

INDUSTRIAL FOR LEASE

## 45 BORDEN AVENUE

45 BORDEN AVENUE, BURNSIDE, NS B3B 1C7

**kw** COMMERCIAL  
ADVISORS



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:*

**PHIL BOLHUIS**

Commercial Real Estate Advisor

O: (902) 407-2854

C: (902) 293-4524

[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

**MATT OLSEN**

Commercial Real Estate Advisor

O: (902) 407-2492

C: (902) 489-7187

[mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)

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

45 BORDEN AVENUE



## OFFERING SUMMARY

**PROPERTY TYPE:** Office / Warehouse

**AVAILABLE SPACE:** 3,051 SF

**CLEAR HEIGHT:** 13.5' - 16' Clear ceiling height

**LOADING:** Grade level loading in the warehouse

**LEASE RATE:** \$14.00 Net

**CAM & TAX:** \$5.00

**AVAILABLE:** January 2025

## PROPERTY OVERVIEW

- Nicely built-out corner unit office space
- Open reception, 6 offices, 2 washrooms, meeting room, & kitchenette
- Ductless heating/cooling and HRV

## LOCATION OVERVIEW

45 Borden Avenue is well positioned for both high visibility and is centrally located in Burnside with quick access to Wright Avenue, Fielding Avenue, Akerley Boulevard, Burnside Drive and Dartmouth Crossing. Burnside provides convenient access to exits and interchanges for Highway 111, 118 and 102, proximity to the Halifax International Airport, Downtown Halifax and the Port of Halifax.

Burnside is the largest business park in Atlantic Canada with over 1,500 hundred enterprises and over 15,000 employees. It is a centrally located urban business park with superb 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 the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax. Burnside is extensively serviced by C.N.R. mainline, siding and common user facilities, and is home to the largest concentration of truck transportation in Atlantic Canada. The Park is also served by public transit links including the Rapid Transit bus route.

**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1

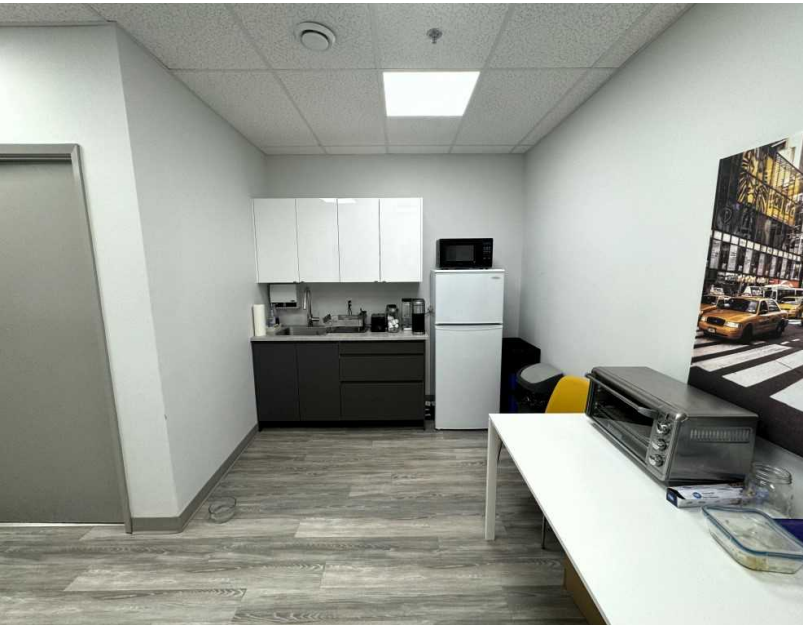
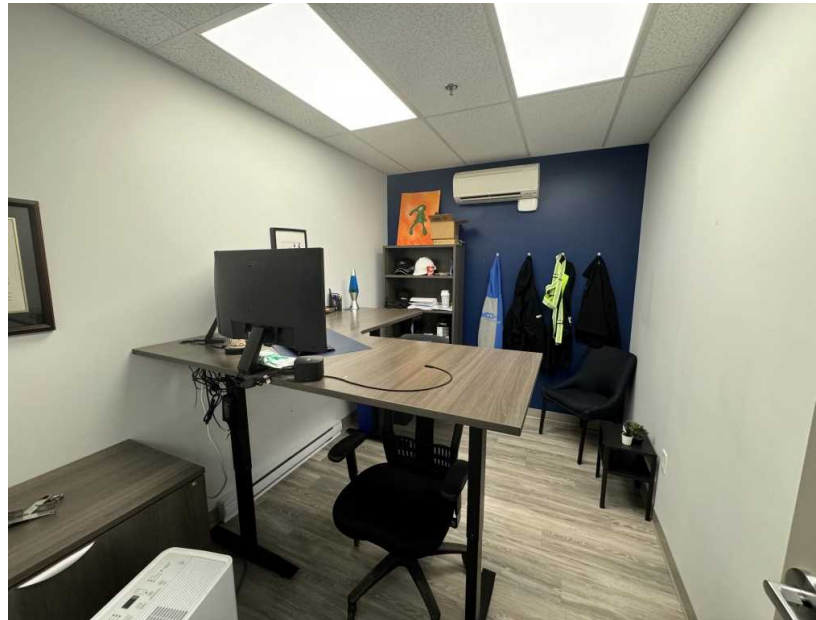
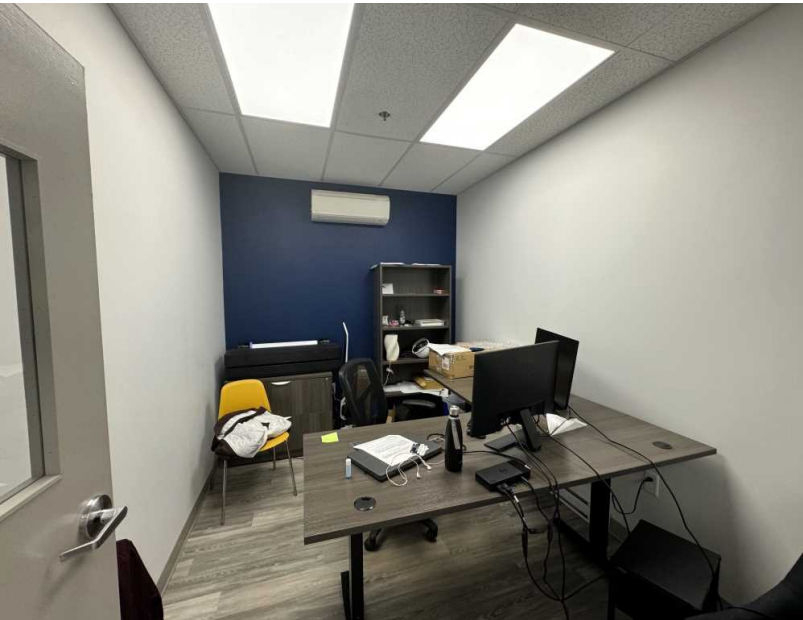
**kw** COMMERCIAL  
ADVISORS  
Each Office Independently Owned and Operated

**PHIL BOLHUIS**  
Commercial Real Estate Advisor  
O: (902) 407-2854  
C: (902) 293-4524  
philbolhuis@kwcommercial.com

**MATT OLSEN**  
Commercial Real Estate Advisor  
O: (902) 407-2492  
C: (902) 489-7187  
mattolsen@kwcommercial.com  
Nova Scotia

# PROPERTY PHOTOS

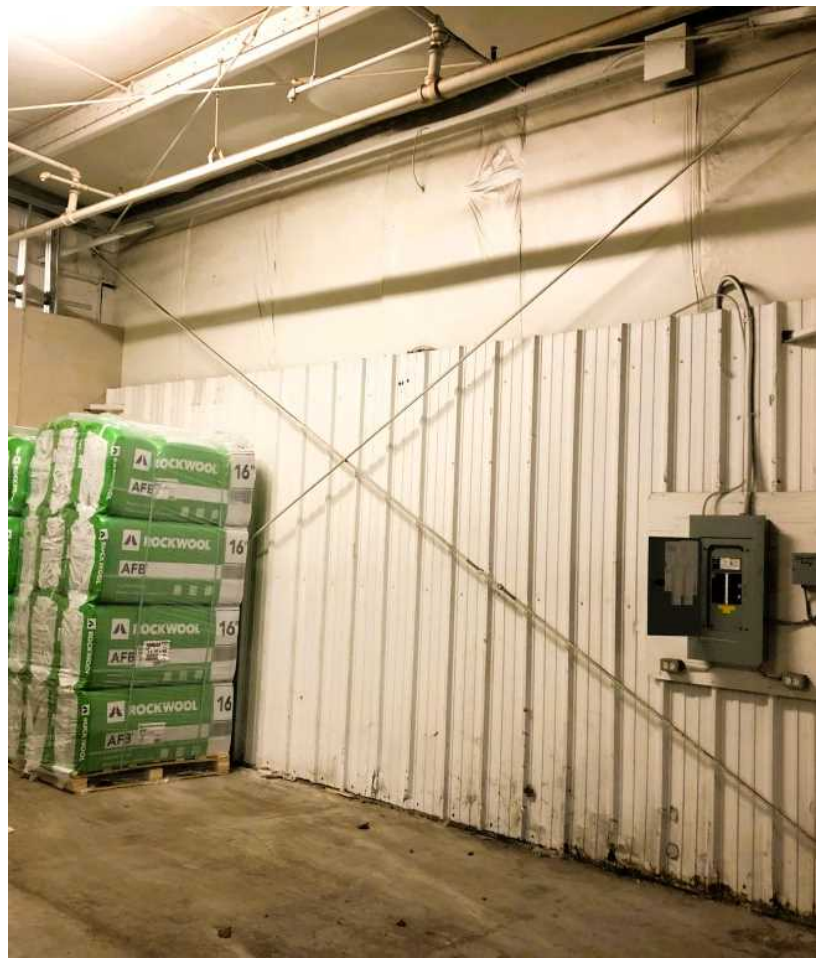
45 BORDEN AVENUE





# PROPERTY PHOTOS

45 BORDEN AVENUE





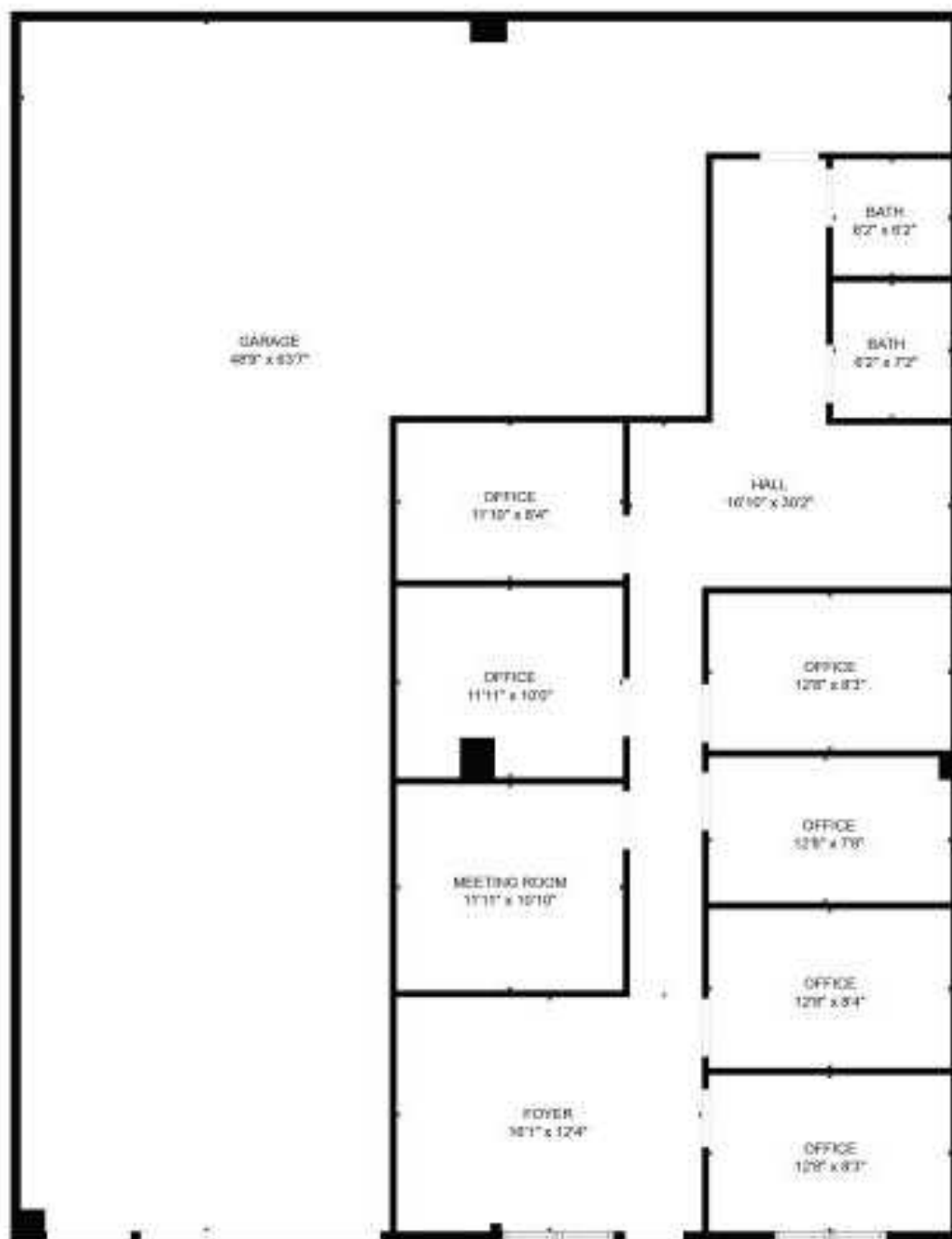
# PROPERTY PHOTOS

45 BORDEN AVENUE



# FLOOR PLAN

45 BORDEN AVENUE



**TOTAL: 1411 sq. ft**  
**FLOOR 1: 1411 sq. ft**  
**EXCLUDED AREAS: GARAGE: 1665 sq. ft**

FLOOR PLAN CREATED BY CIBC/BAI APN. PLAN REPRINTED DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

**PHIL BOLHUIS**  
Commercial Real Estate Advisor  
O: (902) 407-2854  
C: (902) 293-4524  
philbolhuis@kwcommercial.com

**MATT OLSEN**  
Commercial Real Estate Advisor  
O: (902) 407-2492  
C: (902) 489-7187  
mattolsen@kwcommercial.com  
Nova Scotia

# BUILDING PLAN

45 BORDEN AVENUE



## Unit 4

**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

**PHIL BOLHUIS**  
Commercial Real Estate Advisor  
O: (902) 407-2854  
C: (902) 293-4524  
philbolhuis@kwcommercial.com

**MATT OLSEN**  
Commercial Real Estate Advisor  
O: (902) 407-2492  
C: (902) 489-7187  
mattolsen@kwcommercial.com  
Nova Scotia

## CONTACT INFORMATION

45 BORDEN 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)

**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

**PHIL BOLHUIS**  
Commercial Real Estate Advisor  
O: (902) 407-2854  
C: (902) 293-4524  
[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

**MATT OLSEN**  
Commercial Real Estate Advisor  
O: (902) 407-2492  
C: (902) 489-7187  
[mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)  
Nova Scotia