

# INDUSTRIAL WAREHOUSE FOR SUBLEASE

65 John Savage Avenue

Industrial Warehouse - For Sublease

65 John Savage Avenue | Burnside, NS B3B 2C9

**kw** COMMERCIAL  
ADVISORS®



# PROPERTY SUMMARY

65 JOHN SAVAGE AVENUE



## Property Summary

Property Type:	Industrial/Warehouse & Office
Available Space:	12,374 SF - 13,932 SF
Loading:	2 Dock level & 1 Grade level
Parking:	Paved parking available
Zoning:	I-2 (General Industrial)
Sublease Rate:	\$12.00 Net
CAM & Tax:	\$5.75 (2023 Budget)

## Property Overview

8,874 - 10,434 SF ground floor + 3,500 SF of second floor office  
Main floor consists of a large showroom/reception area leading into a wide open warehouse  
Second floor consists of 5 private offices, large open workspace, boardroom, 2 washrooms, and a data room  
2 Dock level doors & business hours access to 1 grade level door  
Available for sublease until March 30, 2027

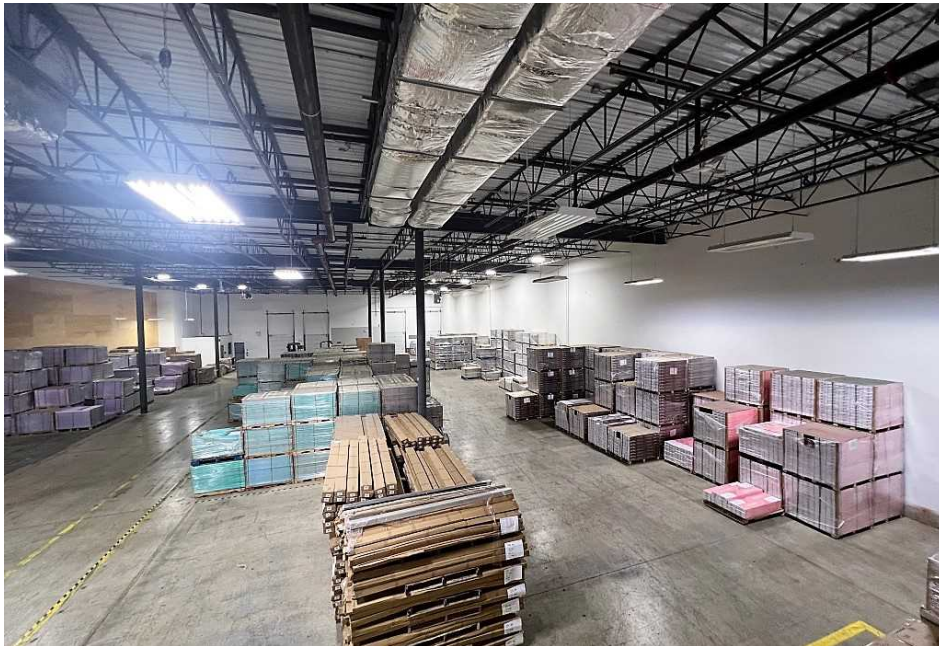
## Location Overview

65 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 PHOTOS

65 JOHN SAVAGE AVENUE





# PROPERTY PHOTOS

65 JOHN SAVAGE AVENUE



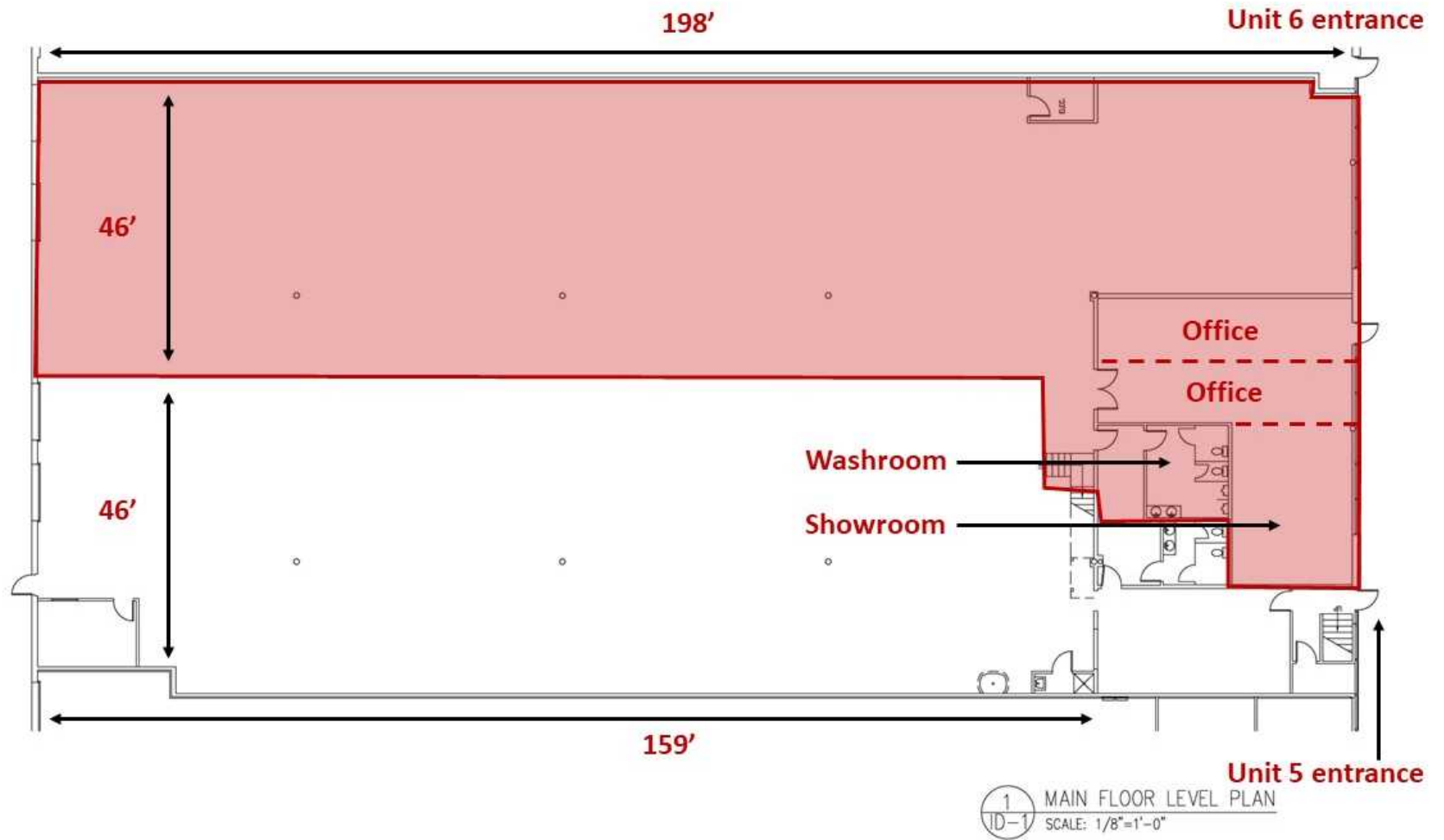
# PROPERTY PHOTOS

65 JOHN SAVAGE AVENUE



# FLOOR PLAN

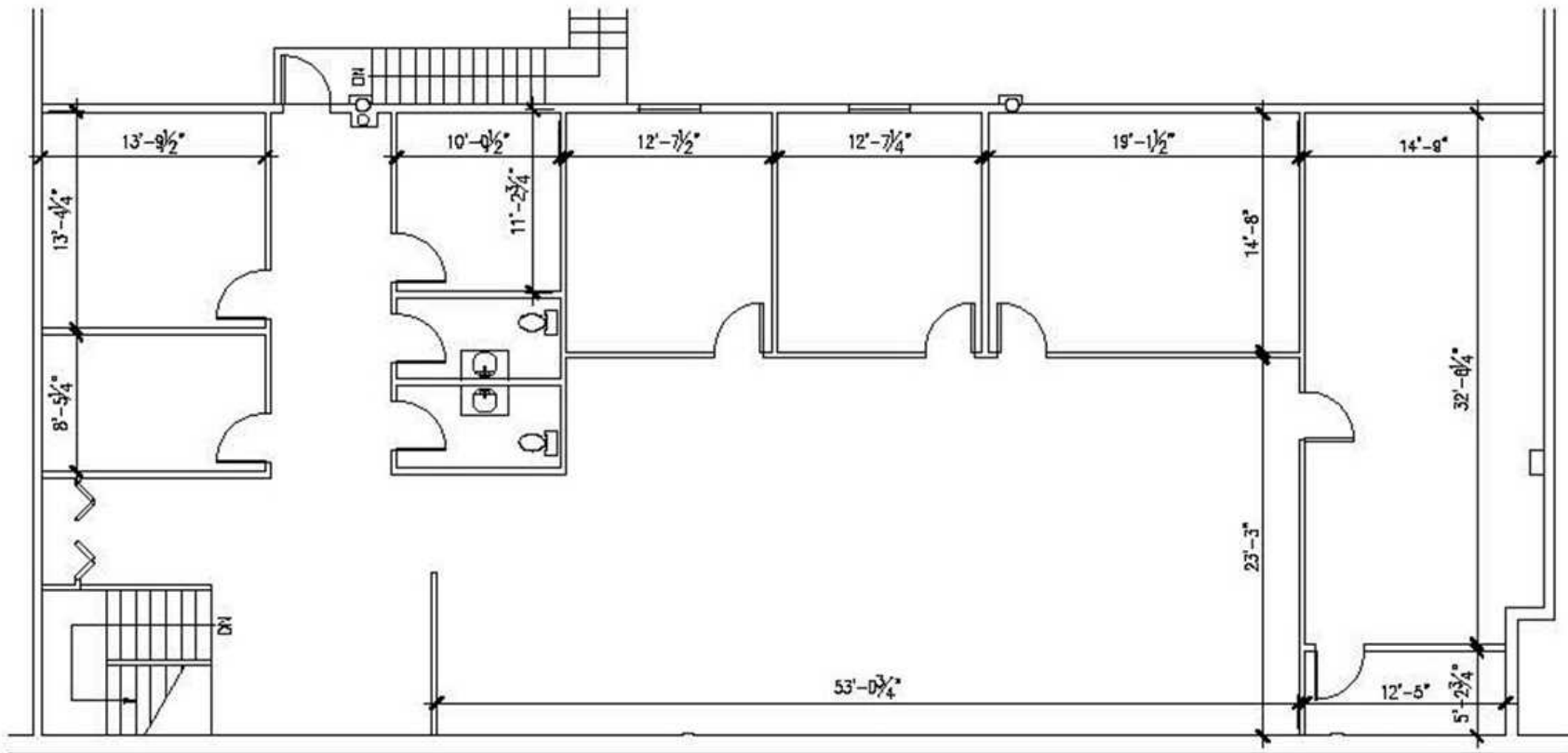
65 JOHN SAVAGE AVENUE





# MEZZANINE FLOOR PLAN

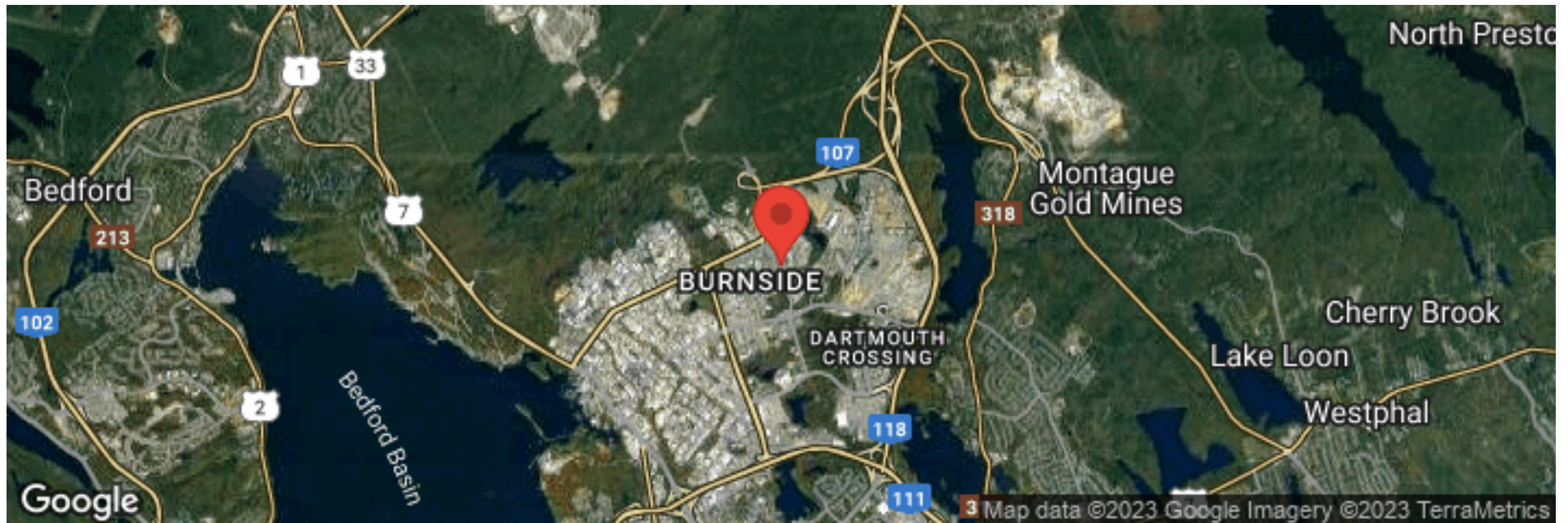
65 JOHN SAVAGE AVENUE



MEZZANINE

# LOCATION MAPS

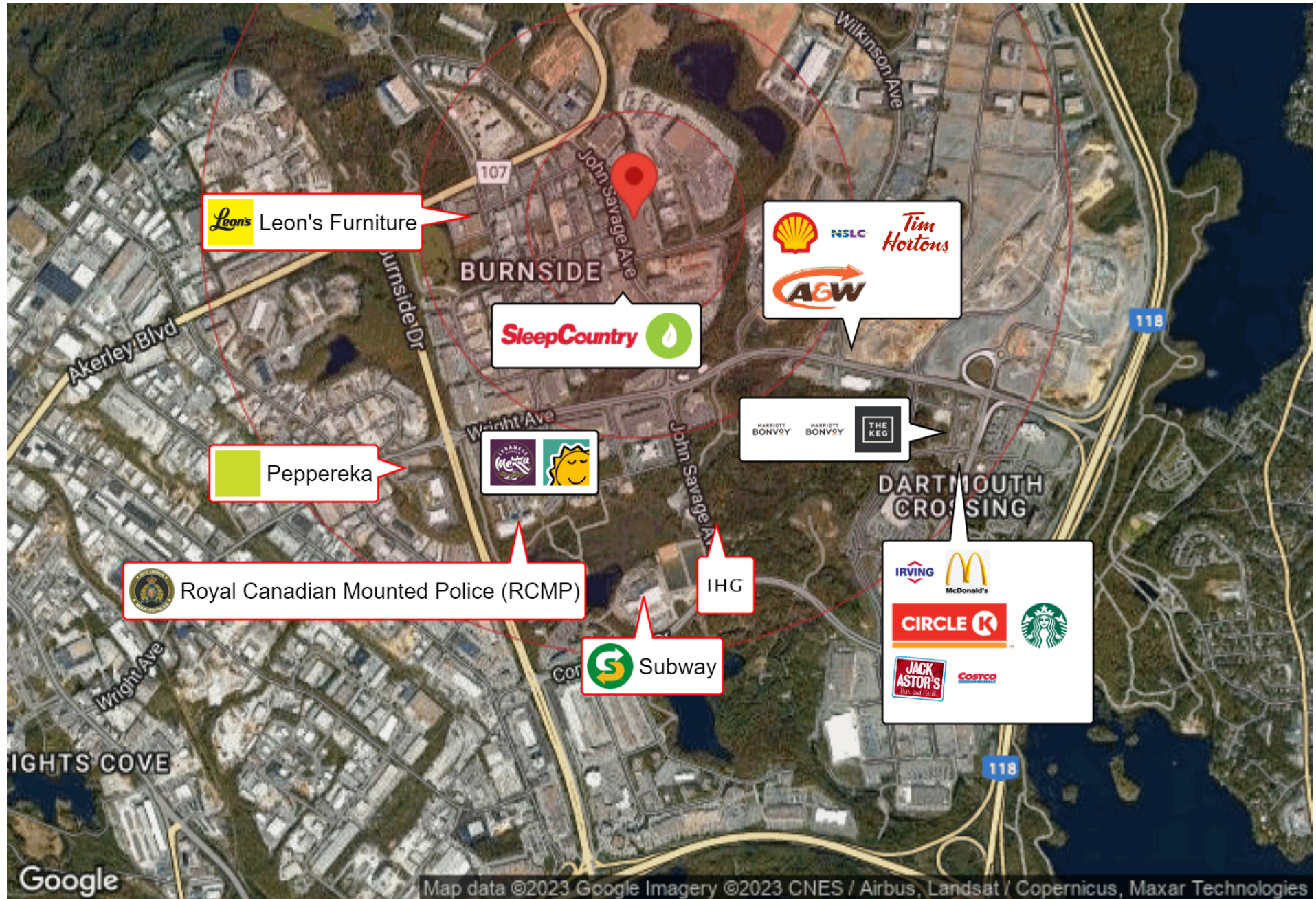
65 JOHN SAVAGE AVENUE





# BUSINESS MAP

65 JOHN SAVAGE AVENUE



## CONTACT INFORMATION

---

65 JOHN SAVAGE AVENUE



**MATT OLSEN**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-489-7187 | [MATTOLSEN@KWCOMMERCIAL.COM](mailto:MATTOLSEN@KWCOMMERCIAL.COM)



**PHIL BOLHUIS**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-293-4524 | [PHILBOLHUIS@KWCOMMERCIAL.COM](mailto:PHILBOLHUIS@KWCOMMERCIAL.COM)