

# OFFICE/WAREHOUSE FOR LEASE

89 Joseph Zatzman Drive

Office/Warehouse - For Lease

89 Joseph Zatzman Drive, Burnside, NS B3B 1N3

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>



## EXECUTIVE SUMMARY

89 JOSEPH ZATZMAN DRIVE



### OFFERING SUMMARY

<b>AVAILABLE SPACE:</b>	1,258 SF (Office) 1,680 SF (Warehouse)
<b>DIMENSIONS:</b>	24' x 37' (Office) 70' x 24' (Warehouse)
<b>CEILING HEIGHT:</b>	10' - 14' (Warehouse)
<b>LOADING:</b>	Two (2) 12' high x 10' wide grade loading doors
<b>LOT SIZE:</b>	40,000 SF (available for lease at \$2.50 PSF)
<b>PARKING:</b>	4 Paved Parking
<b>ZONING:</b>	BGI (Burnside General Industrial) Zone
<b>LEASE RATE:</b>	\$14.00 Net (Office) \$12.00 Semi-Gross (Warehouse)
<b>CAM &amp; TAX:</b>	\$11.15 + Utilities (on office only)

### PROPERTY OVERVIEW

Includes 3 private offices, reception area, boardroom, washroom, separate entrance, 4 designated parking spaces, 1,680 SF free standing warehouse with removable offices- potential to insulate and add heat source. High visibility location. Available October 1st, 2025.

### LOCATION OVERVIEW

89 Joseph Zatzman Drive is well positioned for both high visibility and is centrally located in Burnside with quick access to Wright Avenue, Raddall 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.

## PROPERTY PHOTOS

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## FLOOR PLAN

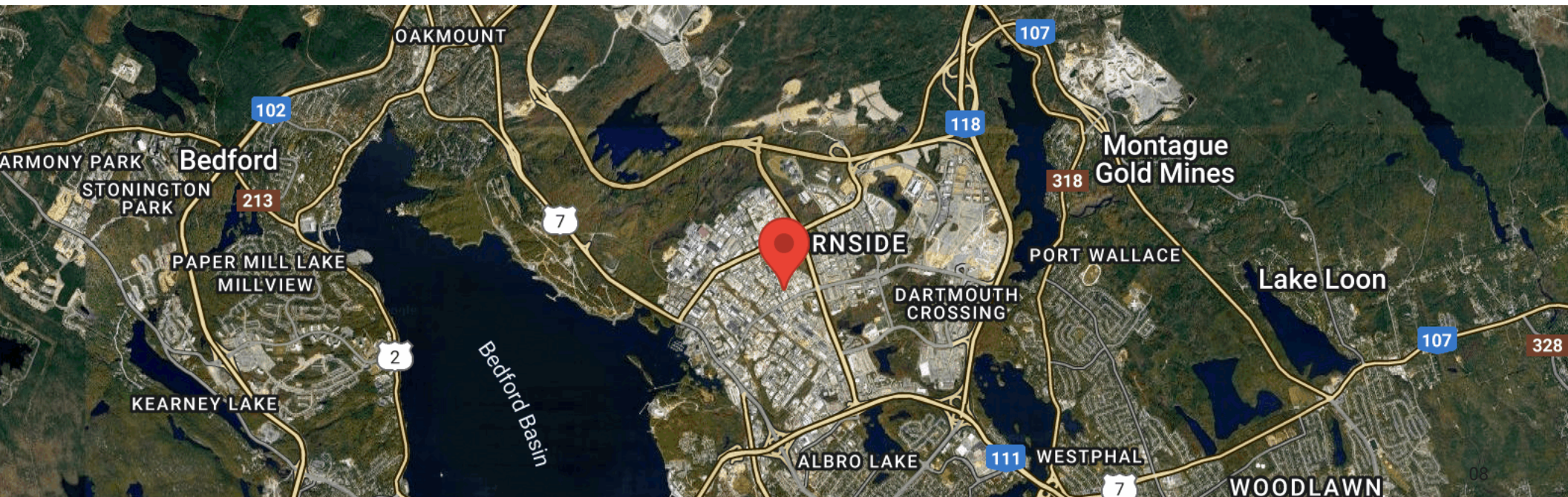
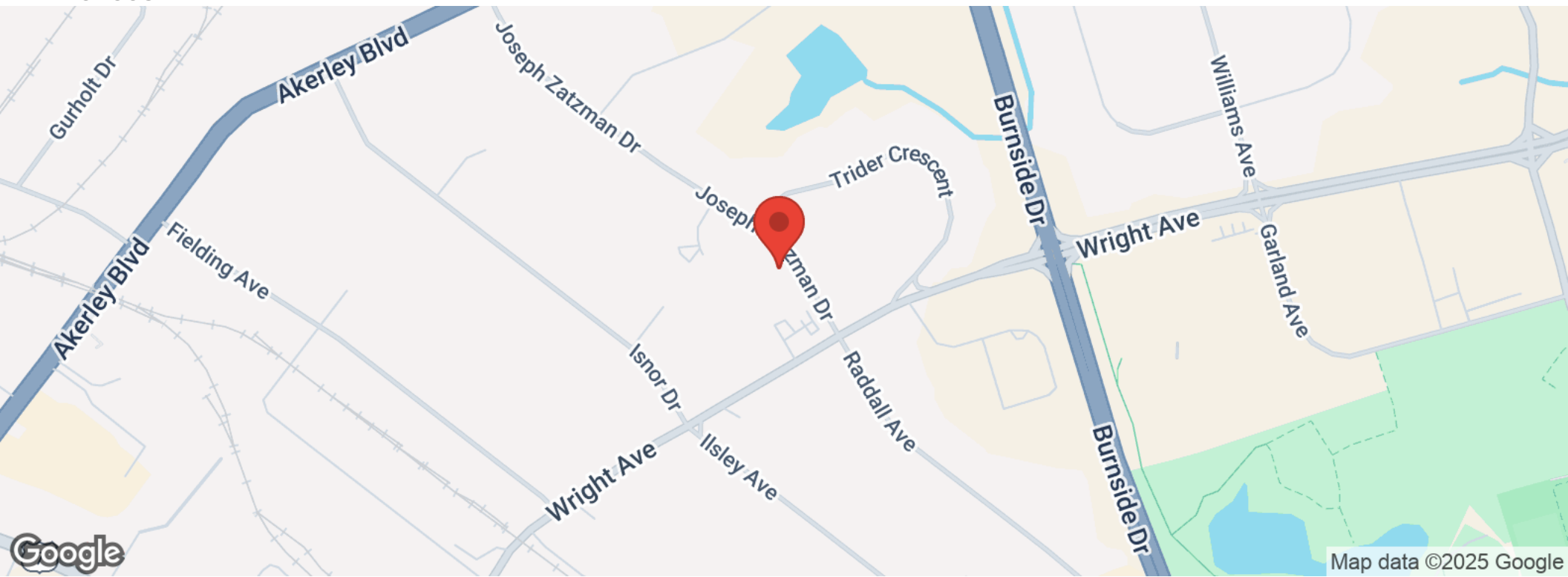
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## LOCATION MAPS

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# BUSINESS MAP

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## CONTACT INFORMATION

89 JOSEPH ZATZMAN DRIVE



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