

# INDUSTRIAL FOR SALE

## 120 Joseph Zatzman Drive

Industrial - For Sale

120 Joseph Zatzman Drive, Burnside, NS B3B 1M4

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



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120 JOSEPH ZATZMAN DRIVE

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Each Office Independently Owned and Operated

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# SECTION I PROPERTY OVERVIEW



## EXECUTIVE SUMMARY

120 JOSEPH ZATZMAN DRIVE



### OFFERING SUMMARY

<b>PID #:</b>	06342752
<b>BUILDING SIZE:</b>	11,928 SF (Main Building) 19,280 SF Total (Includes 3 Additional Quonset Hut/Temp Buildings)
<b>LOT SIZE:</b>	1.17 Acres
<b>POWER:</b>	200 Amp 600V 3 phase supply in the main building 400 Amp 600V 3 phase supply in the welding shop
<b>HEATING &amp; COOLING:</b>	Rooftop HVAC in the offices Natural gas forced air in the warehouse
<b>GRADE LOADING:</b>	Three (3) 16' x 14's and one oversized approx. 16' x 20'
<b>CRANES:</b>	5 Ton overhead crane in the main building
<b>ADDITIONAL FEATURES:</b>	All Quonset Huts have heating, electrical, and plumbing. One is a 128' x 40' welding shop, another is a paint booth/assembly area, and the other is office/admin & storage
<b>LIST PRICE:</b>	\$4,395,000

### PROPERTY OVERVIEW

This property offers 11,928 SF in the main building, expanding to 19,280 SF with three additional Quonset huts on a 1.17-acre parcel. The main building features a 200 Amp 600V 3 phase electrical supply and a 5-ton overhead crane, while the welding shop is powered by a 400 Amp 600V 3 phase system. Accessibility is enhanced with three 16' x 14' and one oversized 16' x 20' grade doors. Climate control includes rooftop HVAC for offices and natural gas forced air for the warehouse. Each Quonset hut is equipped with heating, electrical, and plumbing, serving as a welding shop, paint booth/assembly area, and office/admin & storage space, making this an ideal site for

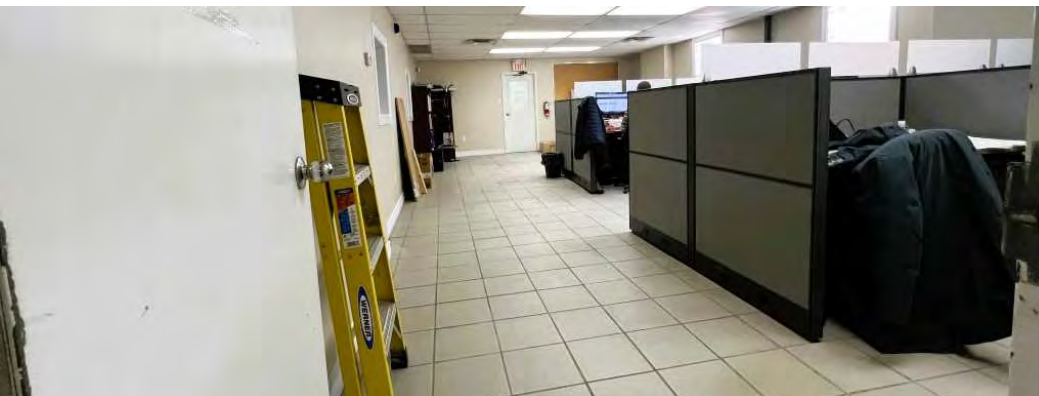
### LOCATION OVERVIEW

Located in the heart of Burnside Business Park, 120 Joseph Zatzman Drive offers prime access to over 1,500 businesses, including manufacturing, logistics, and retail sectors. With immediate highway access, proximity to Halifax International Airport, and the Port of Halifax, this property ensures excellent connectivity. The area supports a robust industrial market with ample commercial infrastructure, close to amenities like Dartmouth Crossing, and features strong growth potential in a dynamic business environment. This location is ideal for businesses looking for efficiency, connectivity, and investment growth in one of Atlantic Canada's premier commercial hubs.



## PROPERTY PHOTOS

120 JOSEPH ZATZMAN DRIVE





## PROPERTY PHOTOS

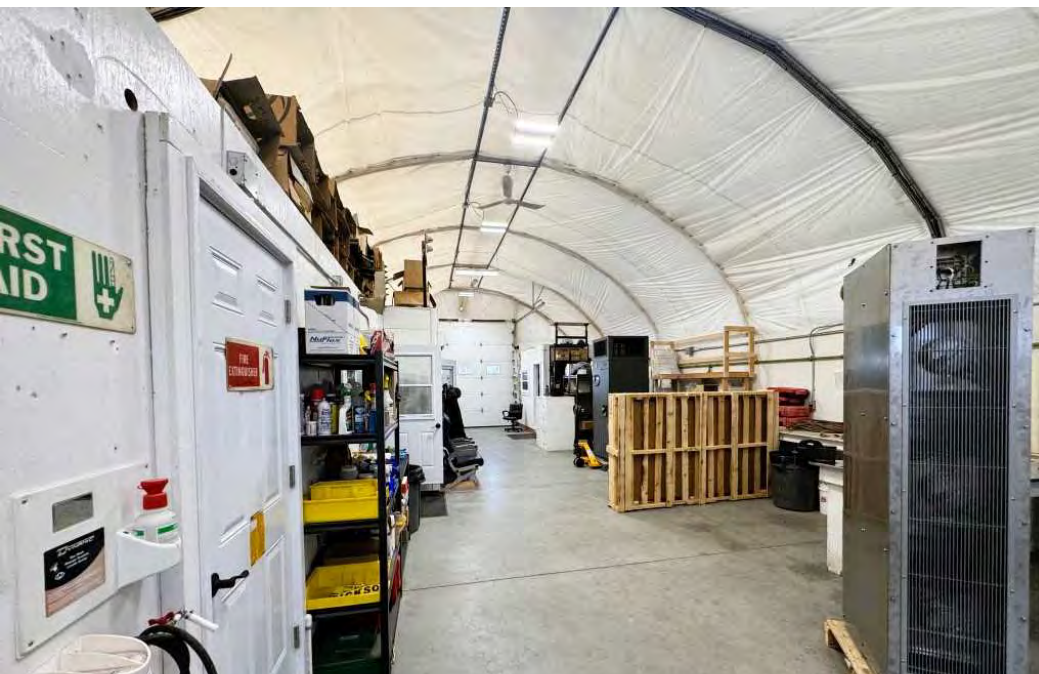
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## PROPERTY PHOTOS

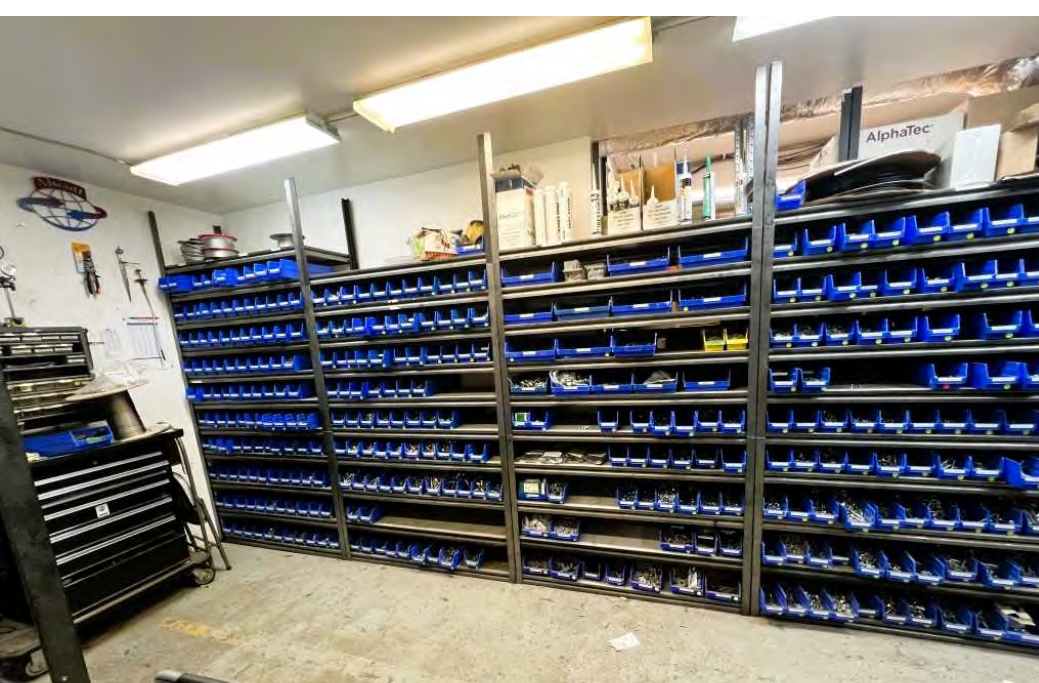
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## PROPERTY PHOTOS

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## PROPERTY PHOTOS

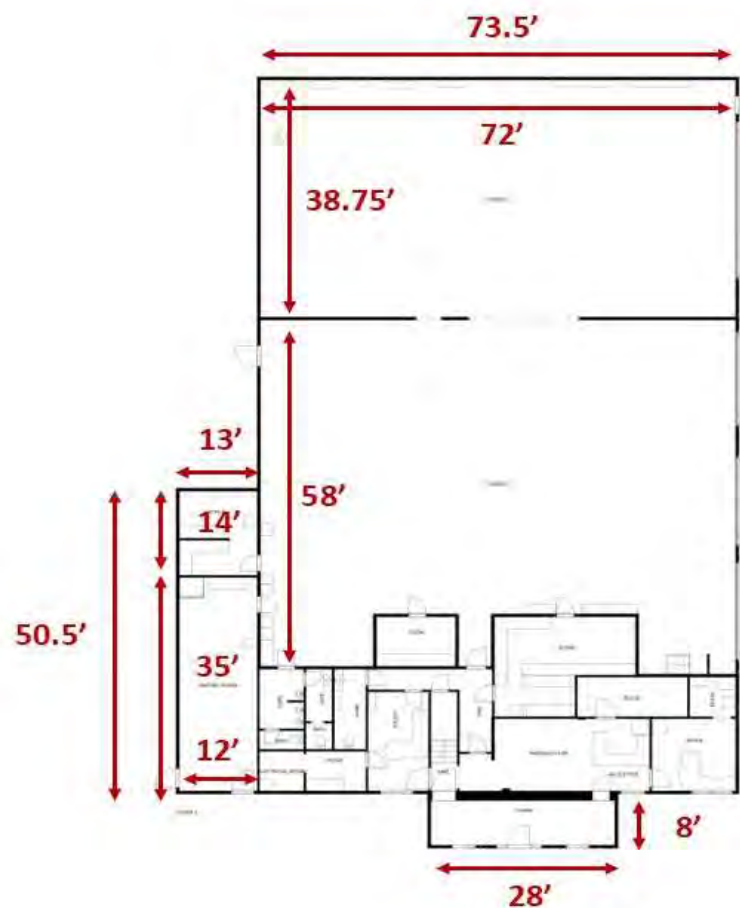
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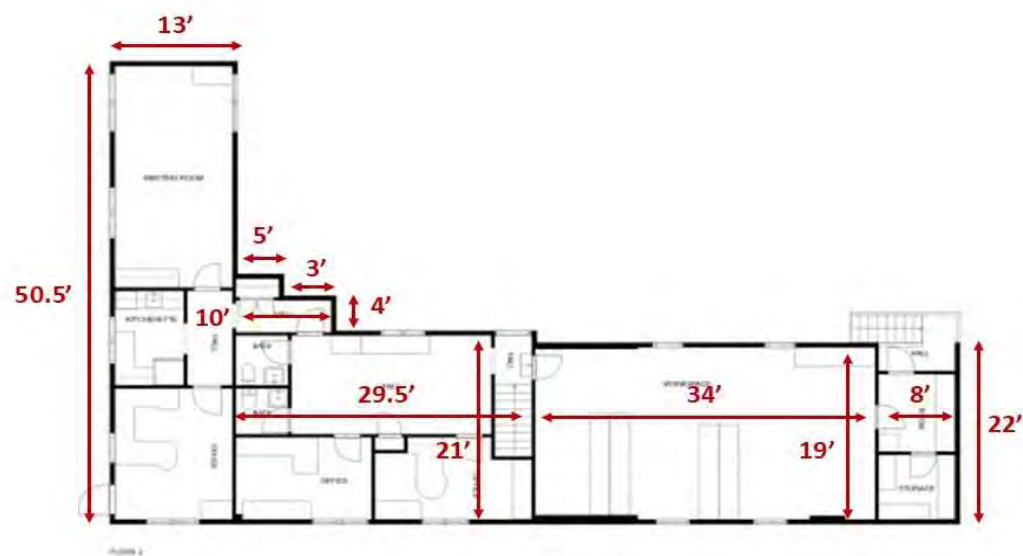


# FLOOR PLAN

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Main Building





## BUILDING DIMENSIONS

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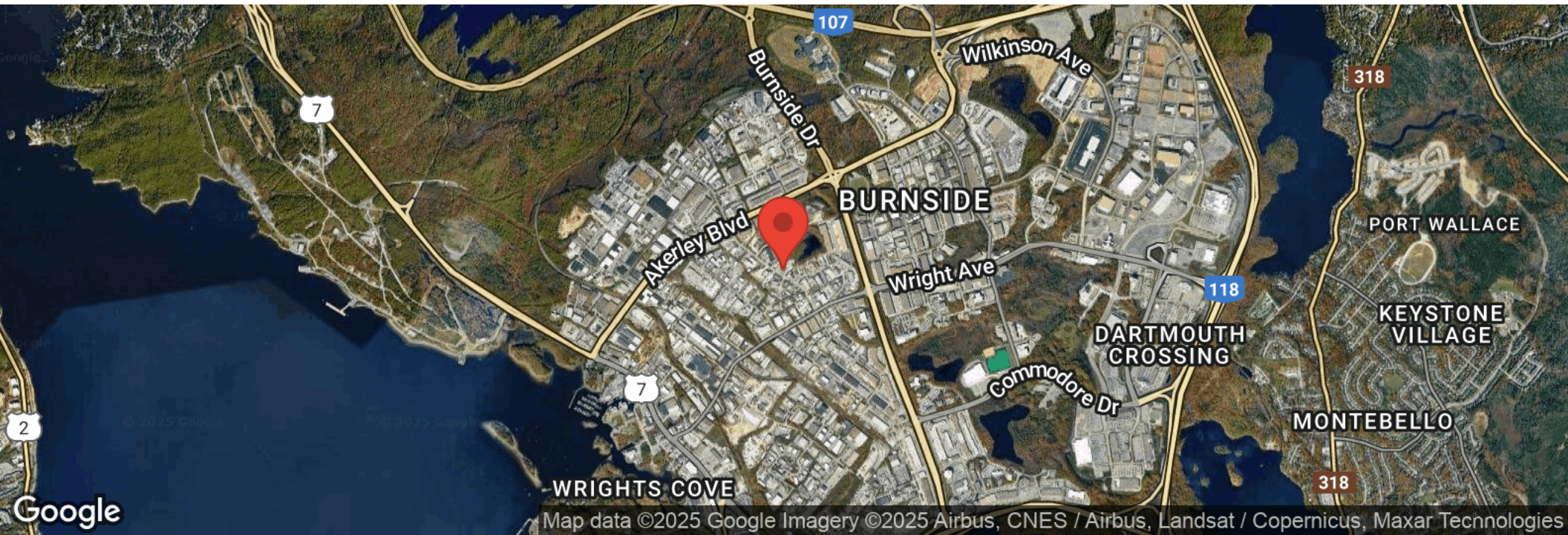
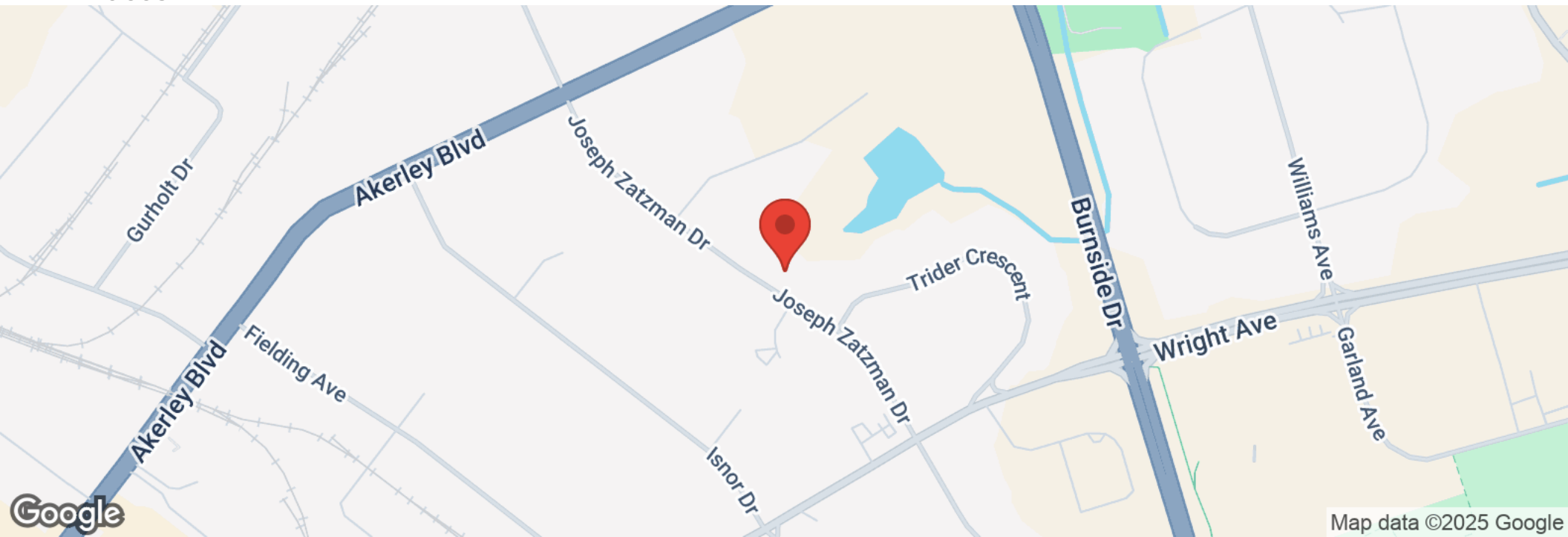


## SECTION II LOCATION OVERVIEW



## LOCATION MAPS

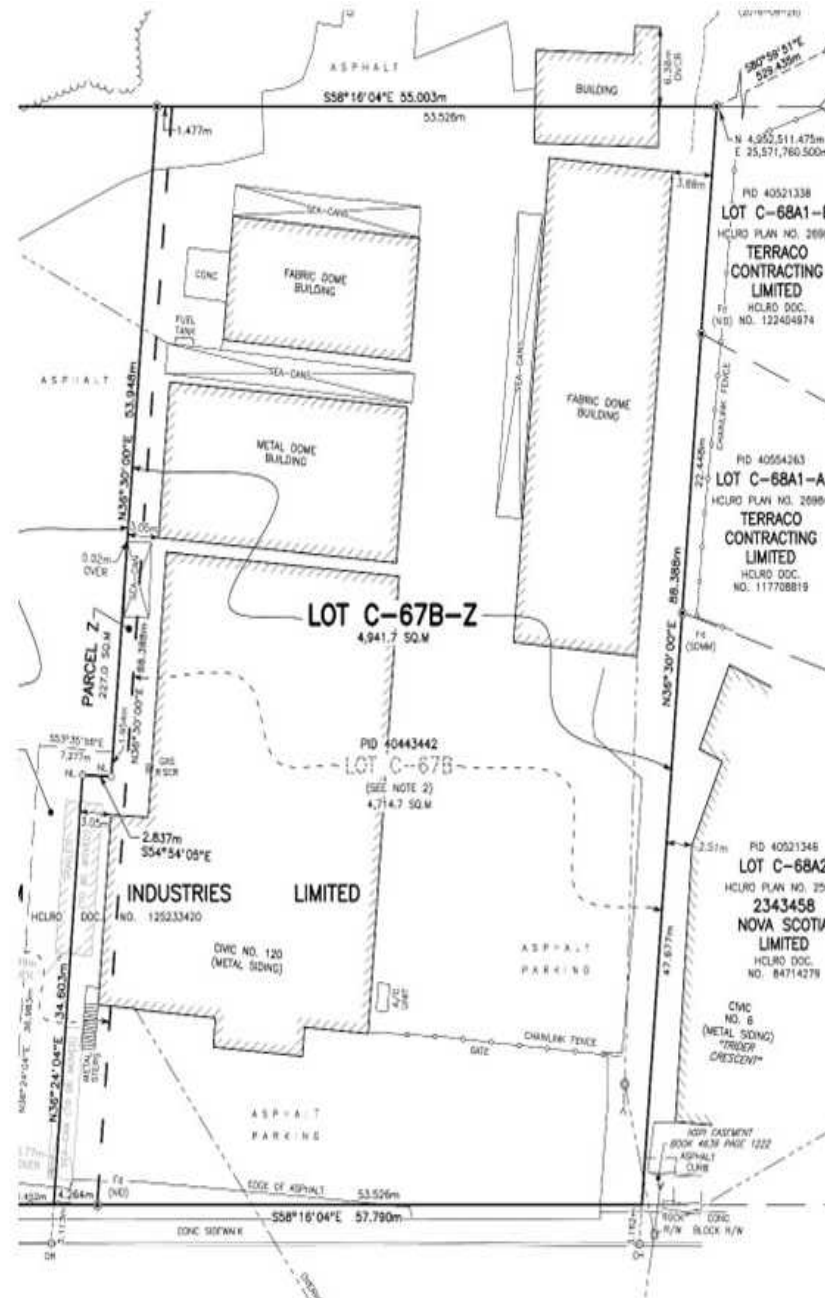
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# SITE PLAN

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## LOCATION & HIGHLIGHTS

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### 120 JOSEPH ZATZMAN DRIVE

120 Joseph Zatzman Drive is strategically located within the Burnside Business Park, Dartmouth, Nova Scotia, known as the largest industrial and commercial hub in Atlantic Canada. This address offers unparalleled access to a network of businesses, services, and transportation links.

**Diverse Business Presence:** Burnside hosts over 1,500 enterprises, including manufacturing, logistics, retail, and service industries. Notable companies in the vicinity include KW Commercial Advisors and various industrial tenants, ensuring a dynamic business environment.

**Sector Synergy:** The park is a hub for sectors like logistics, technology, and retail, with major players like those found at Dartmouth Crossing, which is just minutes away, enhancing commercial activities.

**Highways:** The property benefits from immediate access to the Akerley Boulevard and Wright Avenue, which connect directly to Highway 111, 118, and 107, providing seamless mobility across Halifax Regional Municipality (HRM).

**Air & Sea:** Within 15 minutes, you can reach Halifax International Airport and the Port of Halifax, facilitating both domestic and international business operations.  
**Public Transit:** The area is serviced by efficient public transit options, including the Rapid Transit bus route, supporting workforce accessibility.

**Industrial and Commercial Space:** The Burnside Business Park contains over 5.4 million square feet of industrial and warehouse space, representing 83% of HRM's industrial market inventory. This concentration allows for robust B2B interactions and supply chain efficiencies.

**Utilities and Services:** The location is well-equipped with utilities, including C.N.R. rail services, which supports industries requiring heavy transportation solutions.

**Shopping and Dining:** Dartmouth Crossing, a major retail and entertainment district, is nearby, offering amenities that cater to both employees and business clients.

**Business Support Services:** From banking to legal services, all necessary business support is readily available within the park or at nearby commercial centers.

**Expanding Market:** With over 15,000 employees in the park, there's a continuous demand for space and services, suggesting a healthy market for new or expanding businesses.

**Development Opportunities:** The area's growth trajectory and the ongoing development projects in Burnside indicate strong potential for real estate investment and business expansion.

120 Joseph Zatzman Drive stands at the heart of a commercial powerhouse, ideal for businesses looking to leverage the advantages of a well-connected, industrially rich area. The location not only promises operational efficiency but also positions businesses to capitalize on the economic vitality of Burnside Business Park, making it an excellent choice for your commercial real estate needs.



## ZONING INFORMATION

120 JOSEPH ZATZMAN DRIVE

### BGI (BURNSIDE GENERAL INDUSTRIAL) ZONE

#### 57 (1) PERMITTED USES

The following uses only shall be permitted in a BGI Zone:

- (a) Brewery, winery and distillery uses;
- (b) Broadcast uses;
- (c) Caretaker units;
- (d) CD-1 and CD-2 Zone uses;
- (e) Emergency services uses;
- (f) Existing uses;
- (g) Heavy equipment sales and service uses;
- (h) Industrial training;
- (i) Industrial uses, except:
  - i. CD-3 Zone uses;
- (j) Kennels;
- (k) Recreational vehicle sales;
- (l) Recycling depots;
- (m) Retail building suppliers and used building material retail outlets;
- (n) Salvage yards;
- (o) Self-storage facilities;
- (p) Service uses;
- (q) Utility uses;

57 (2) Premises used for all BGI uses in a BGI Zone shall comply with the following requirements:

- (a) Lot area minimum: 5,000 sq. ft. (464.5 sq. m);
- (b) Minimum front or flankage yard: 20 ft. (6.1 m);
- (c) Except for areas where landscaping is required, outdoor storage and outdoor display shall be permitted in any yard;
- (d) Except where driveway or walkway access is required, a 10 ft. (3 m) wide strip of soft landscaping shall be provided abutting the street line, excluding the street line of a 100-series highway. Soft landscaping shall include:
  - i. salt-tolerant groundcover plants;
  - ii. one ornamental shrub for every 100 sq. ft. (9.29 sq. m.) of required landscaped area; and
  - iii. at least one tree with a minimum base caliper of 50 millimetres for every 50 linear ft. (15 linear m) of lot frontage;
- (e) Where a lot abuts a 100-series highway, landscaping shall be provided along the street line of the 100-series highway that consists of at least one tree with a minimum base caliper of 50 millimetres for every 50 linear ft. (15.24 linear m);
- (f) Garbage and waste containers shall be screened from view from adjacent properties and public streets with an effective visual barrier, such as an opaque fence or landscaping; and
- (g) Exterior lighting, including security lighting, shall be directed to driveways, parking areas, loading areas, building entrances and walkways and shall be arranged to divert the light away from streets, adjacent lots and buildings. Luminaries shall be shielded to prevent unnecessary glare.

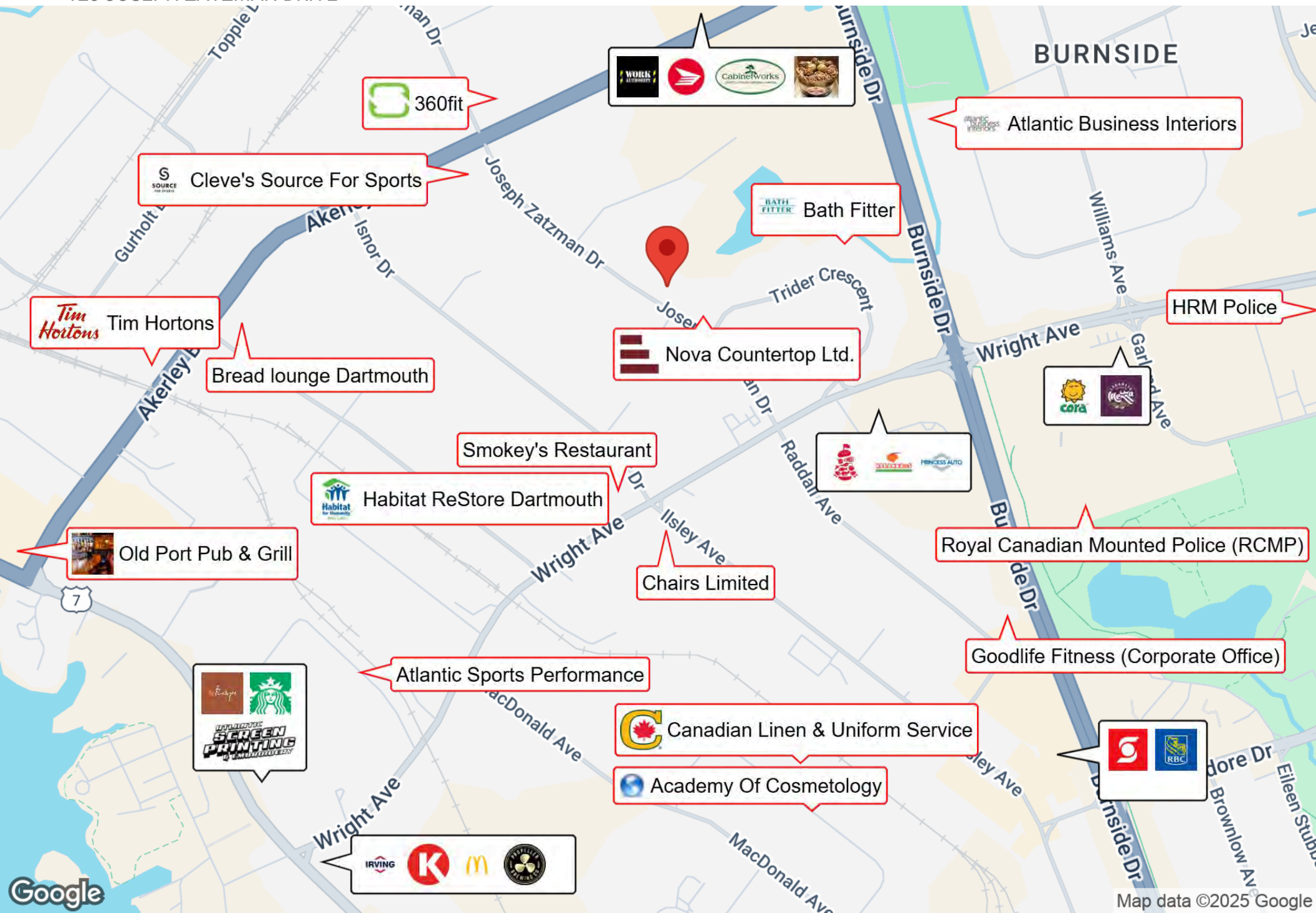


For additional information, see Dartmouth Land Use By-Law



# BUSINESS MAP

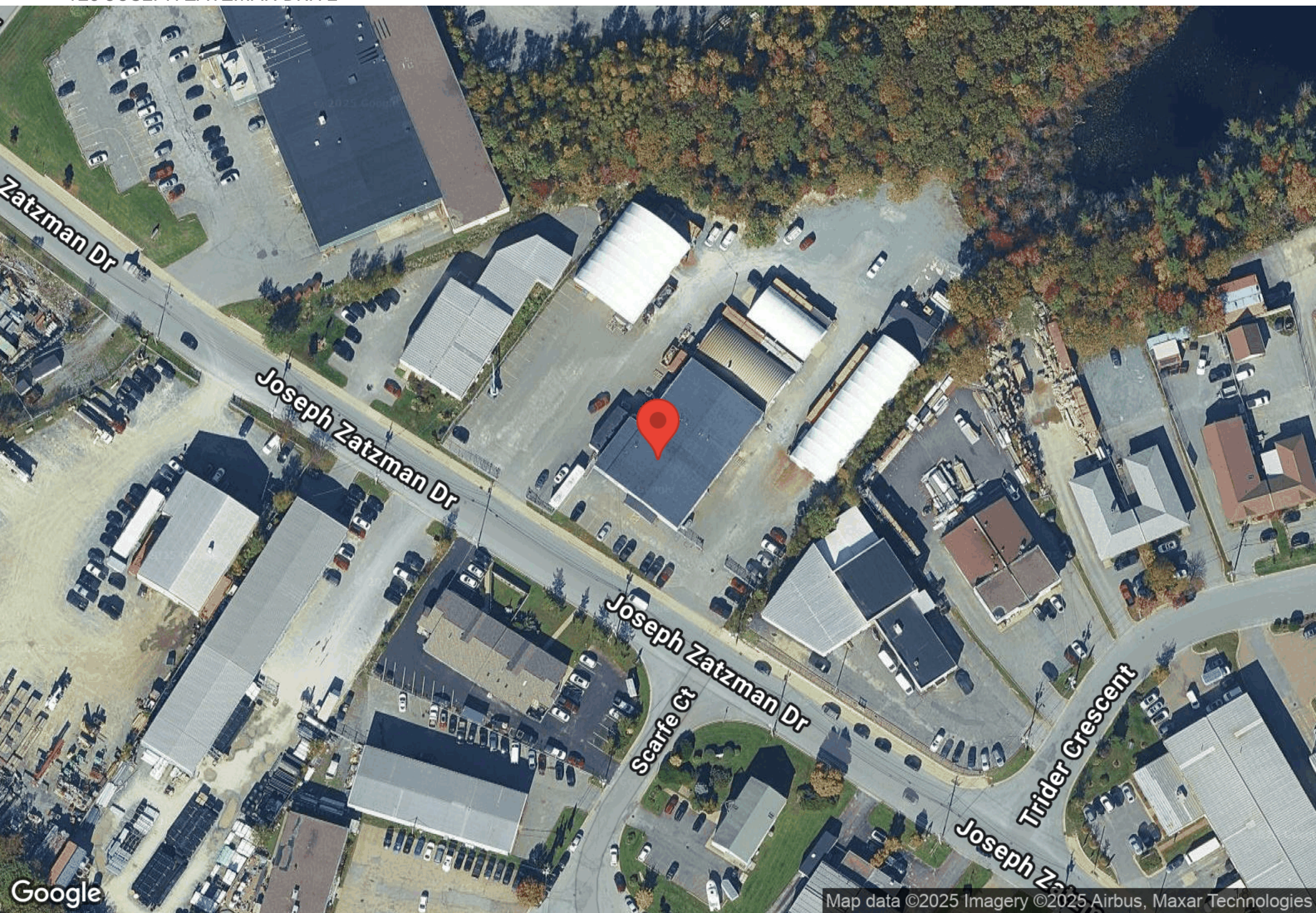
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## AERIAL MAP

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SECTION III  
CONTACT INFORMATION





## CONTACT INFORMATION

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