

# FOR LEASE

## 45 JOHN SAVAGE AVENUE | DARTMOUTH, NS

OFFICE / WAREHOUSE | 28,814 SF



### LOCATION OVERVIEW

45 John Savage Avenue is well-positioned with access to both Akerley Boulevard and Wright Avenue. Akerley Boulevard and Wright Avenue are Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102 & 111.

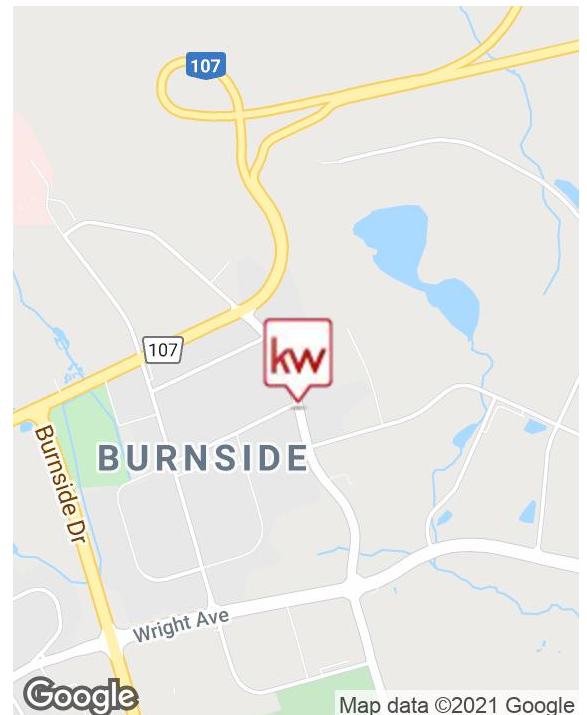
### PROPERTY FEATURES

- +/-4,000 SF Office A/C office over 2 levels
- +/-24,000 SF Warehouse
- 22' Clear ceiling height
- One (1) dock and three (3) grade level loading
- 600 Volt, 400 Amp 3 Phase Power
- Energy efficient ICF concrete & steel construction
- Natural gas forced air heating

**SPACE AVAILABLE:** 28,814 SF

**AVAILABILITY:** Fall 2022

**LEASE RATE:** \$13.00 Net + \$3.13 Tax (CAM TBD)



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**KELLER WILLIAMS SELECT REALTY**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1

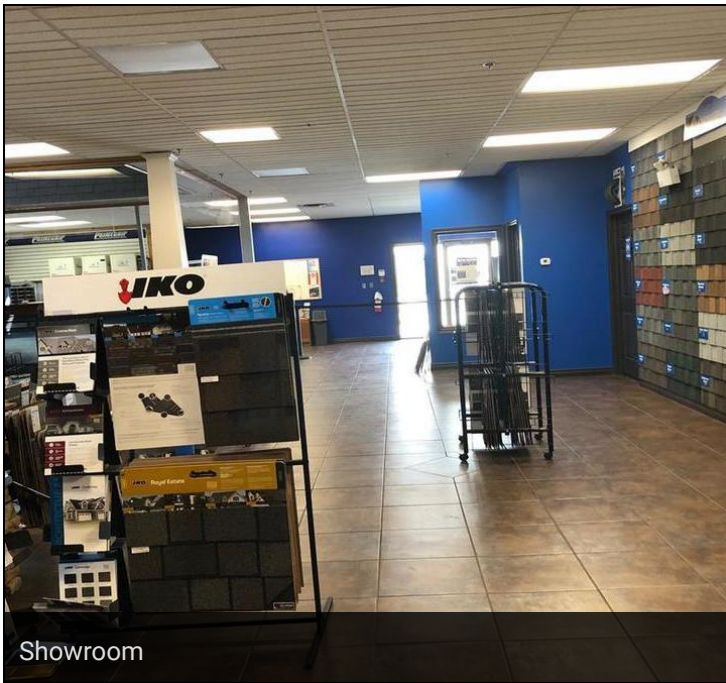
[www.kwcommercialhalifax.com](http://www.kwcommercialhalifax.com)



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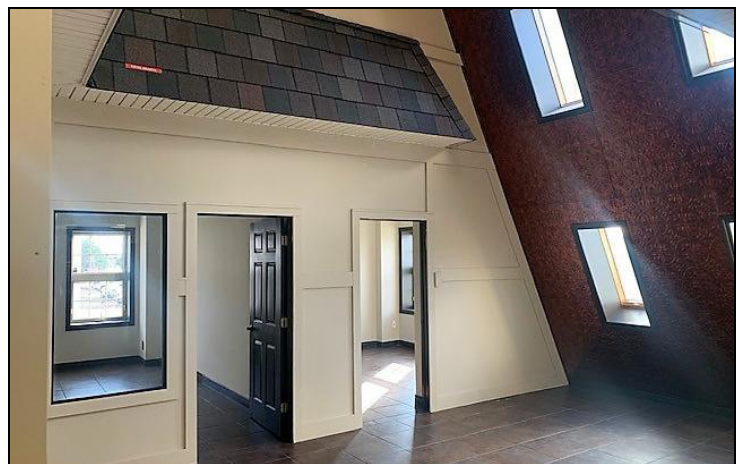
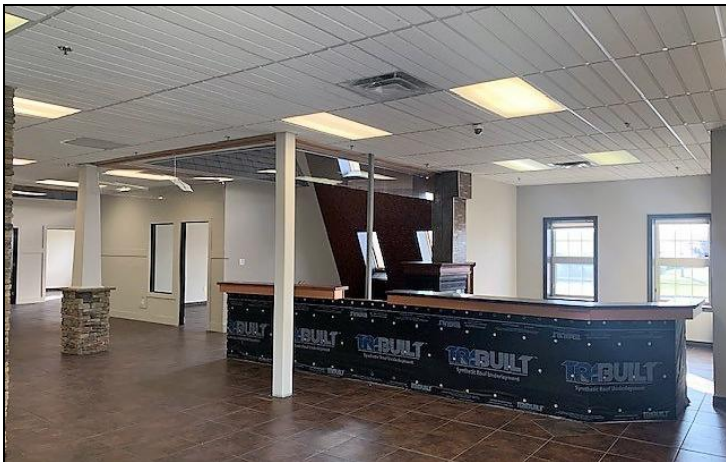
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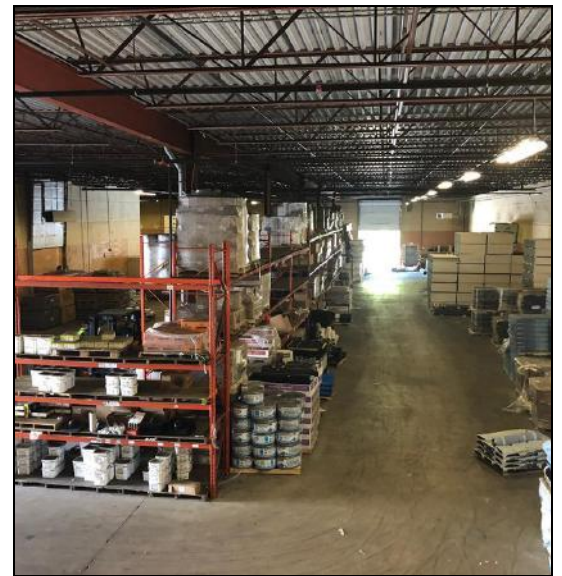
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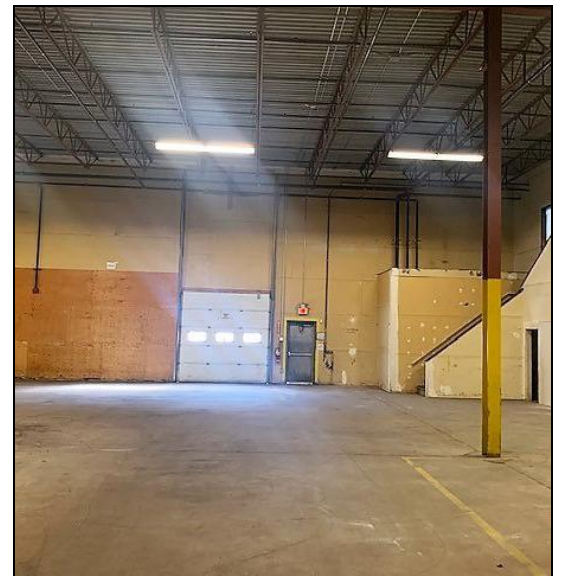
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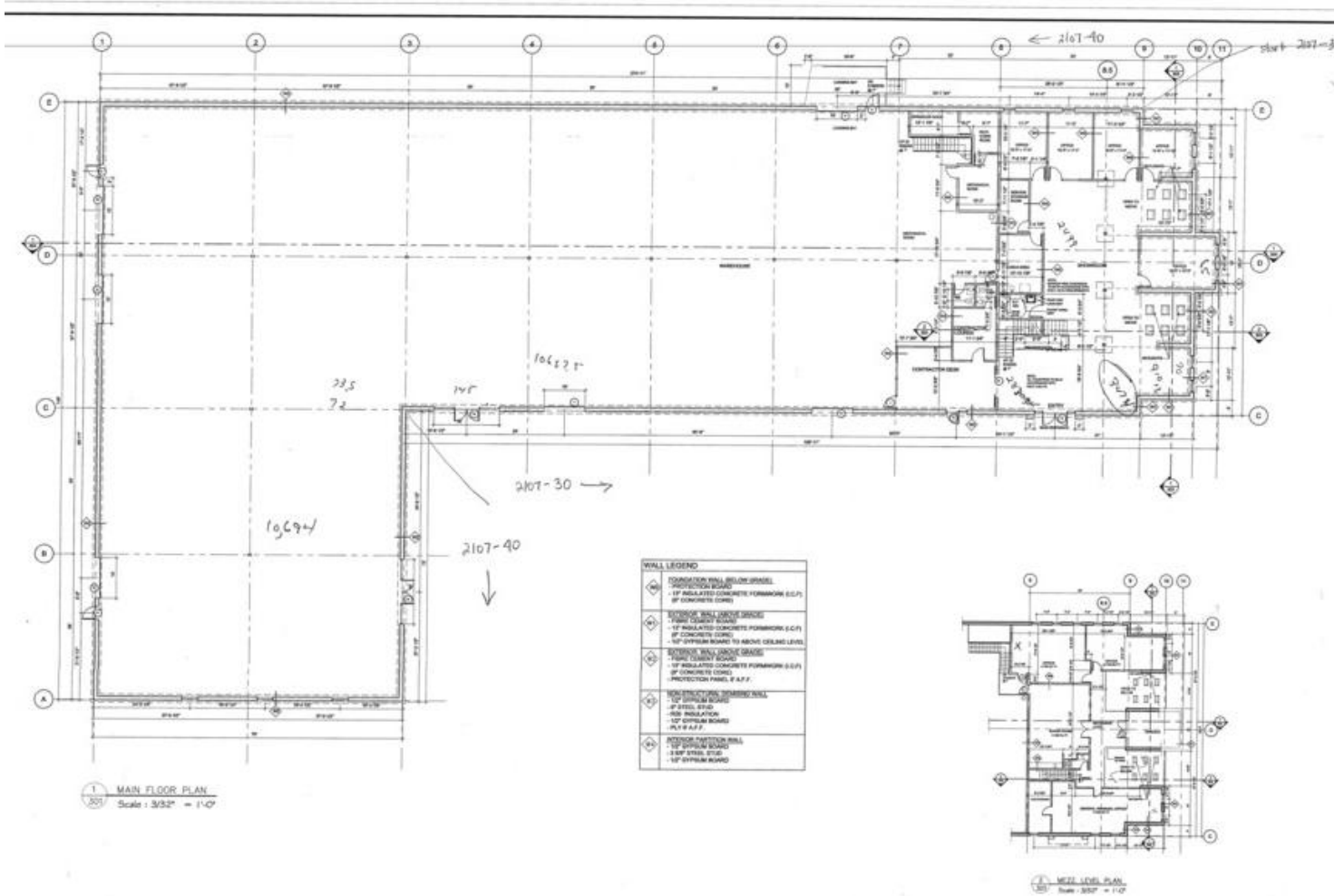


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### BUILDING FLOOR PLAN



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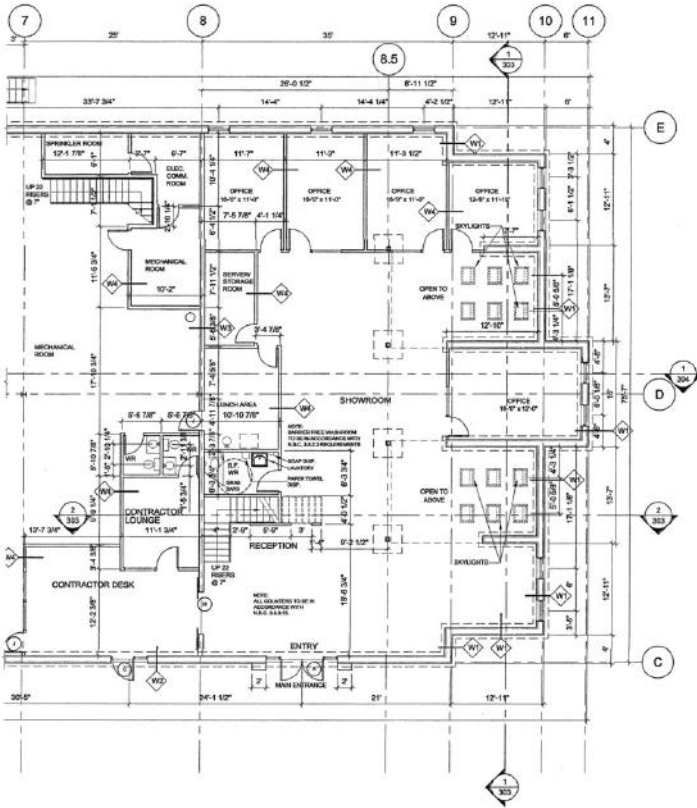


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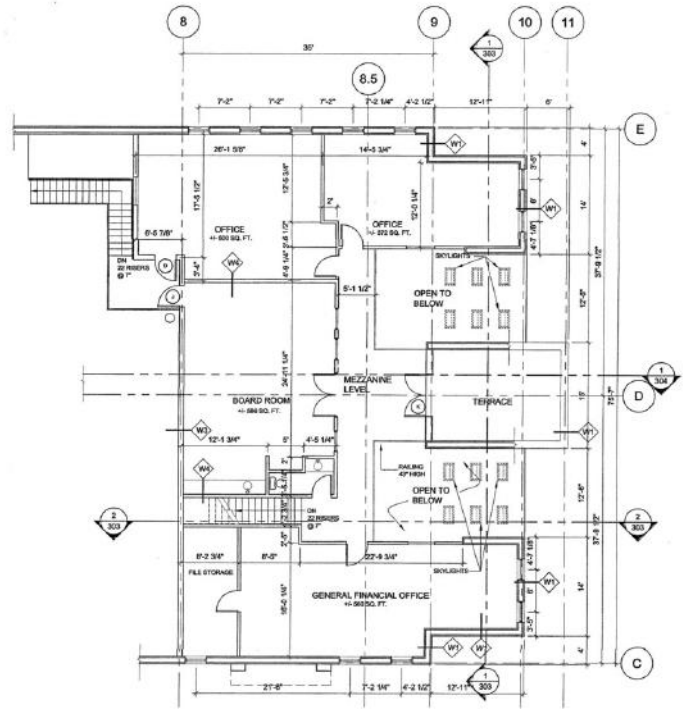
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### 2 LEVEL OFFICE FLOOR PLAN



1 MAIN FLOOR PLAN  
301 Scale : 1/8" = 1'-0"



2 MEZZ. LEVEL PLAN  
301 Scale : 1/8" = 1'-0"

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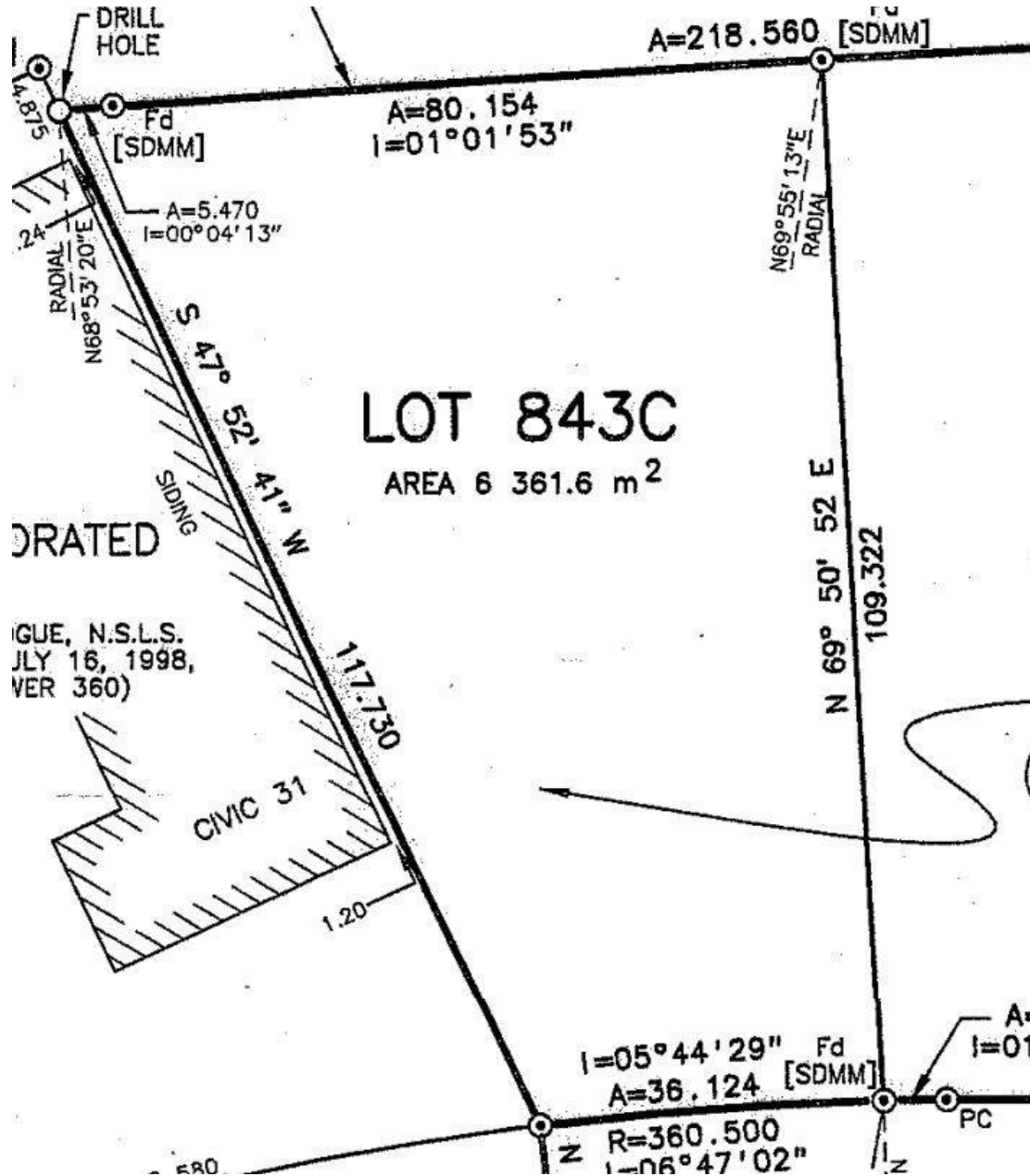




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