## LOCATION OVERVIEW

45 Borden Avenue is well positioned for both high visibility and is centrally located in Burnside with quick access to Wright Avenue, Fielding Avenue, Akerley Boulevard, Burnside Drive and Dartmouth Crossing. Burnside provides convenient access to exits and interchanges for Highway 111, 118 and 102, proximity to the Halifax International Airport, Downtown Halifax and the Port of Halifax.

## PROPERTY FEATURES

- Warehouse: 78.5' x 71'
- Office: 24' x 24' with 2 private offices
- 13.5' - 16' clear ceiling height
- One (1) 12 x 12 wide Grade Loading Door
- Natural Gas Forced air heater
- 120/208 volt, 225 Amp 3 phase power

**SPACE AVAILABLE:** 6,268 SF

**AVAILABILITY:** 3 months from firm lease commitment

**LEASE RATE:** \$7.50 Net PSF + \$3.75 CAM & Tax



## Phil Bolhuis

Real Estate Advisor  
902.293.4524

[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

## KELLER WILLIAMS SELECT REALTY

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

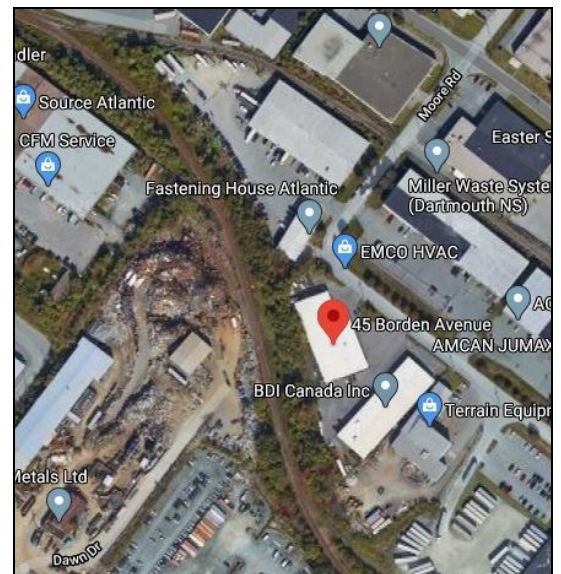
[www.kwcommercialhalifax.com](http://www.kwcommercialhalifax.com)



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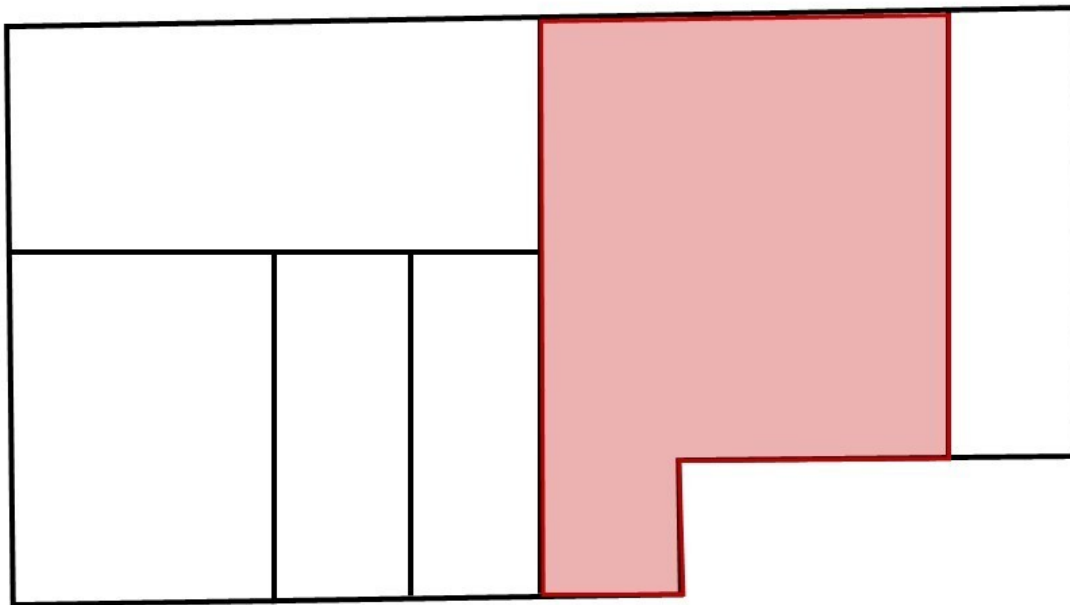
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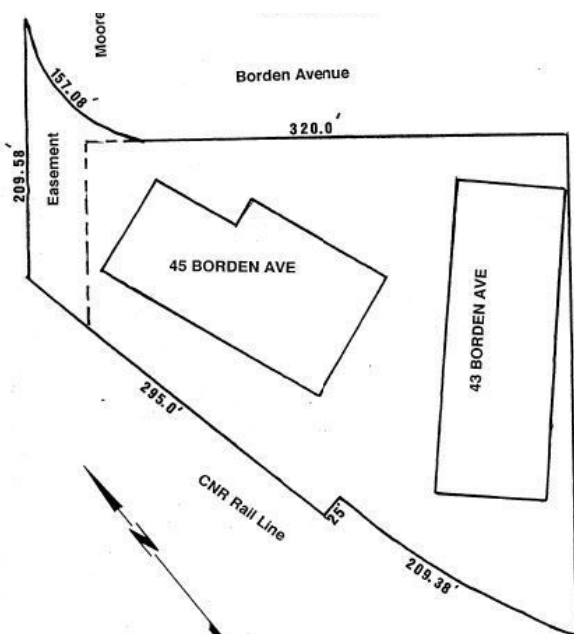
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1

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2

SITE PLAN  
45 Borden Avenue

