

INDUSTRIAL FOR LEASE

49 PETTIPAS DRIVE

49 PETTIPAS DRIVE, BURNSIDE, NS B3B 1K1



KW COMMERCIAL ADVISORS

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



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

MATT OLSEN

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

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EXECUTIVE SUMMARY

49 PETTIPAS DRIVE



OFFERING SUMMARY

AVAILABLE SPACE:	1,500 SF (Unit J) 1,440 SF (Unit M) 1,440 SF (Unit N)
DIMENSIONS:	24' x 60' Typical Unit Dimensions
CLEAR HEIGHT:	15' - 17'
DOCK DOORS:	One (1) Dock Loading
GRADE DOORS:	Two (2) 10' x 10' Grade Loading
HEATING:	Natural Gas
POWER:	120/ 208 Volt 3 Phase 60 Amp Service (various)
LEASE RATE:	\$16.00 Net
CAM & TAX:	\$5.50

PROPERTY OVERVIEW

- Multi tenant warehouse with 3 units currently available
- Natural gas heating
- Ceiling height of 15' - 17'
- Available April 1st, 2025

LOCATION OVERVIEW

Burnside is the largest business park in a superior location with superb transportation links. It is currently home to over 1,300 enterprises and employs more than 15,000 people. Located in Dartmouth and bounded by Highways 111 & 118, Burnside enterprises are within minutes of downtown Halifax and Robert L. Stanfield International Airport.

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PROPERTY PHOTOS

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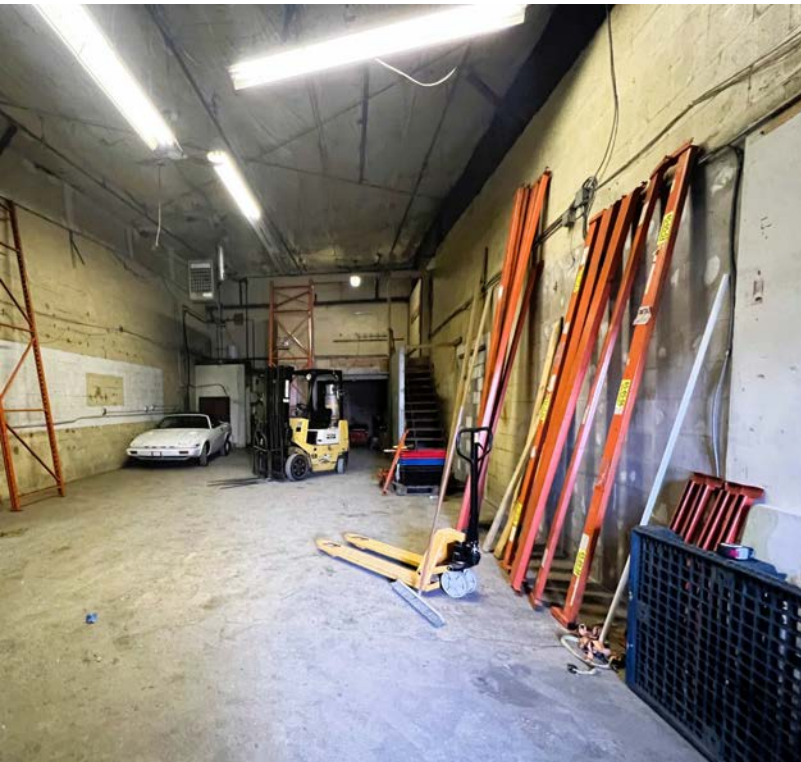
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Unit M

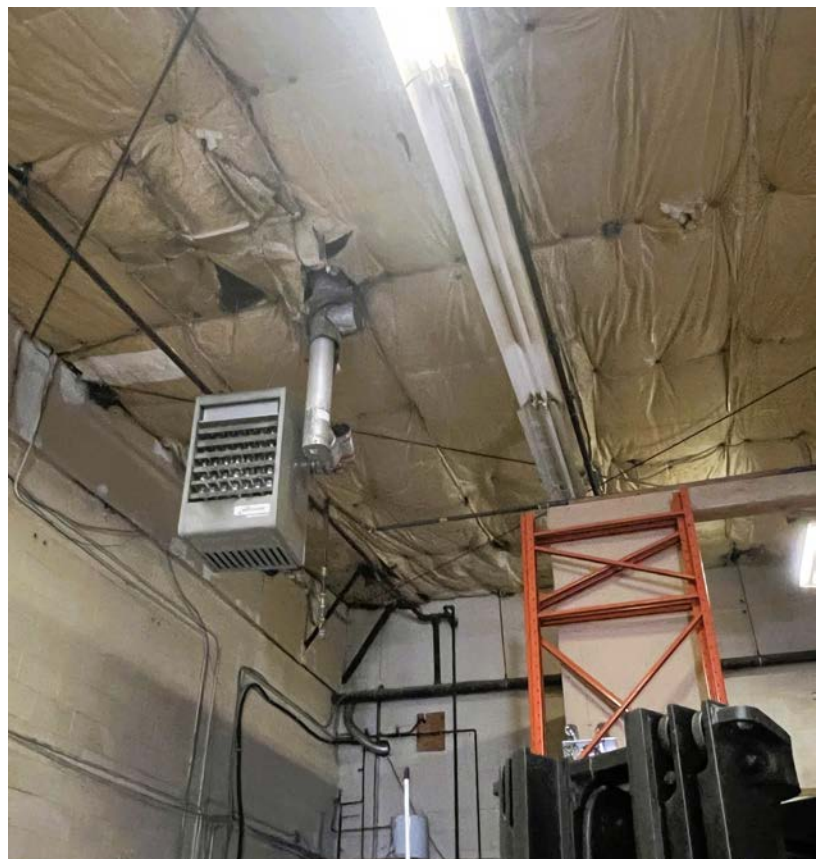


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Unit N



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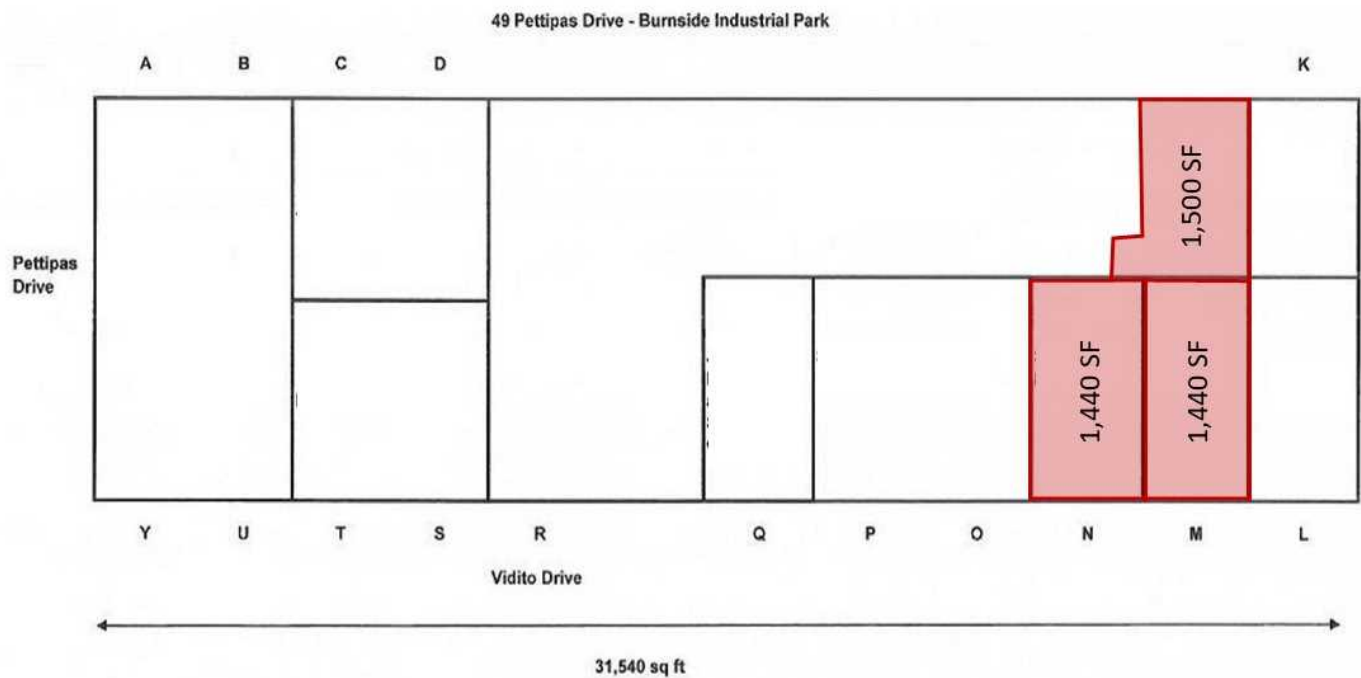
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BUILDING PLAN

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Available Units: J-M-N

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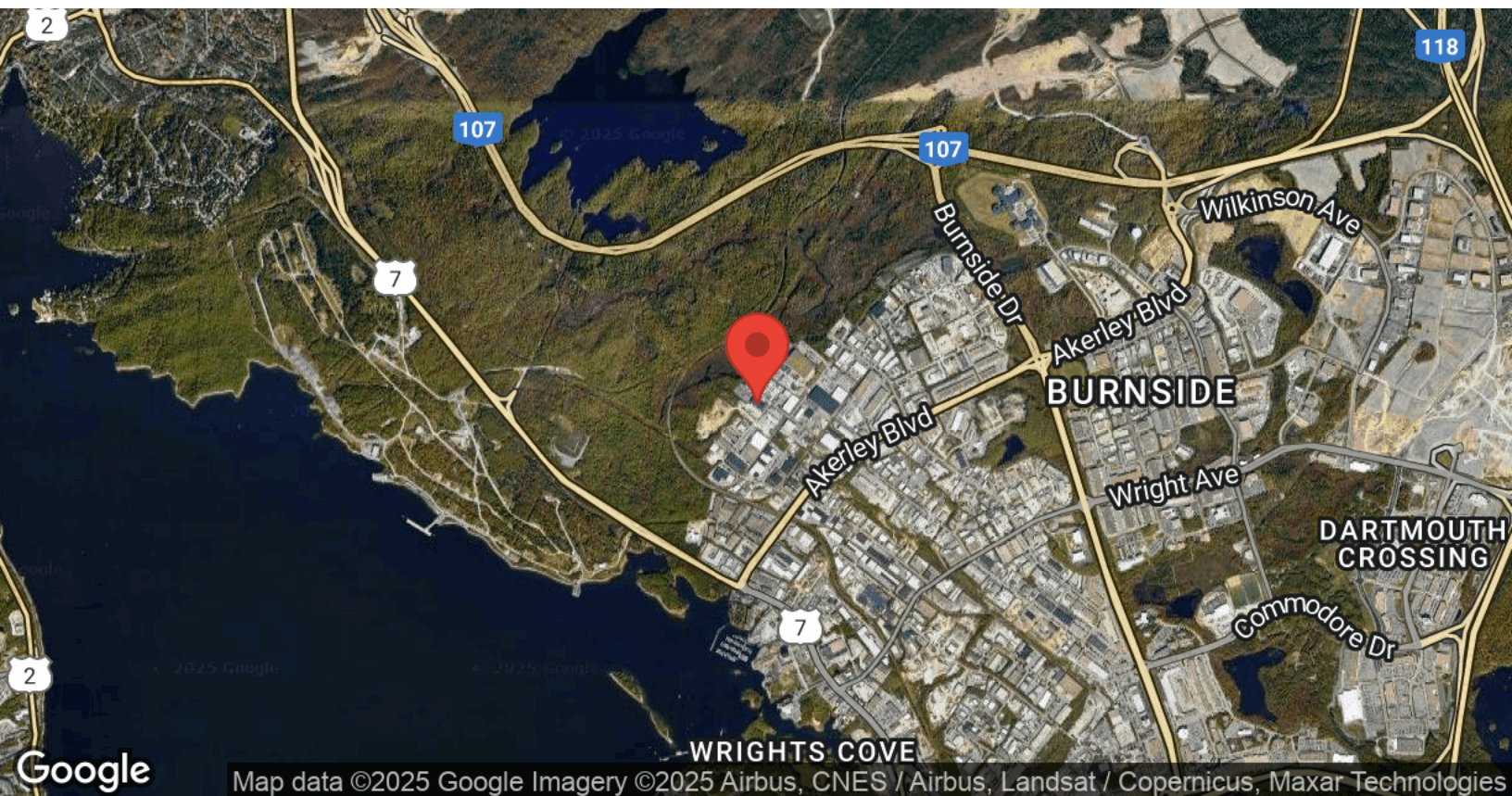
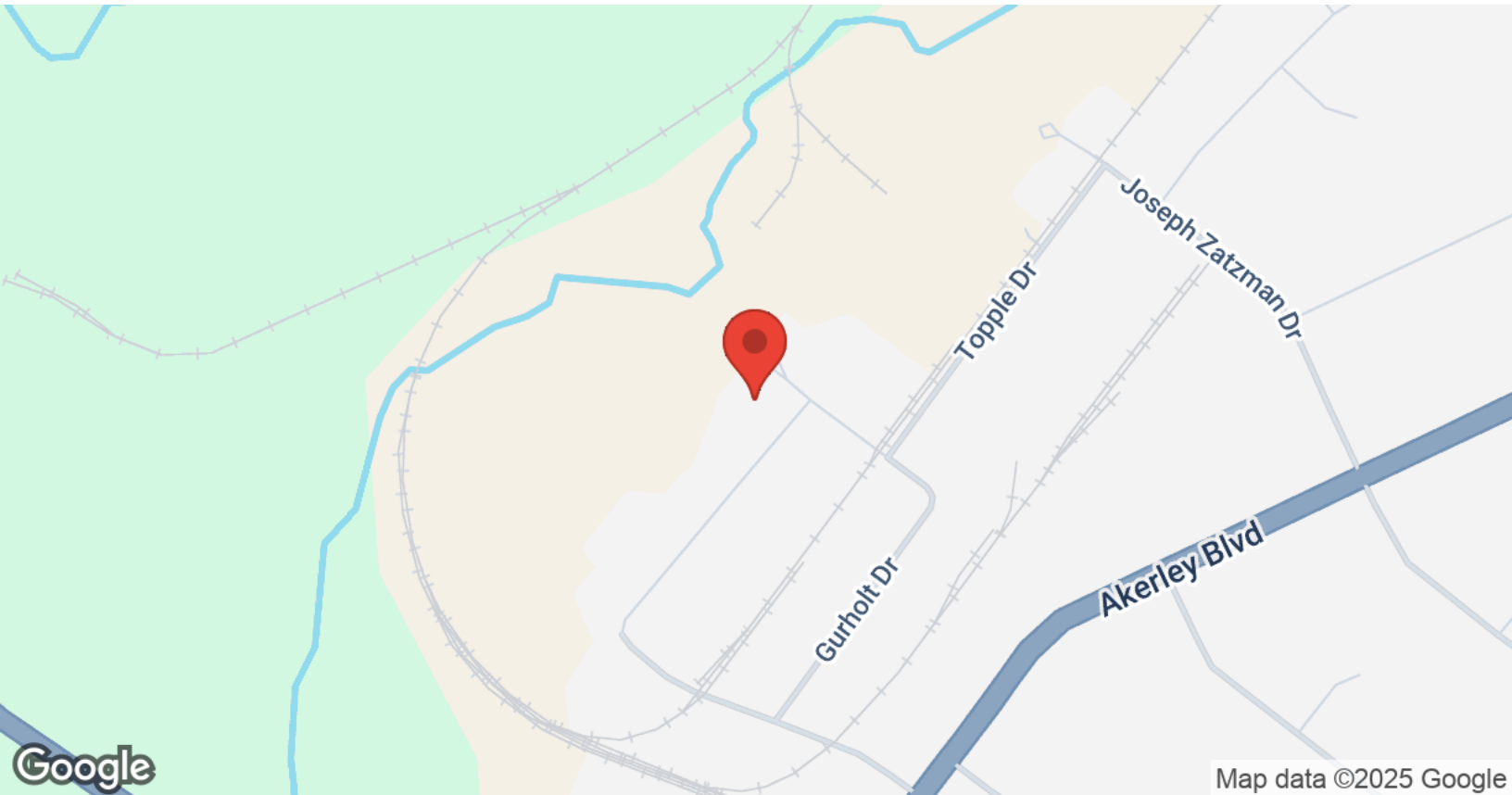
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LOCATION MAPS

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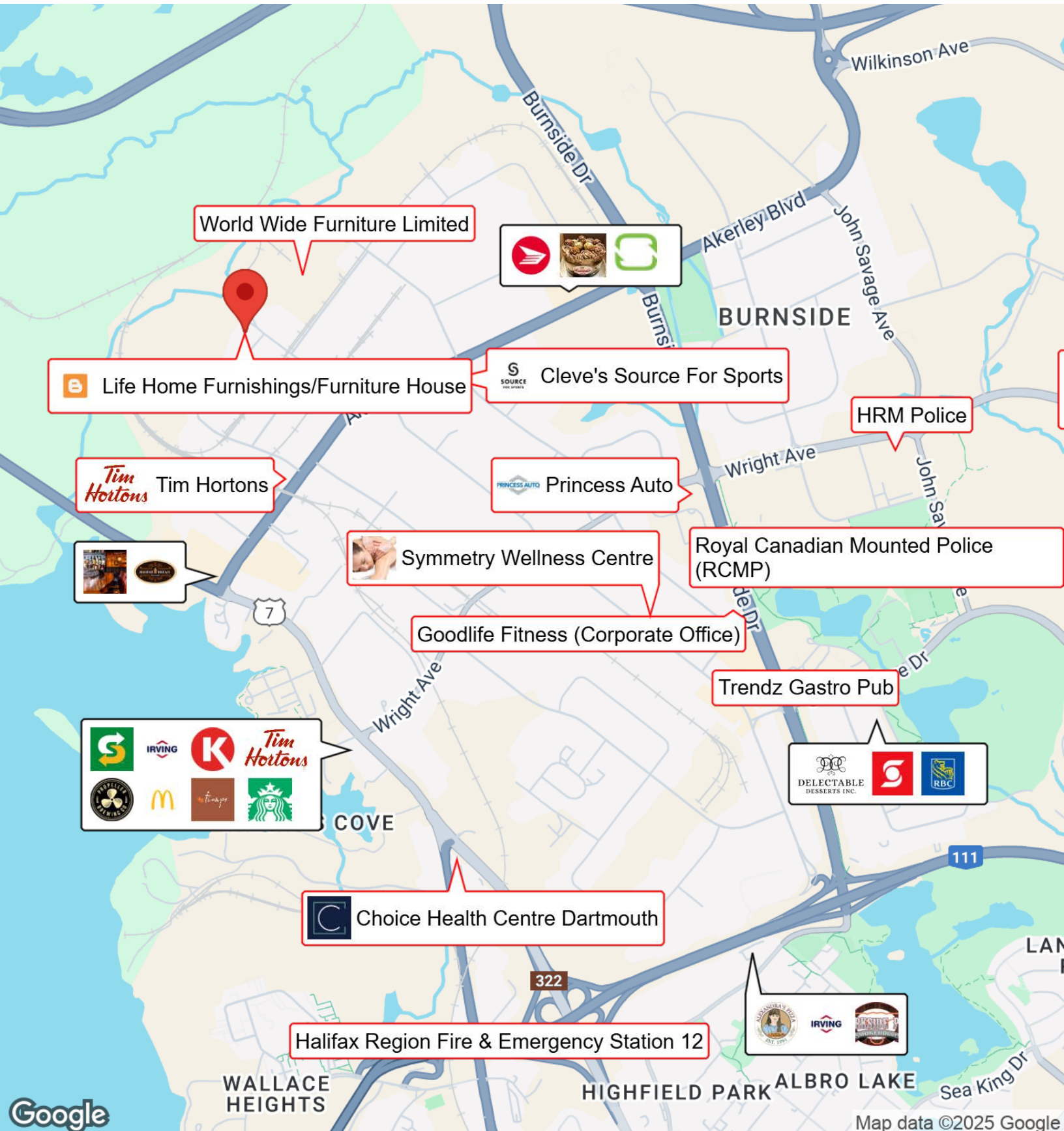
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BUSINESS MAP

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AERIAL MAP

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