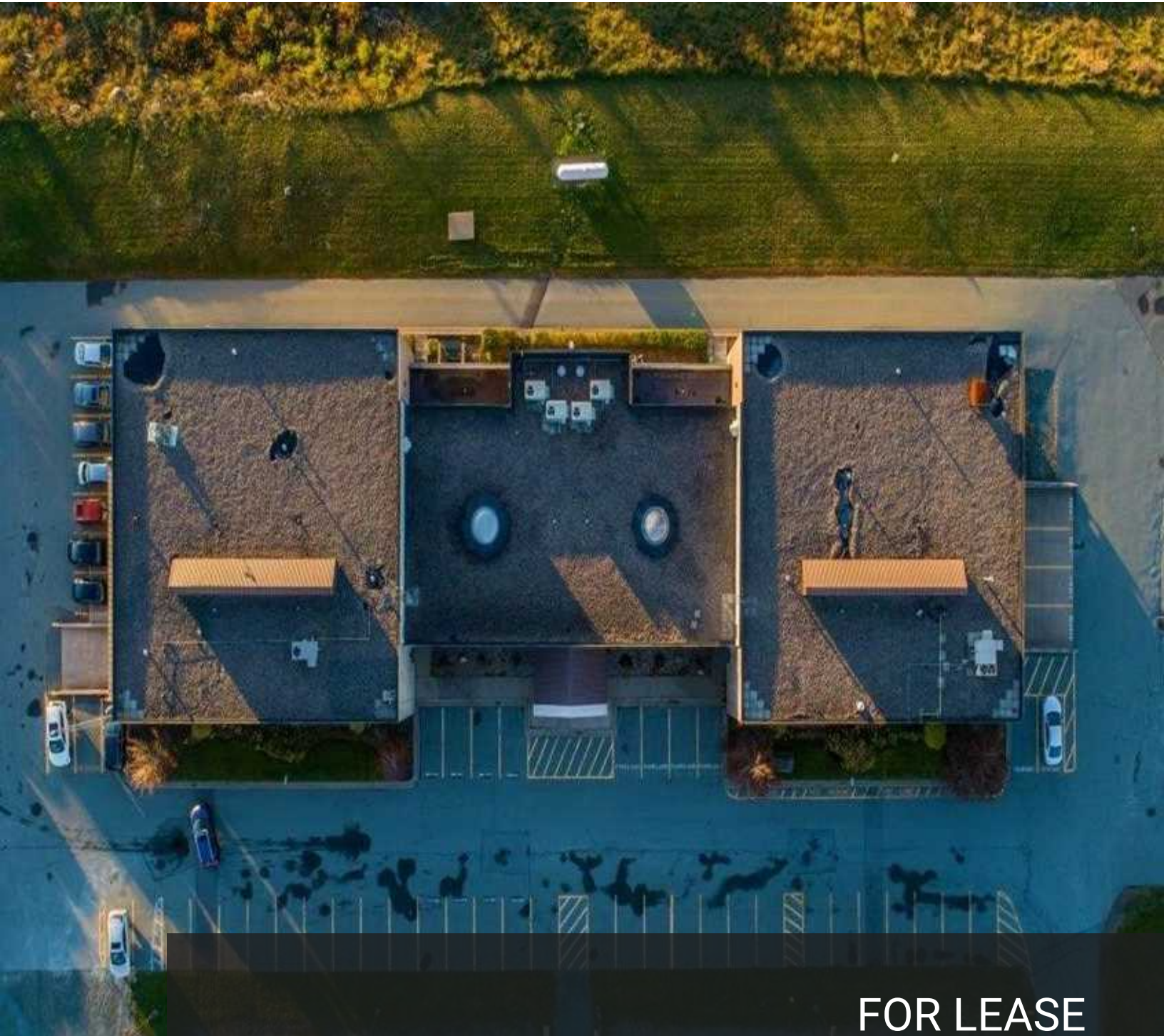


INDUSTRIAL FOR LEASE

30 OLAND COURT

30 OLAND COURT, BURNSIDE, NS B3B 1V2



FOR LEASE

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

PRESENTED BY:

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MATT OLSEN

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Nova Scotia

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

30 OLAND COURT



OFFERING SUMMARY

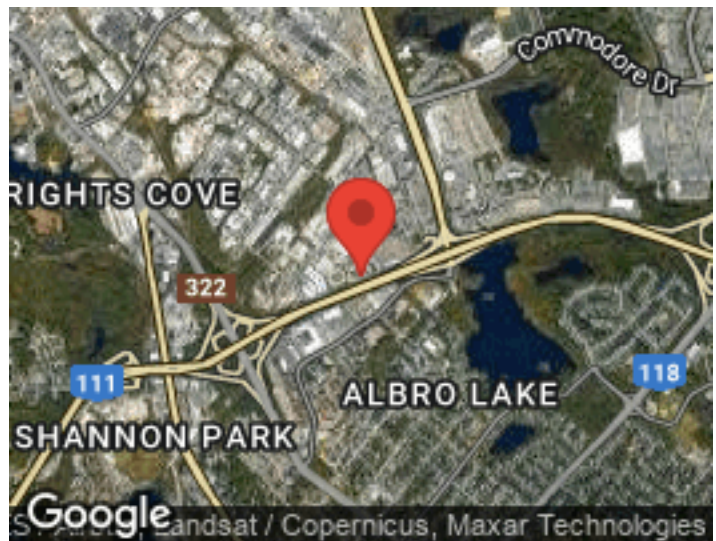
| | |
|-------------------------------|--|
| PROPERTY TYPE: | Industrial/Office |
| AVAILABLE SF: | 4,689 SF |
| UNIT DETAILS: | 2,614 SF ground floor warehouse 1,997 SF 2nd floor office |
| CEILING HEIGHT: | 12' Clear ceilings |
| LOADING: | 1 Grade loading |
| ELECTRICAL: | 600 Volt 100 Amp 3 Phase |
| HEATING & COOLING: | Air-conditioned rooftop HVAC |
| PARKING: | Ample parking available |
| LEASE RATE: | \$12.50 Net |
| CAM & TAX: | \$7.38 |

LOCATION OVERVIEW

The subject property is centrally located on Oland Court, off of Thornhill Drive, which can be accessed from either Ilsley Avenue or MacDonald Avenue in the Burnside Industrial Park, Dartmouth, Nova Scotia.

Burnside is the largest business park in Atlantic Canada with 1,500 enterprises and over 15,000 employees. The park is a centrally located urban business park with superb transportation links.

30 Oland Court has excellent highway visibility for on building signage or pylon signage to the circumferential Highway 111 (Highway of Heroes), with over 45,000 users driving by daily.



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PROPERTY PHOTOS

30 OLAND COURT

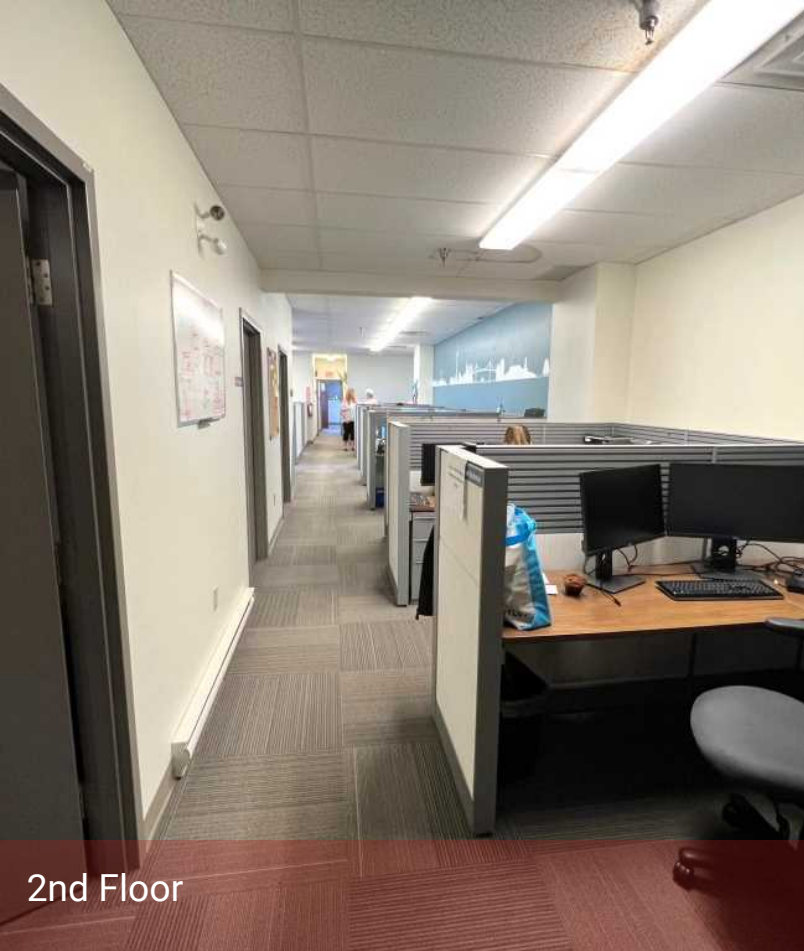


1st Floor

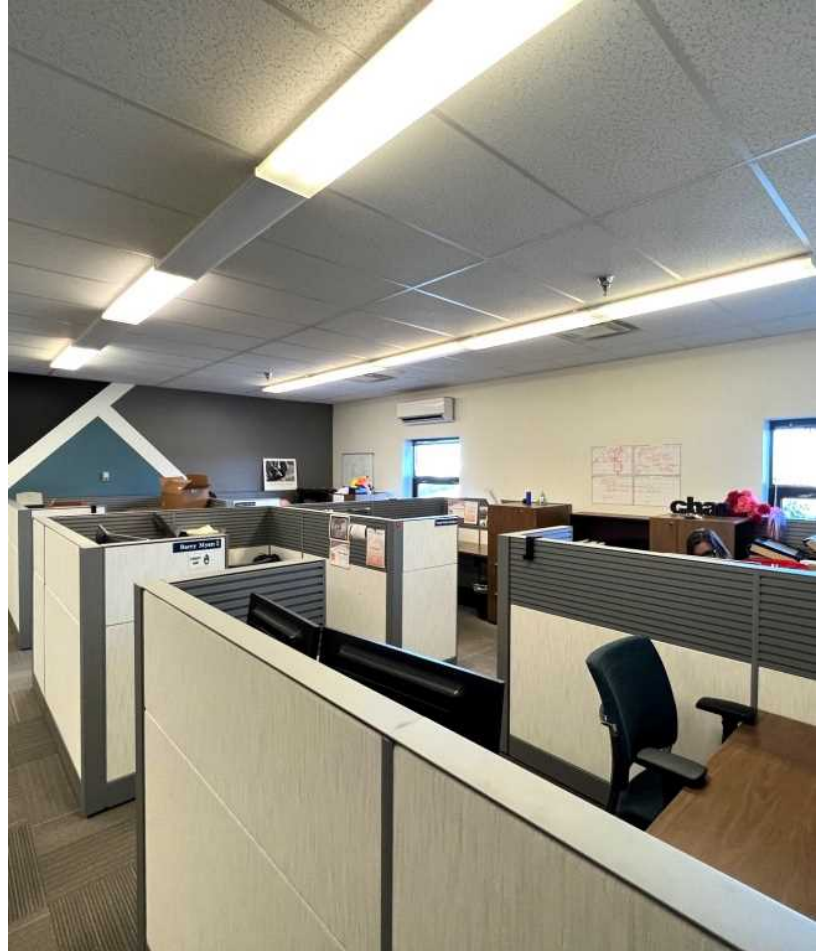


PROPERTY PHOTOS

30 OLAND COURT



2nd Floor

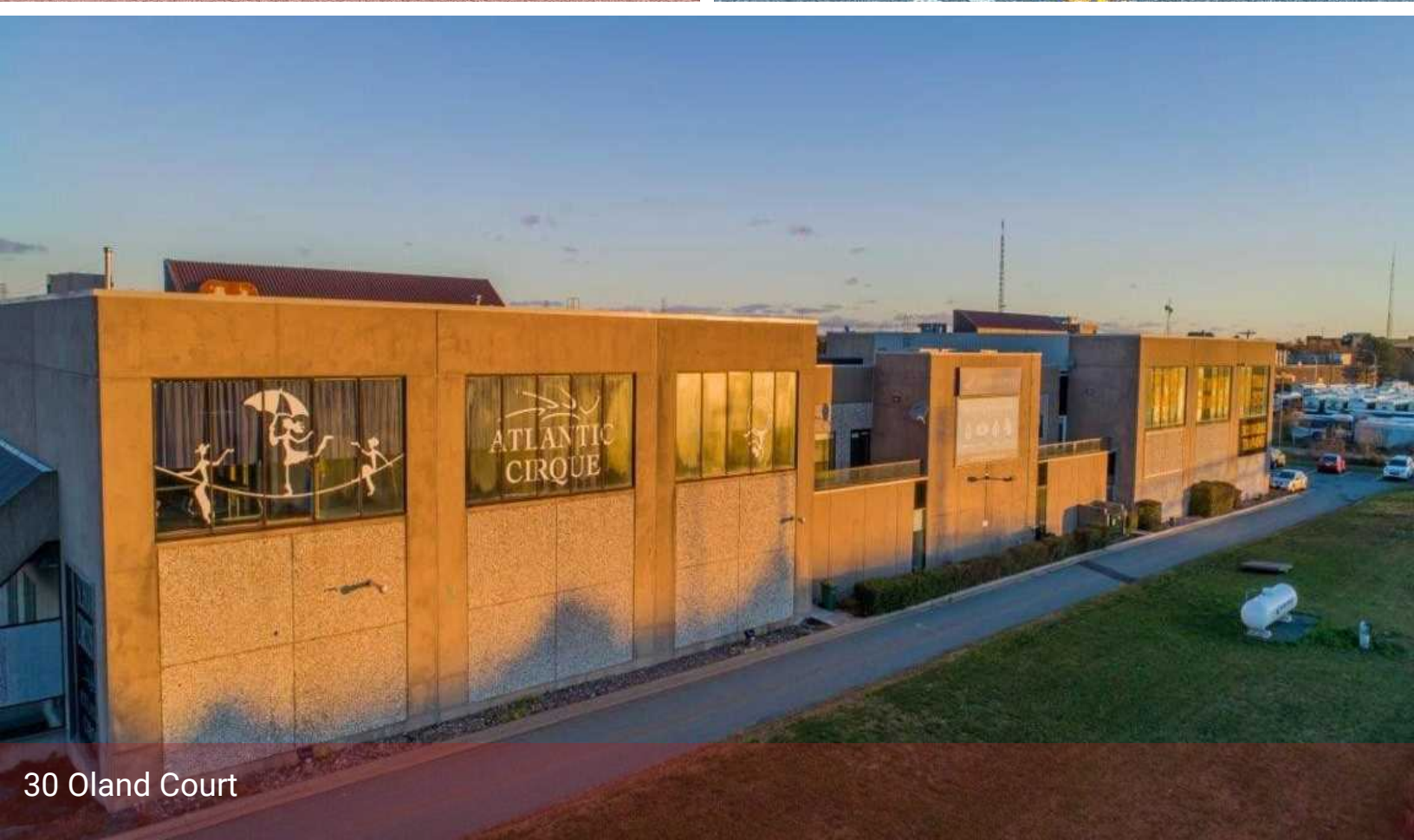
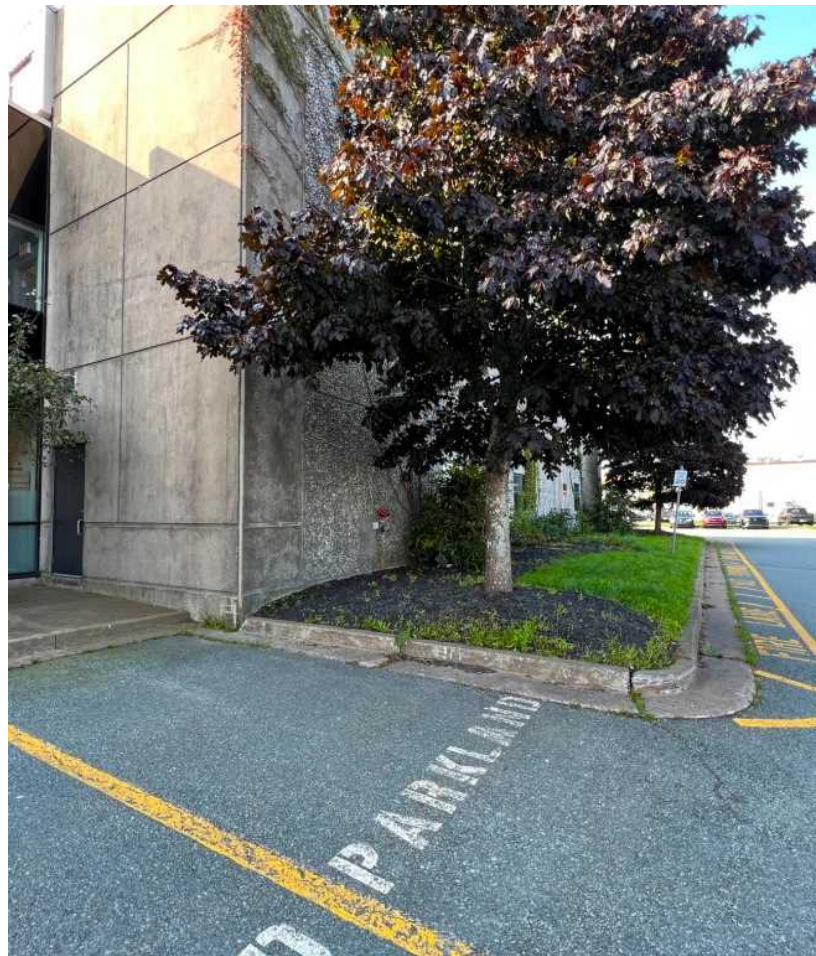


PROPERTY PHOTOS

30 OLAND COURT



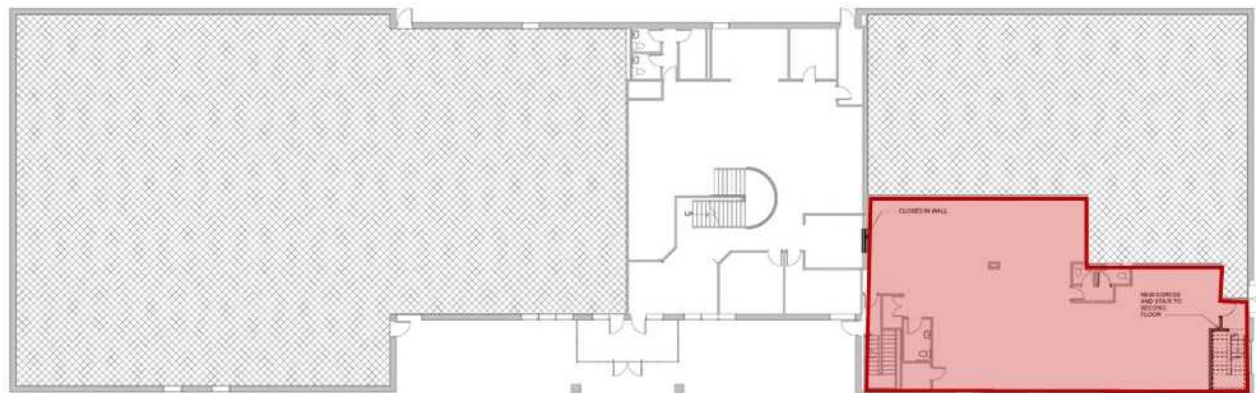
Unit Entrance



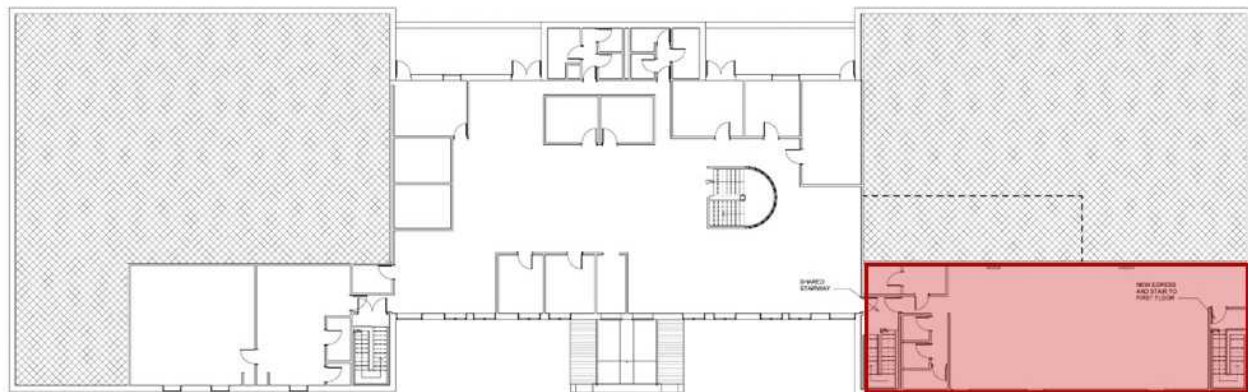
30 Oland Court

FLOOR PLAN

30 OLAND COURT



Level 1 New Lease Layout
1-192



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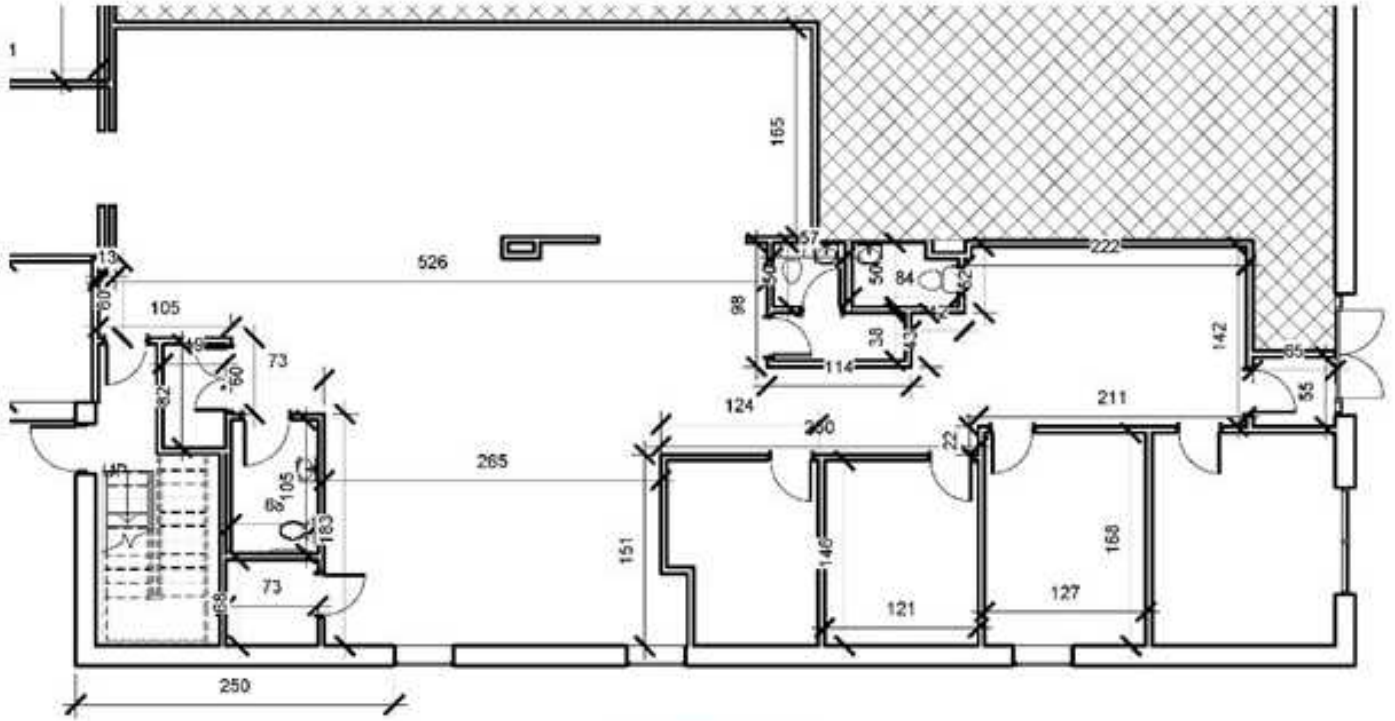
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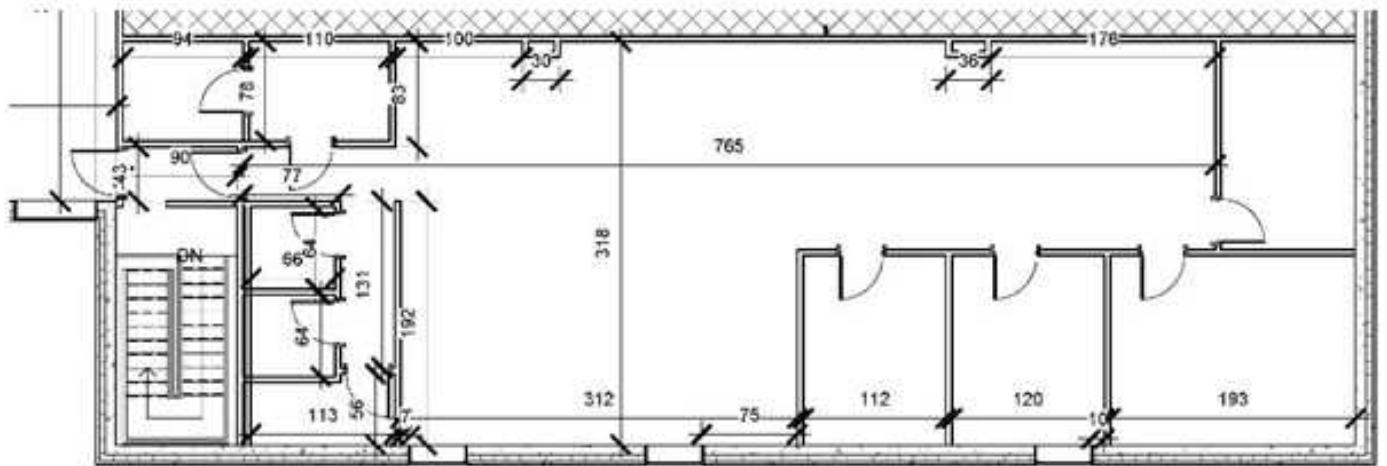
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FLOOR PLAN

30 OLAND COURT



1st Floor



2nd Floor

1st Floor to be Demolished to Create a Warehouse

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CONTACT INFORMATION

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