

INDUSTRIAL FOR LEASE

ChoiceProperties

191 JOSEPH ZATZMAN DRIVE

191 JOSEPH ZATZMAN DRIVE, BURNSIDE, NS B3B 1M5



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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EXECUTIVE SUMMARY

191 JOSEPH ZATZMAN DRIVE



OFFERING SUMMARY

AVAILABLE SPACE:	Unit 1-2: 7,699 SF Unit 5-6: 7,209 SF Unit 7-10: 14,540 SF Units 5-10 Combined: 21,749 SF
UNIT DIMENSIONS:	Unit 1-2: 49.5' X 143' (Approx.) Unit 5-6: 49' X 143' (Approx.) Unit 7-10: 99' X 143' (Approx.)
CLEAR HEIGHT:	18'6"
COLUMN SPACING:	25' x 24' (Approx.)
ELECTRICAL:	Unit 1 & 2: 600 Volt 200 Amp 3 Phase Power Unit 5-10: Two (2) 600 Volt 60 Amp 3 Phase services with 120/ 208 Volt 30 KVA transformer
LOADING:	Five (5) 9'x8' wide dock loading One (1) 10'x18' wide dock loading
YARD:	53' Truck turning radius Rail siding potential at rear
LEASE RATE:	\$13.00 Net + \$9.05 CAM & Tax (2025)

PROPERTY OVERVIEW

Industrial warehouse units 1-2, 5-6 & 7-10 available 2025 in a central Burnside location. 18'6" Clear ceiling height with 4 x dock loading and 53' truck turning radius. Rail siding potential at rear.

LOCATION OVERVIEW

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.

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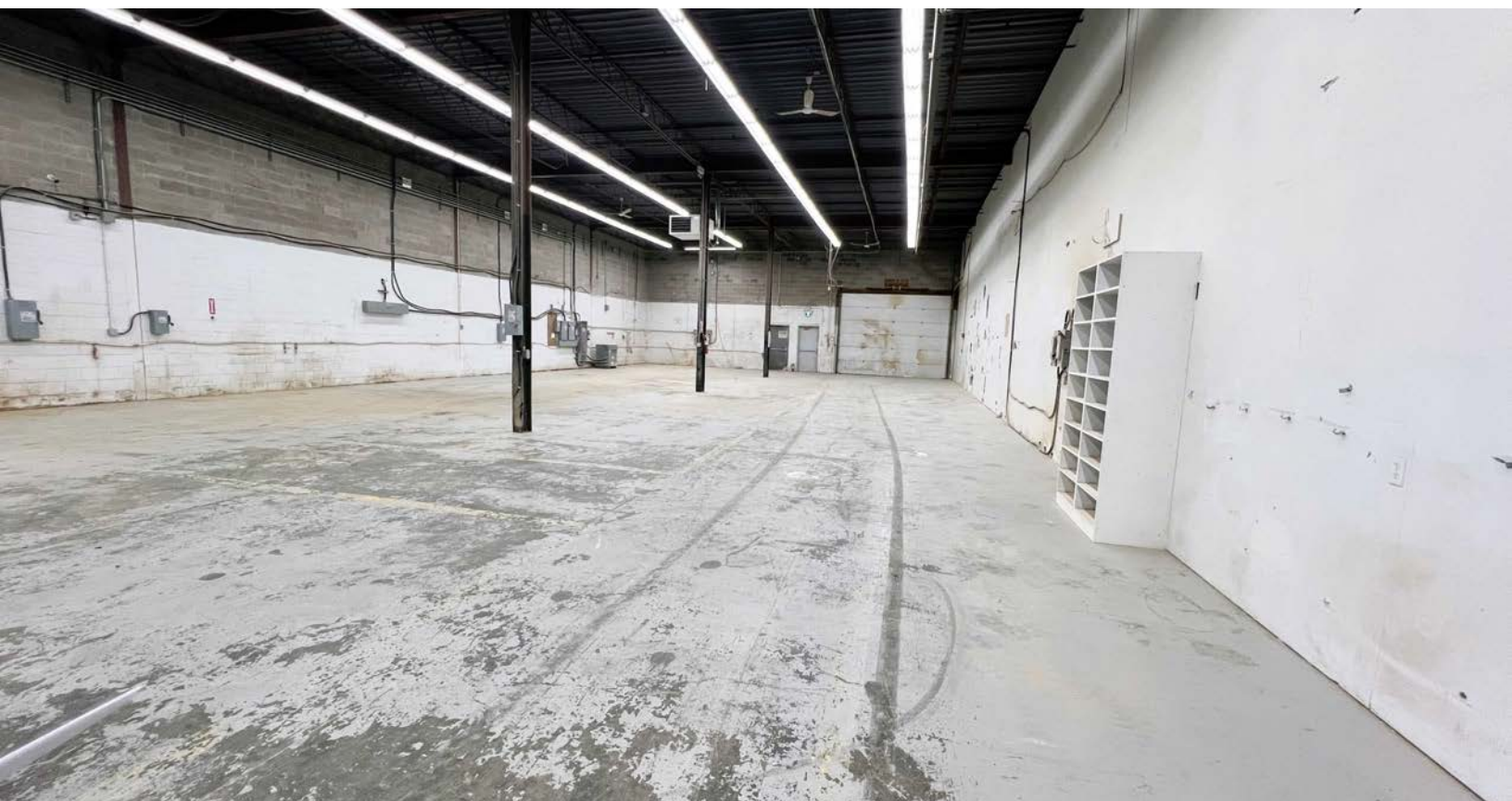
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PROPERTY PHOTOS

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Units 1-2



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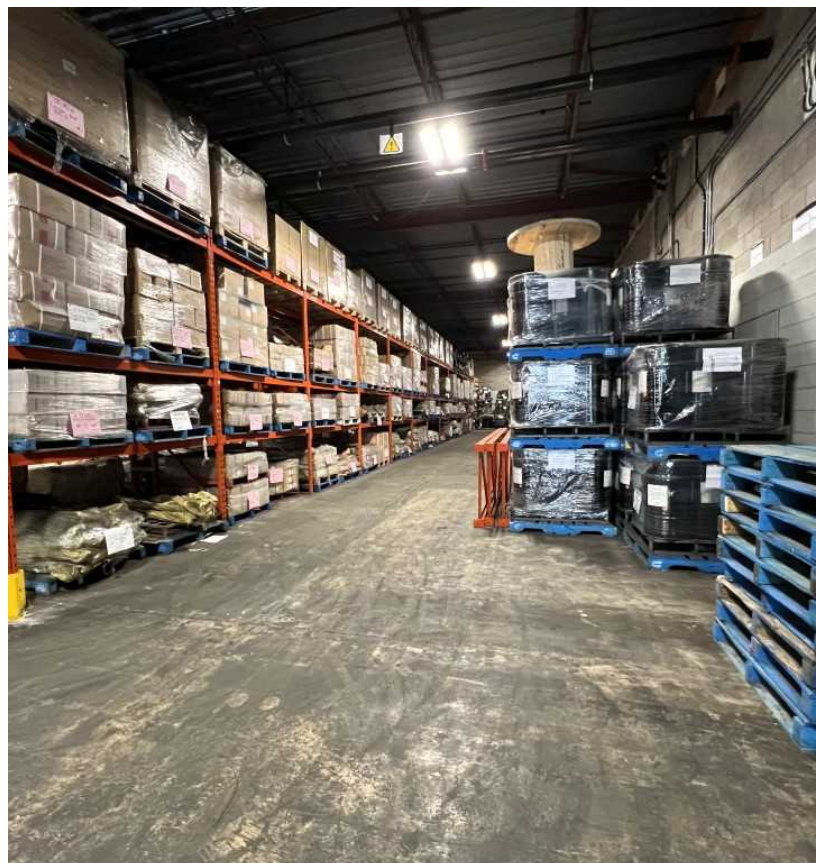
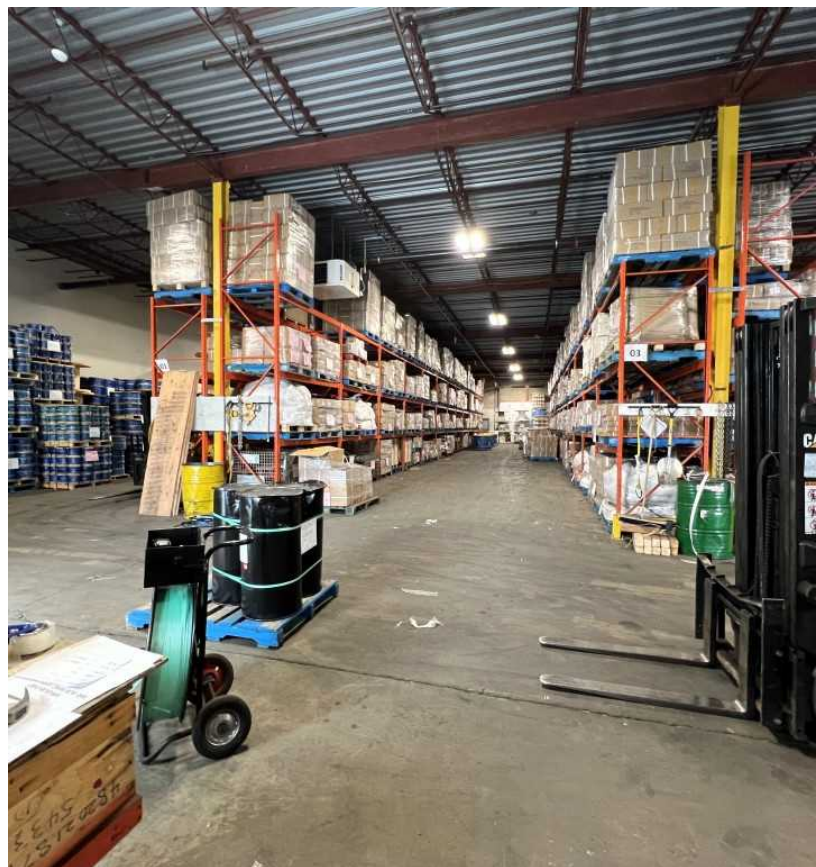
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PROPERTY PHOTOS

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Units 5-10



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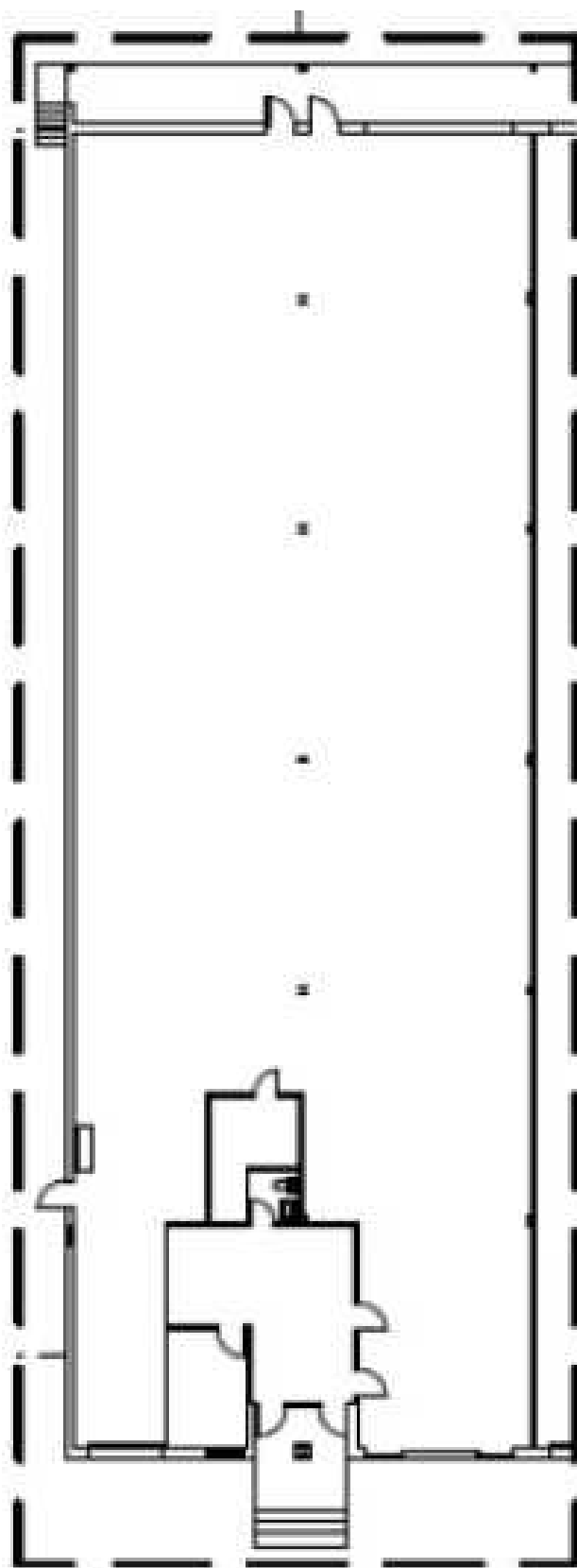
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FLOOR PLAN - UNITS 1-2

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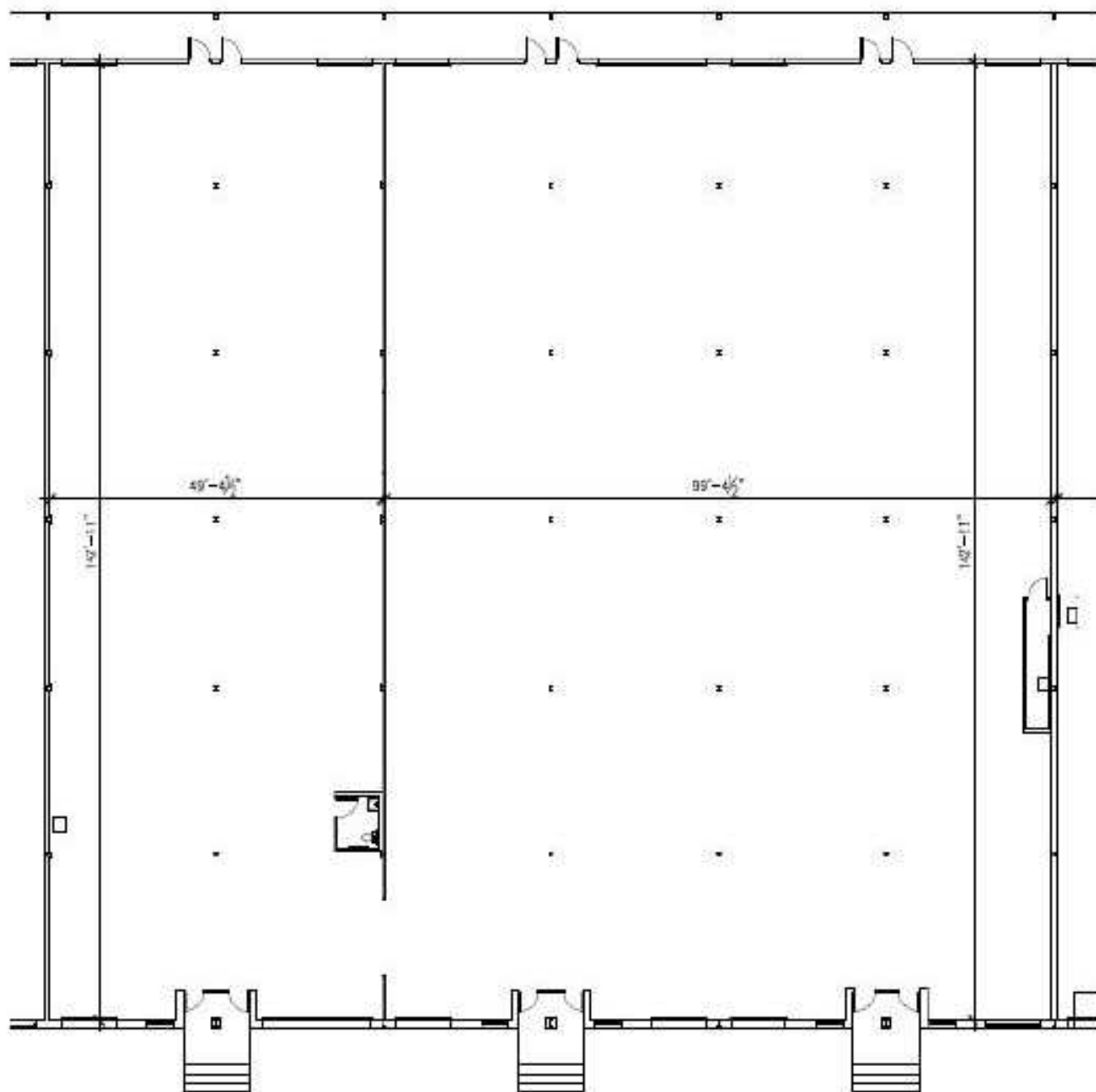
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FLOOR PLAN - UNITS 5-10

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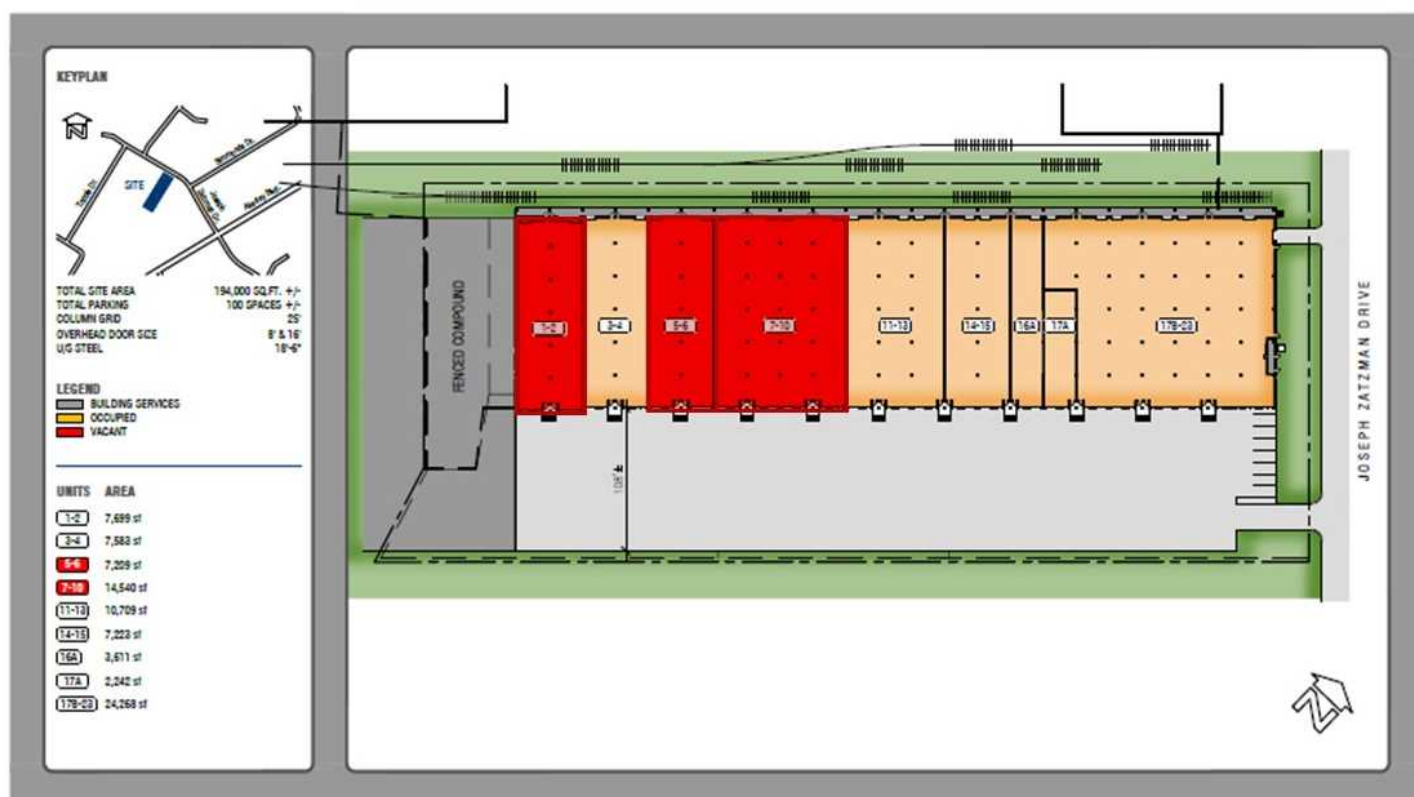
SITE PLAN

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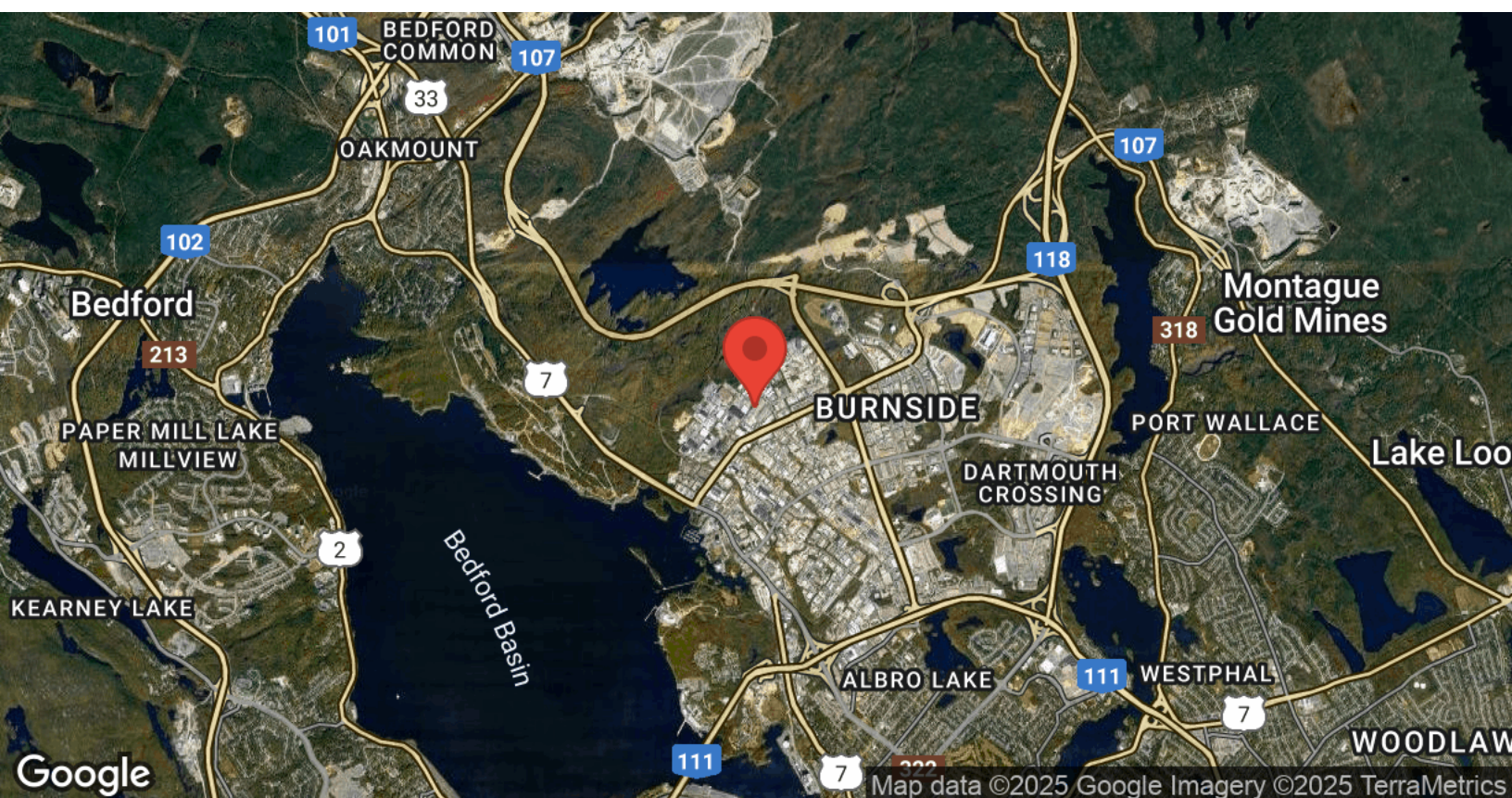
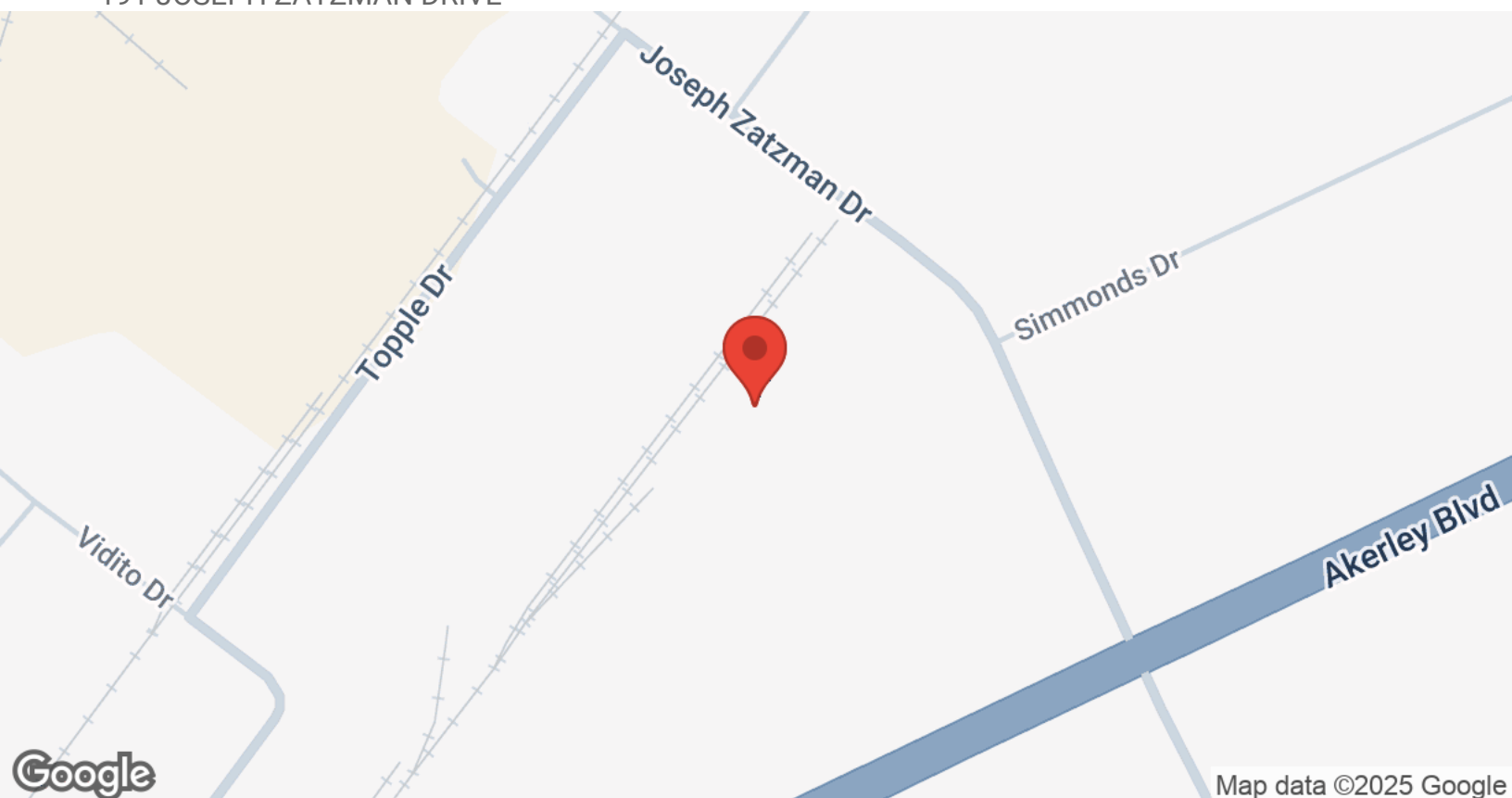
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LOCATION MAPS

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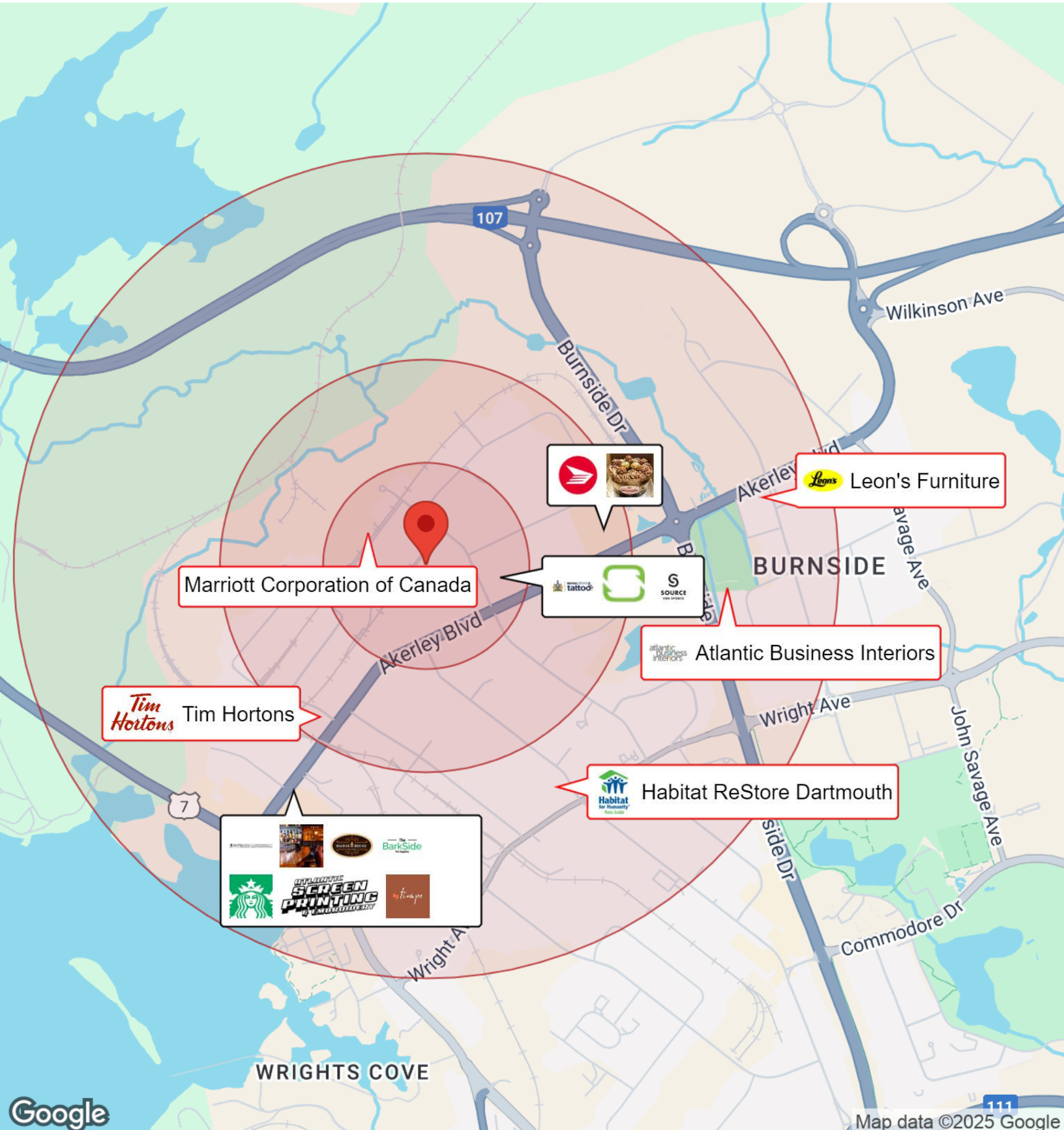
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BUSINESS MAP

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* Marketed on behalf of CHOICE PROPERTIES

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