

# INDUSTRIAL - FOR LEASE

## 31 RADDALL AVENUE

Industrial - For Lease

31 Raddall Avenue | Burnside, NS B3B 1L4

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>

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31 RADDALL AVENUE



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# PROPERTY SUMMARY

31 RADDALL AVENUE



## Property Summary

Property Type:	Industrial
Available Space:	1,305 SF (Unit 1A)
Ceiling Height:	18' - 20' Clear
Loading:	1 - 14' x 12' Grade level
Parking:	Paved parking available
Lease Rate:	\$14.00 Net
CAM & Tax:	\$4.50

## Property Overview

14' x 12' Grade loading  
18-20' clear height in warehouse  
Small office/admin build-out  
600 Volt 100Amp 3 phase power  
Public transportation available

## Location Overview

31 Raddall Avenue is a high profile location in Burnside near the corner of Burnside Drive and Wright Avenue with exposure to over 20,000 cars per day. Wright Avenue is a main artery of Burnside, connecting Windmill Road to old Burnside, the City of Lakes Business Park and ending at Dartmouth Crossing.

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. Additionally, Burnside businesses are located within 10-15 minutes travel time to downtown Halifax, the Halifax International Airport, and the Port of Halifax.



# PROPERTY PHOTOS

31 RADDALL AVENUE





# PROPERTY PHOTOS

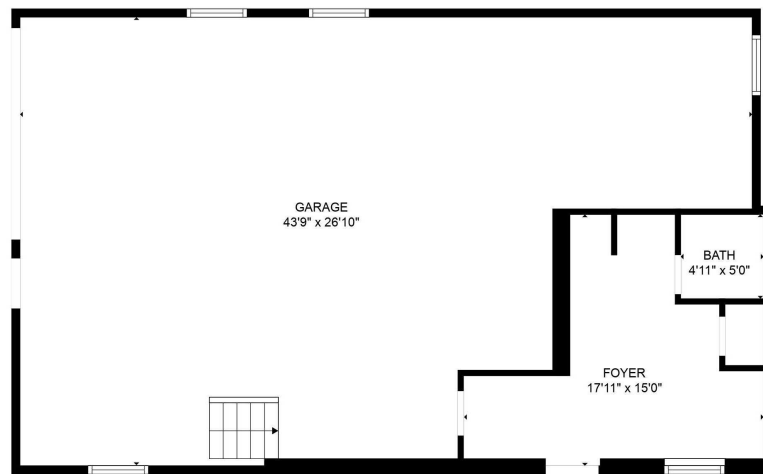
31 RADDALL AVENUE



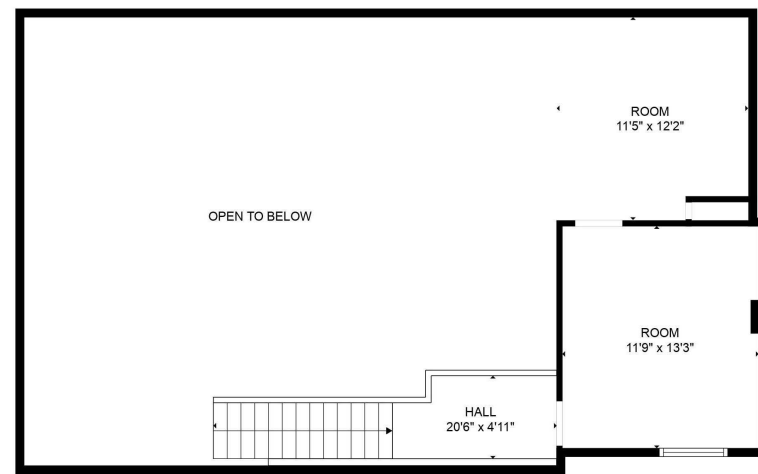


# FLOOR PLAN

31 RADDALL AVENUE



FLOOR 1



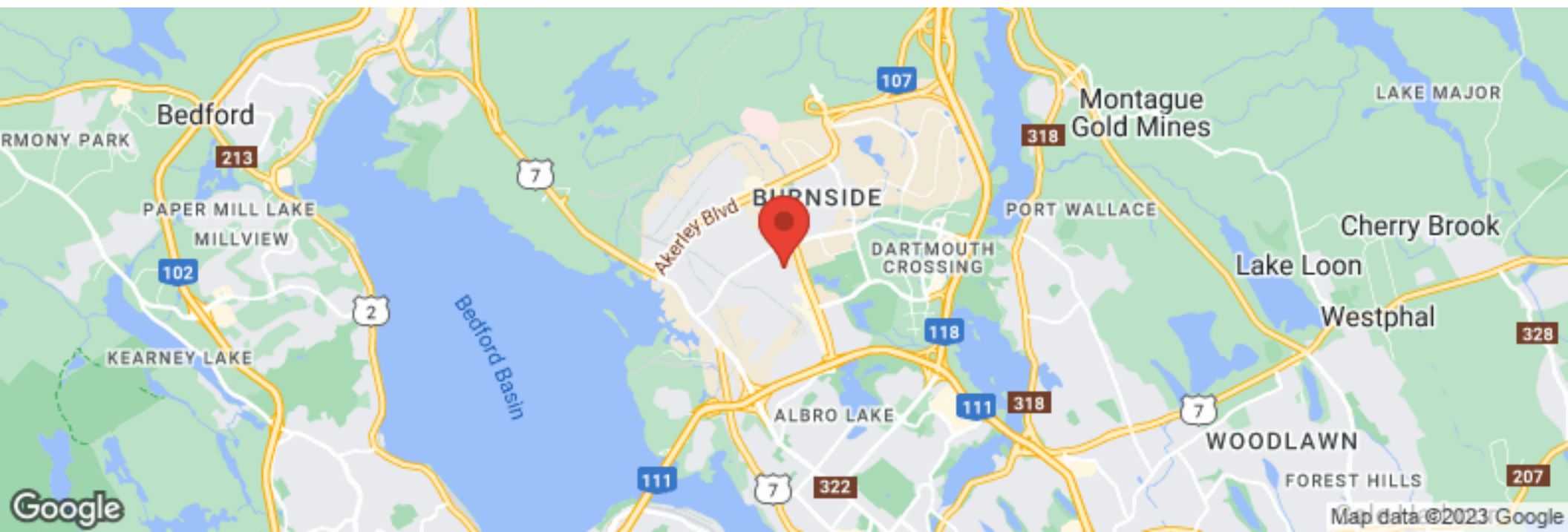
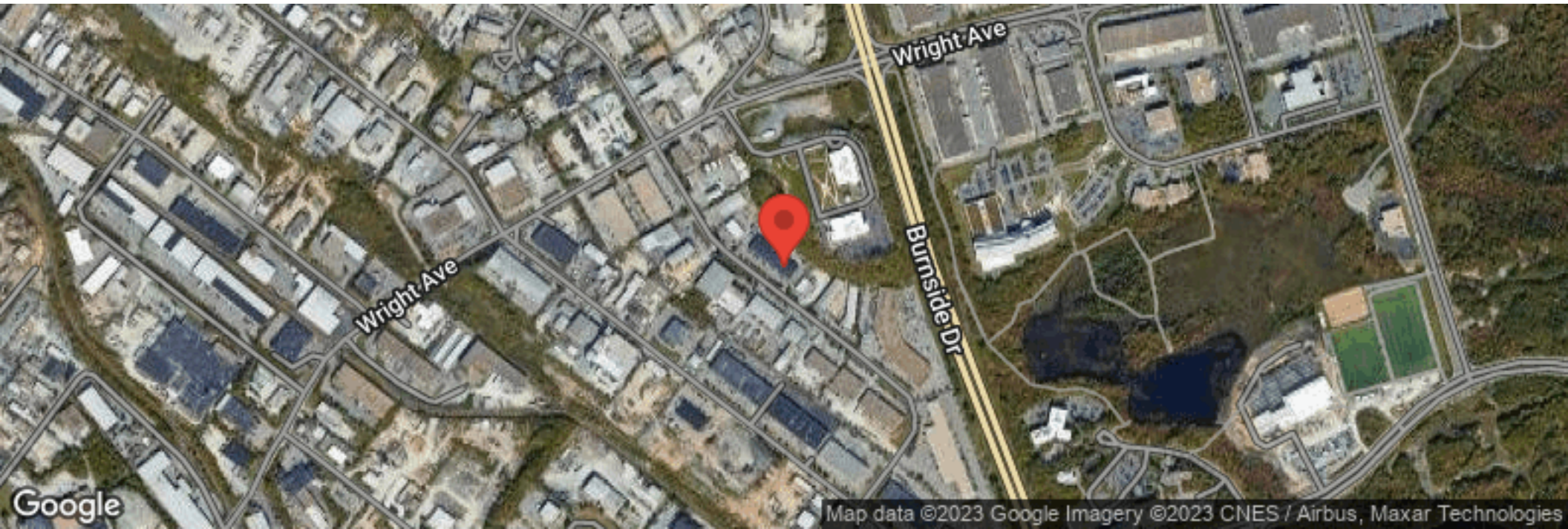
FLOOR 2

Total scanned area: 1690 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# LOCATION MAPS

31 RADDALL AVENUE



## CONTACT INFORMATION

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31 RADDALL AVENUE



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