

INDUSTRIAL FOR LEASE

**kw** COMMERCIAL  
ADVISORS

## 41 GURHOLT DRIVE

41 GURHOLT DRIVE, BURNSIDE, NS B3B 1J8



FOR LEASE

**KW COMMERCIAL ADVISORS**

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

**kw** COMMERCIAL  
ADVISORS

Each Office Independently Owned and Operated

*PRESENTED BY:*

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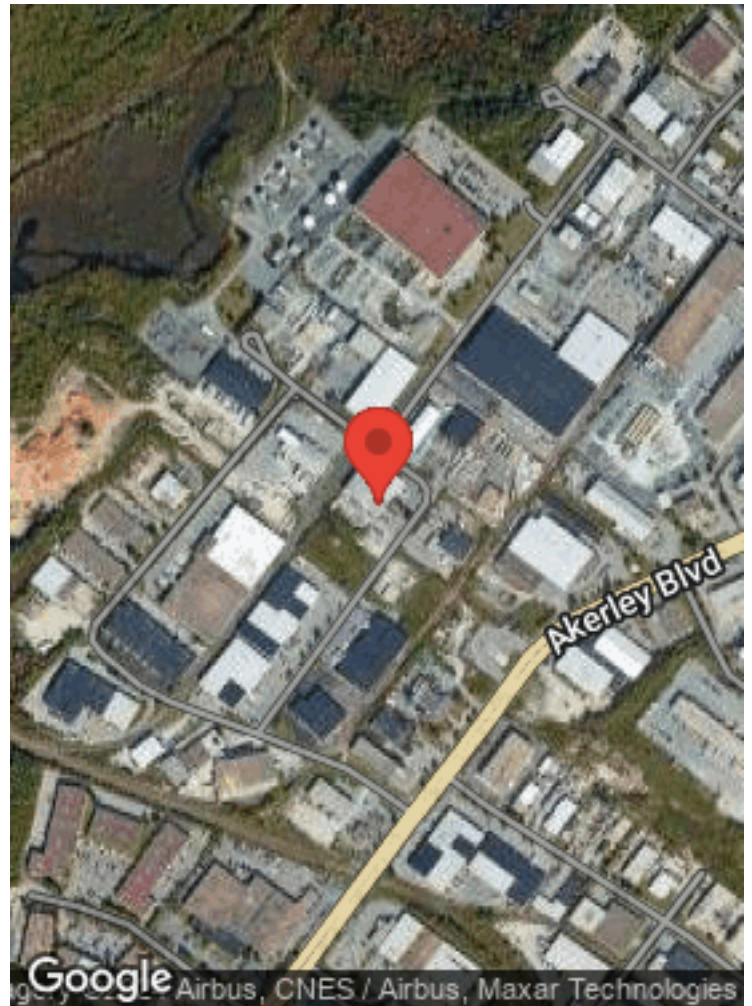
# EXECUTIVE SUMMARY

41 GURHOLT DRIVE



## OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Industrial / Warehouse
<b>AVAILABLE SPACE:</b>	16,747 SF
<b>UNIT DIMENSIONS:</b>	Main Level: 87' X 179' (approx.) Mezzanine: 37' x 22'
<b>CEILING HEIGHT:</b>	23' - 25' Clear
<b>LOADING:</b>	Two (2) x Dock Loading Two (2) x Grade Loading
<b>PROPERTY FEATURES:</b>	Rail Siding Opportunity
<b>LEASE RATE:</b>	\$11.00 Net
<b>CAM &amp; TAX:</b>	\$8.91 (2024)



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# PROPERTY PHOTOS

41 GURHOLT DRIVE



# PROPERTY PHOTOS

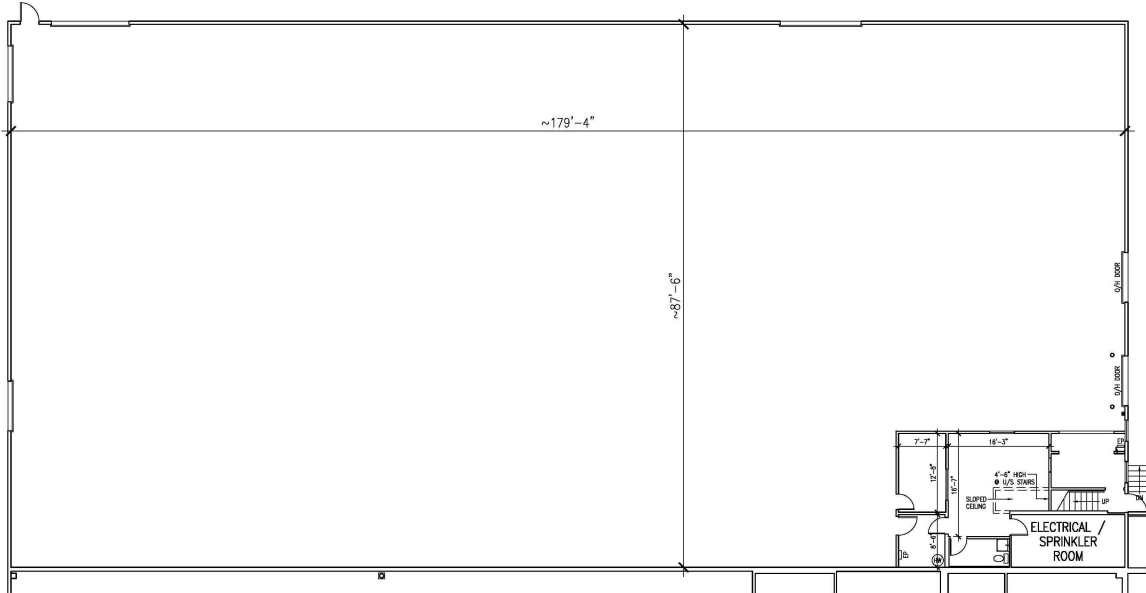
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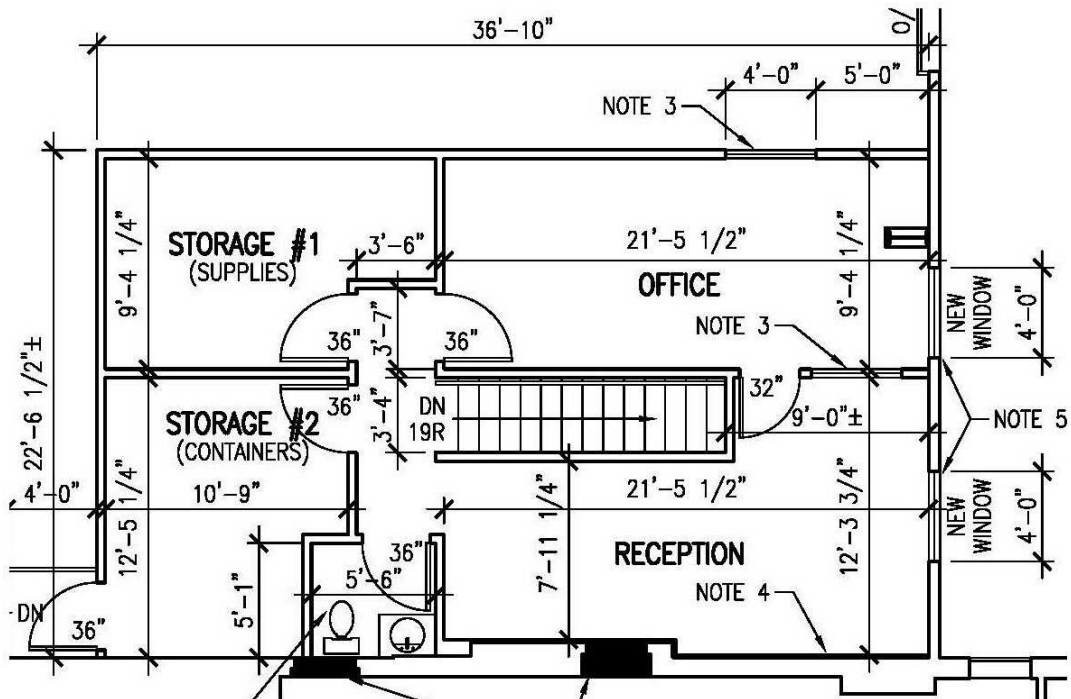
# FLOOR PLAN

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## 41 GURHOLT DRIVE GROUND FLOOR



### Main Level



### Mezzanine

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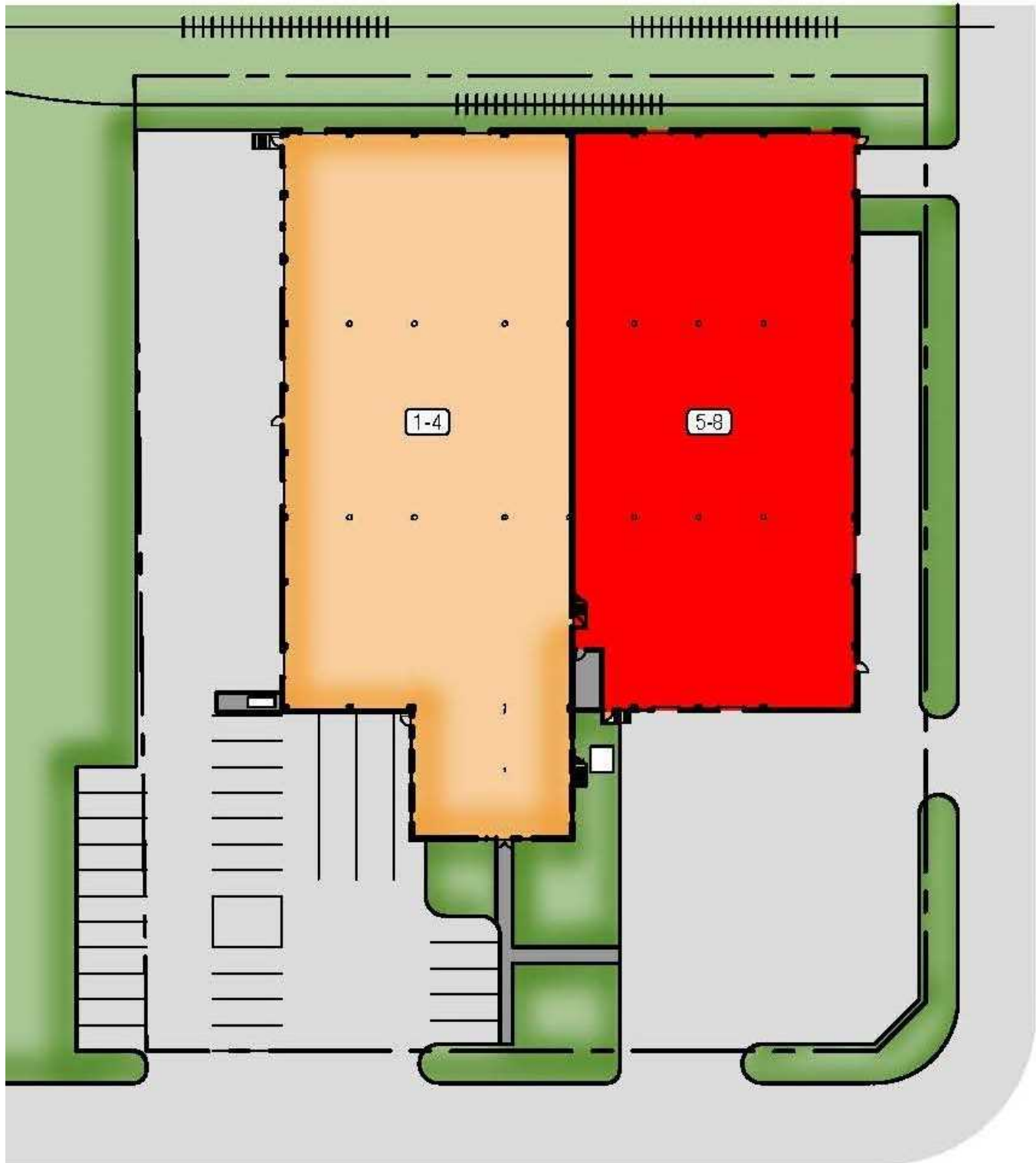
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# SITE PLAN

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GURHOLT DRIVE

VIDITO DRIVE

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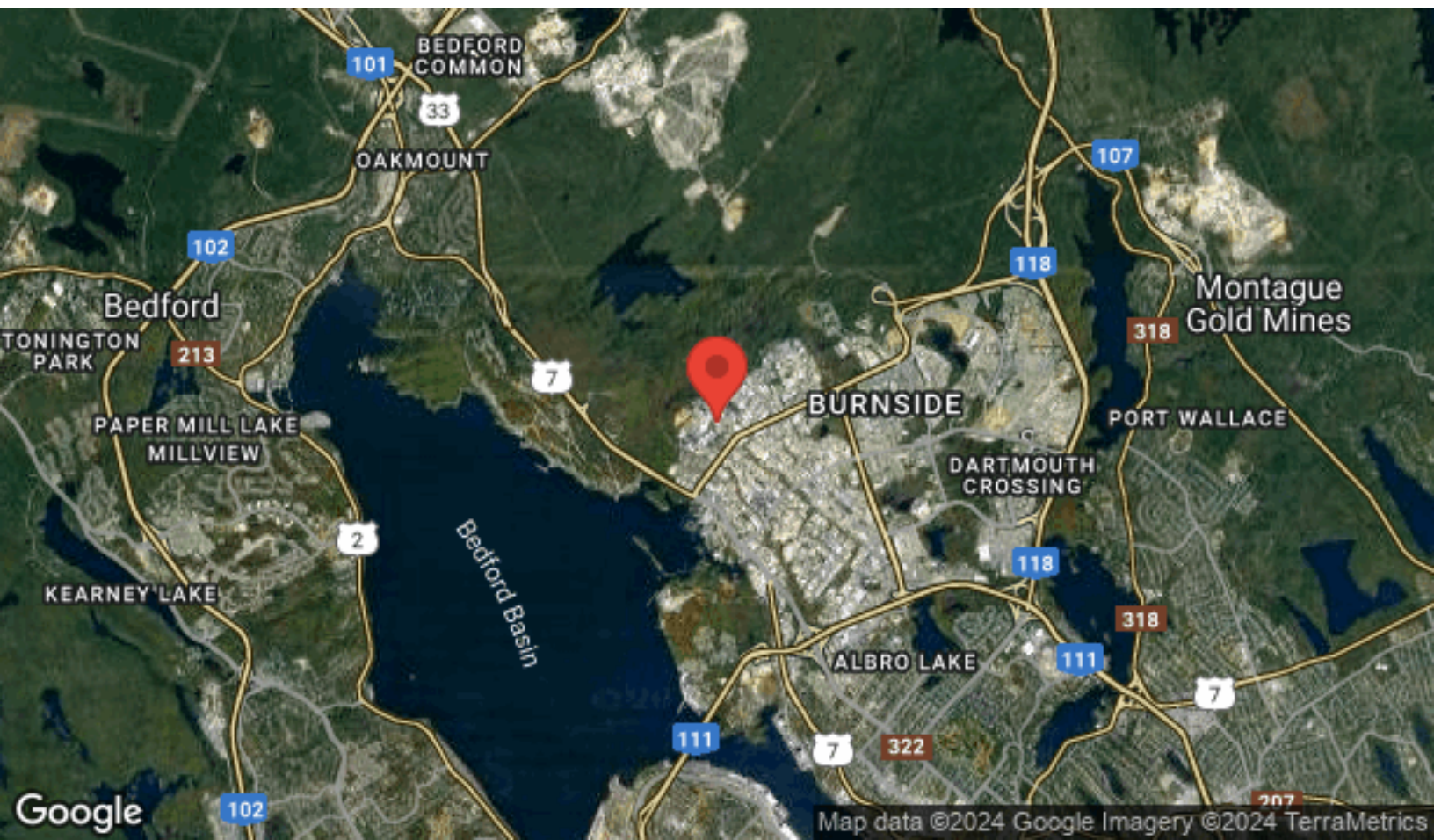
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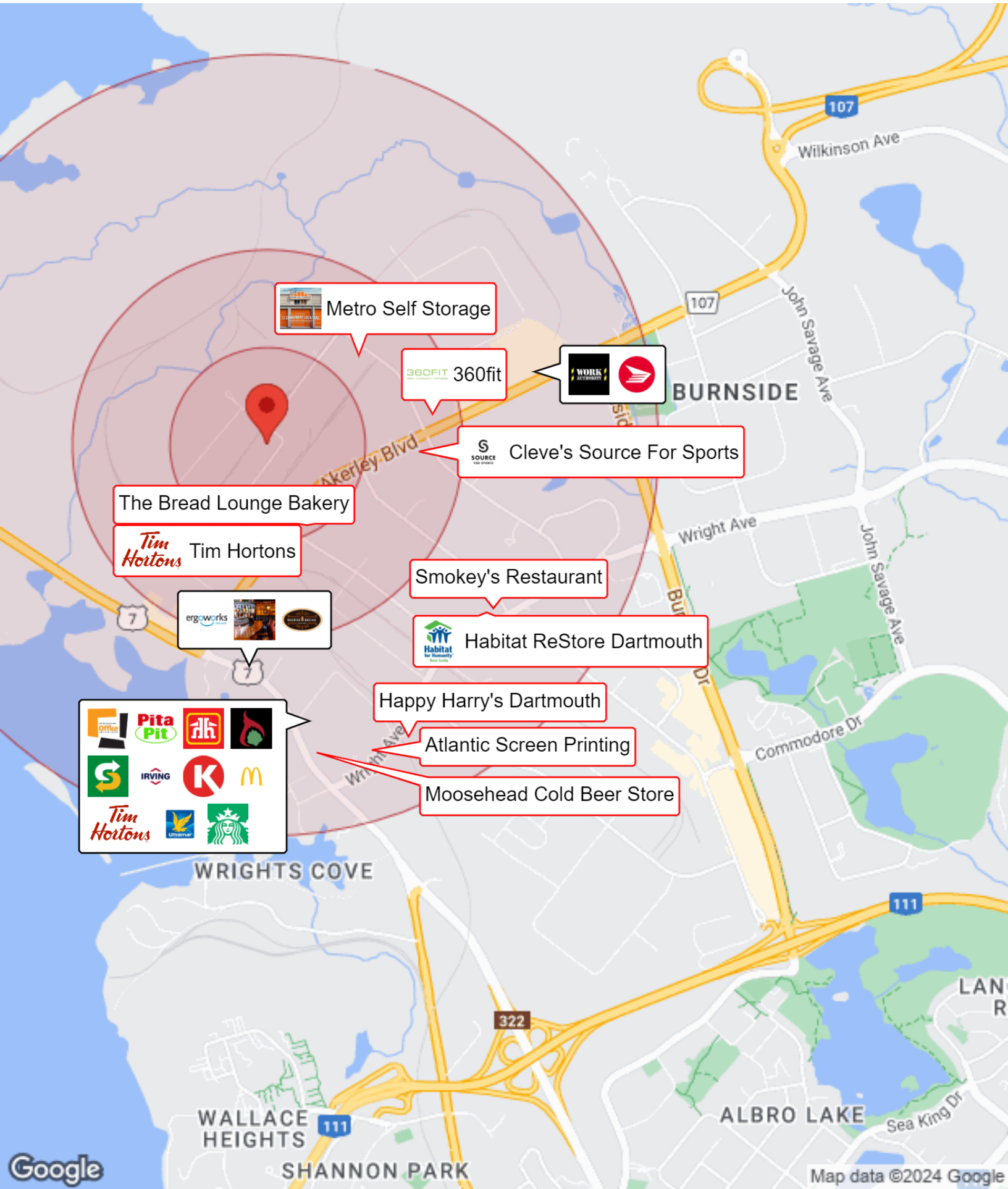
# LOCATION MAPS

41 GURHOLT DRIVE



# BUSINESS MAP

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## CONTACT INFORMATION

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