

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:

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

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

191 JOSEPH ZATZMAN DRIVE



OFFERING SUMMARY

AVAILABLE SPACE:	Unit 1-2: 7,699 SF Unit 5-6: 7,209 SF
UNIT DIMENSIONS:	Unit 1-2: 49.5' X 143' (Approx.) Unit 5-6: 49' 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:	Two (2) 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 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.

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

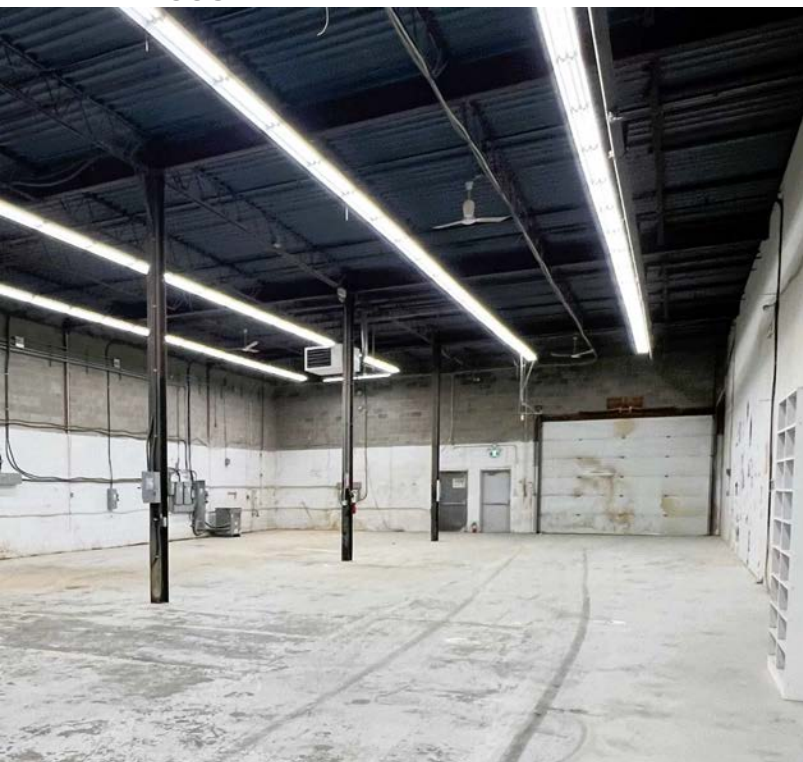
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

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

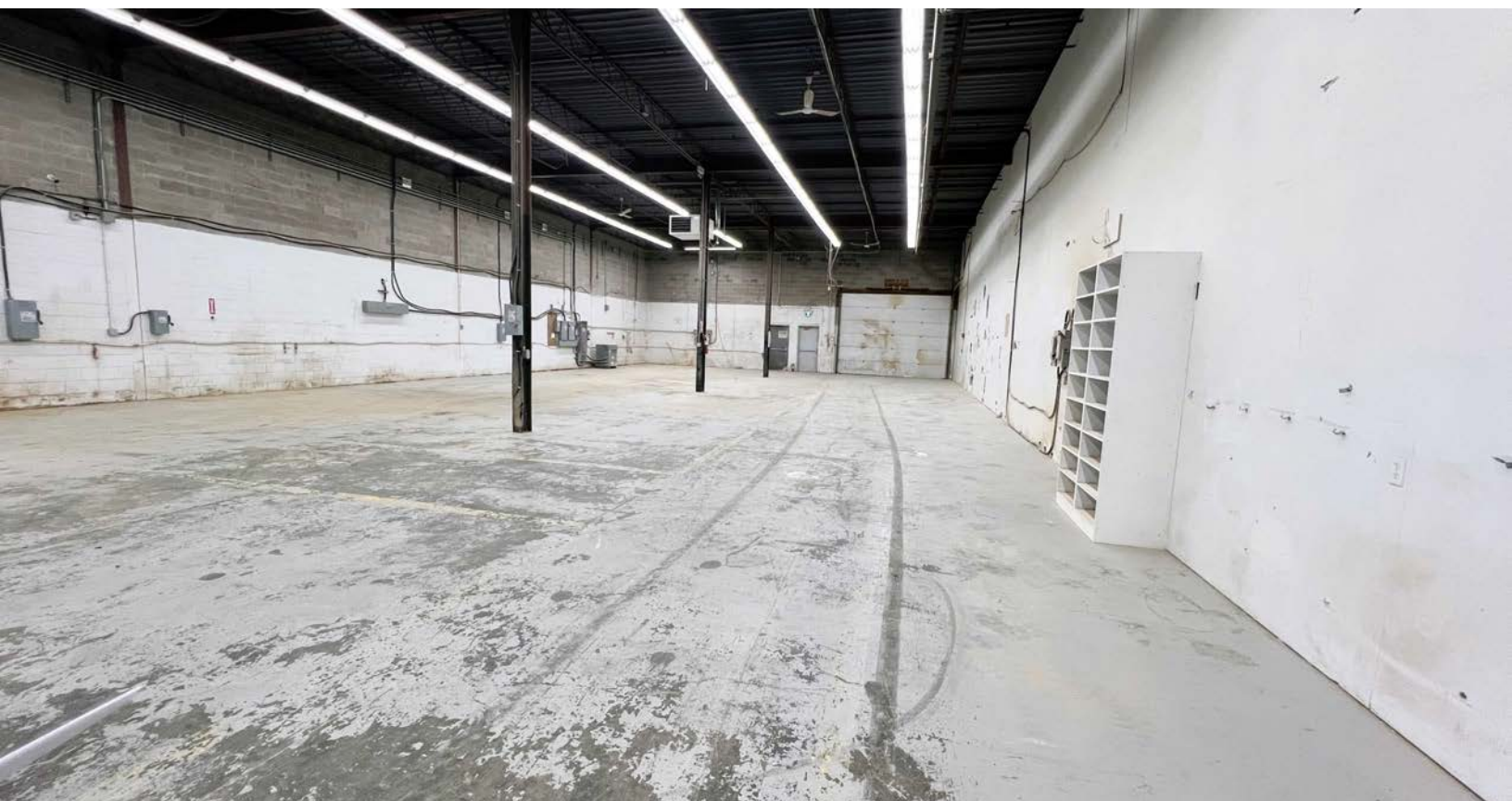
MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

PROPERTY PHOTOS

191 JOSEPH ZATZMAN DRIVE



Units 1-2



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

kwCOMMERCIAL
ADVISORS

Each Office Independently Owned and Operated

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

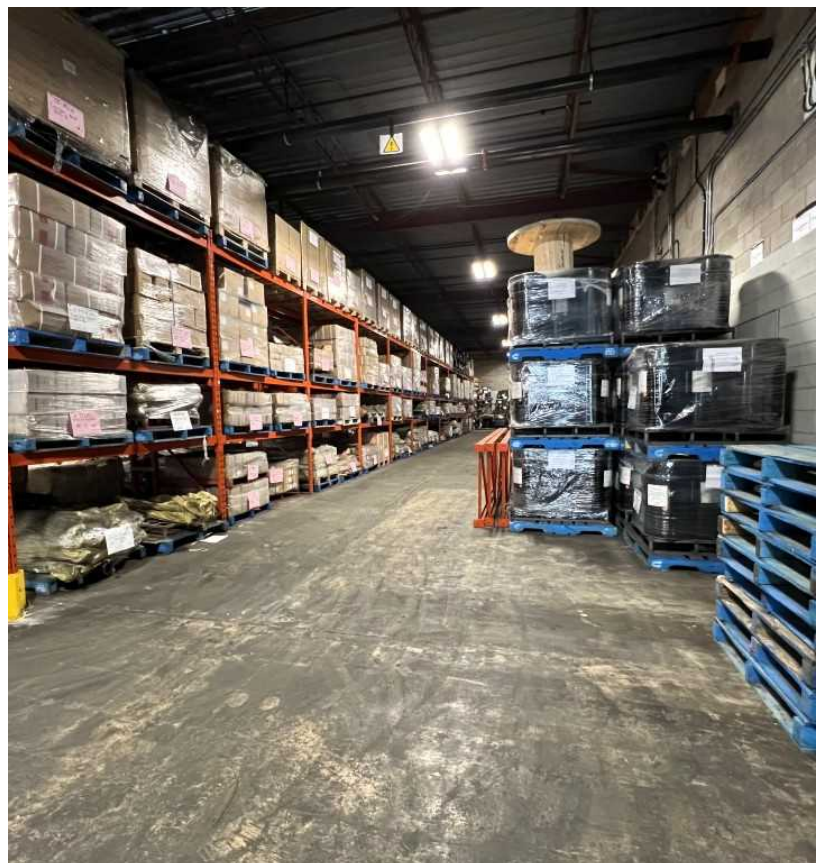
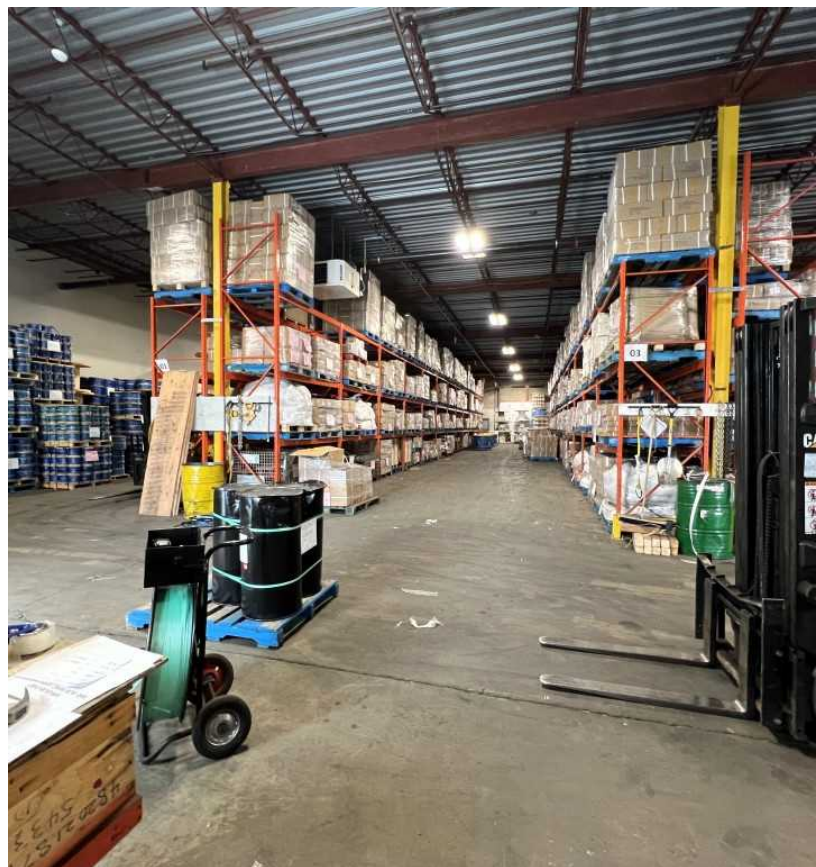
MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

PROPERTY PHOTOS

191 JOSEPH ZATZMAN DRIVE



Unit 6



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

kwCOMMERCIAL
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

191 JOSEPH ZATZMAN DRIVE



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

PROPERTY PHOTOS

191 JOSEPH ZATZMAN DRIVE



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

kw COMMERCIAL
ADVISORS

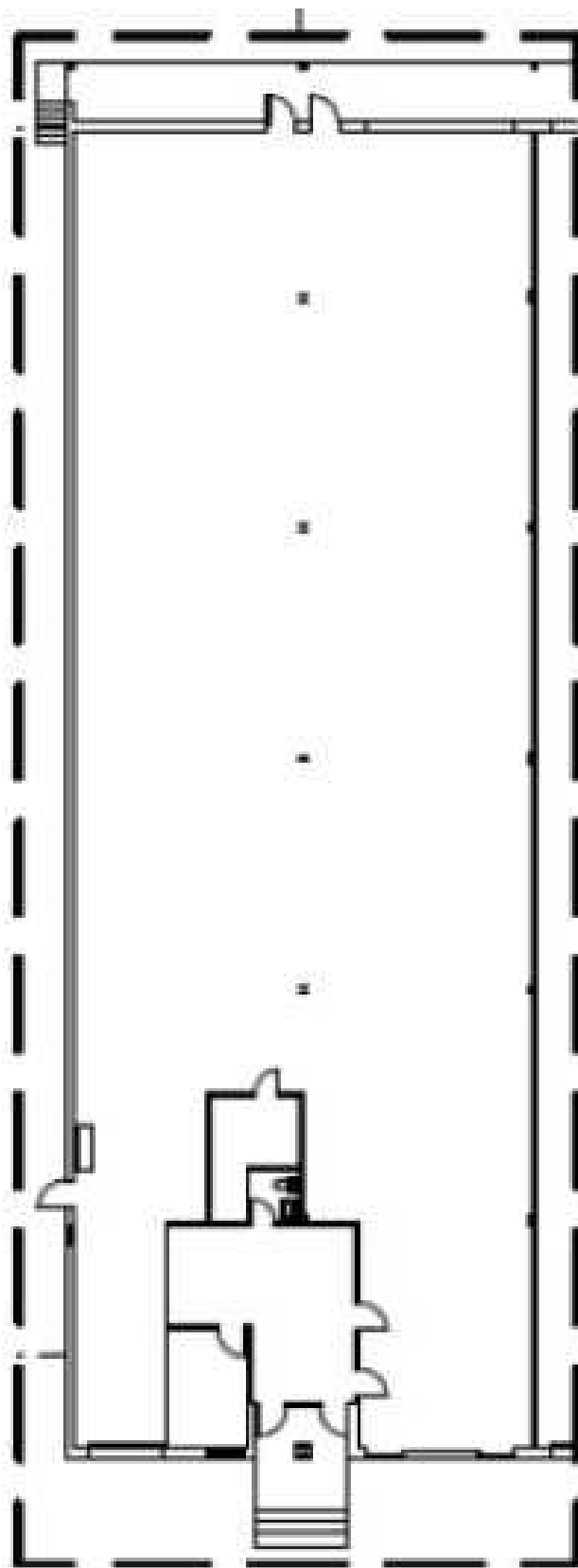
Each Office Independently Owned and Operated

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

FLOOR PLAN - UNITS 1-2

191 JOSEPH ZATZMAN DRIVE



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



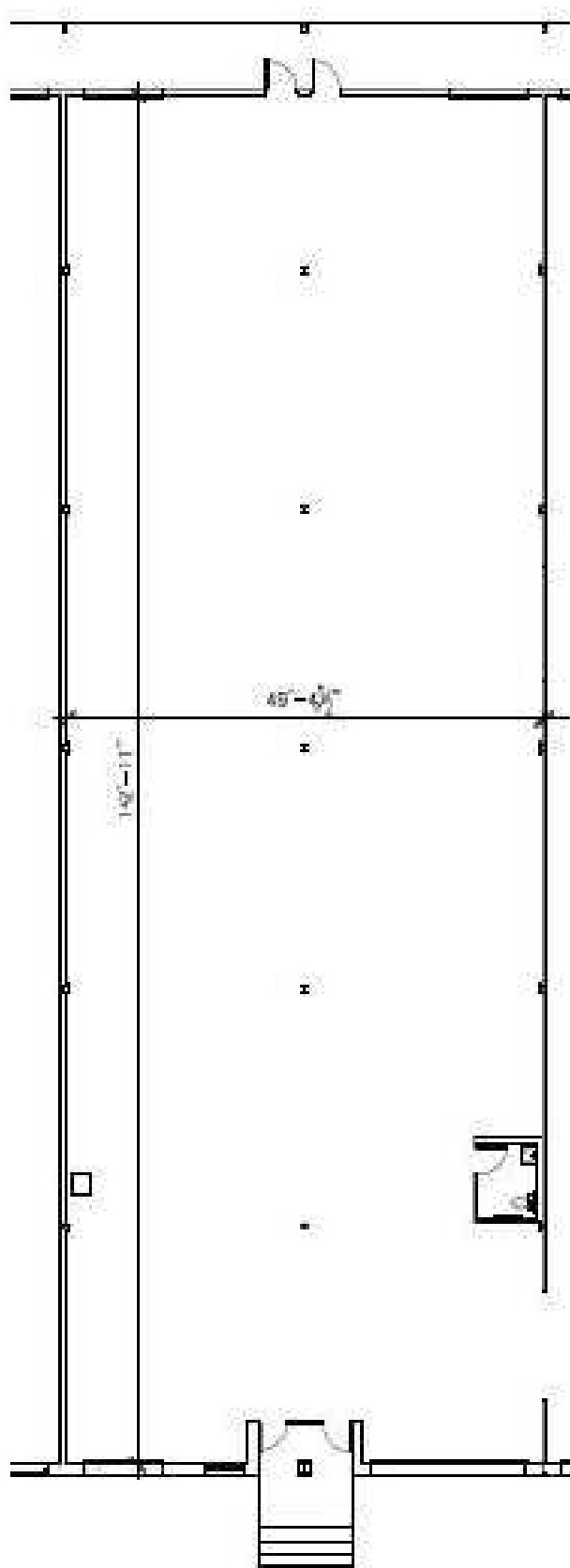
Each Office Independently Owned and Operated

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

FLOOR PLAN - UNITS 5-6

191 JOSEPH ZATZMAN DRIVE



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

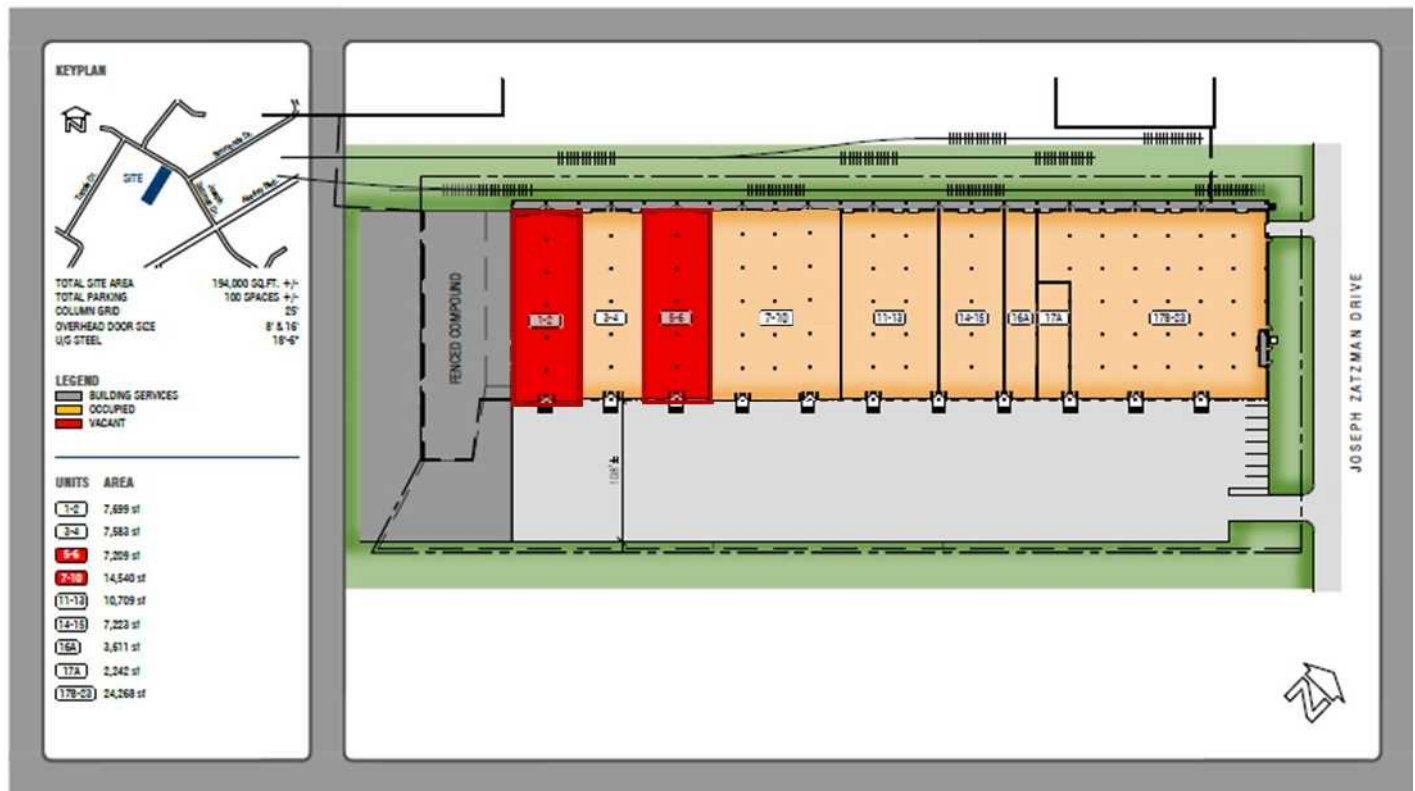
SITE PLAN

191 JOSEPH ZATZMAN DRIVE

191 JOSEPH ZATZMAN DRIVE

JOSEPH ZATZMAN DRIVE | 191 JOSEPH ZATZMAN DRIVE, DARTMOUTH, NS

ChoiceProperties



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

kw COMMERCIAL
ADVISORS

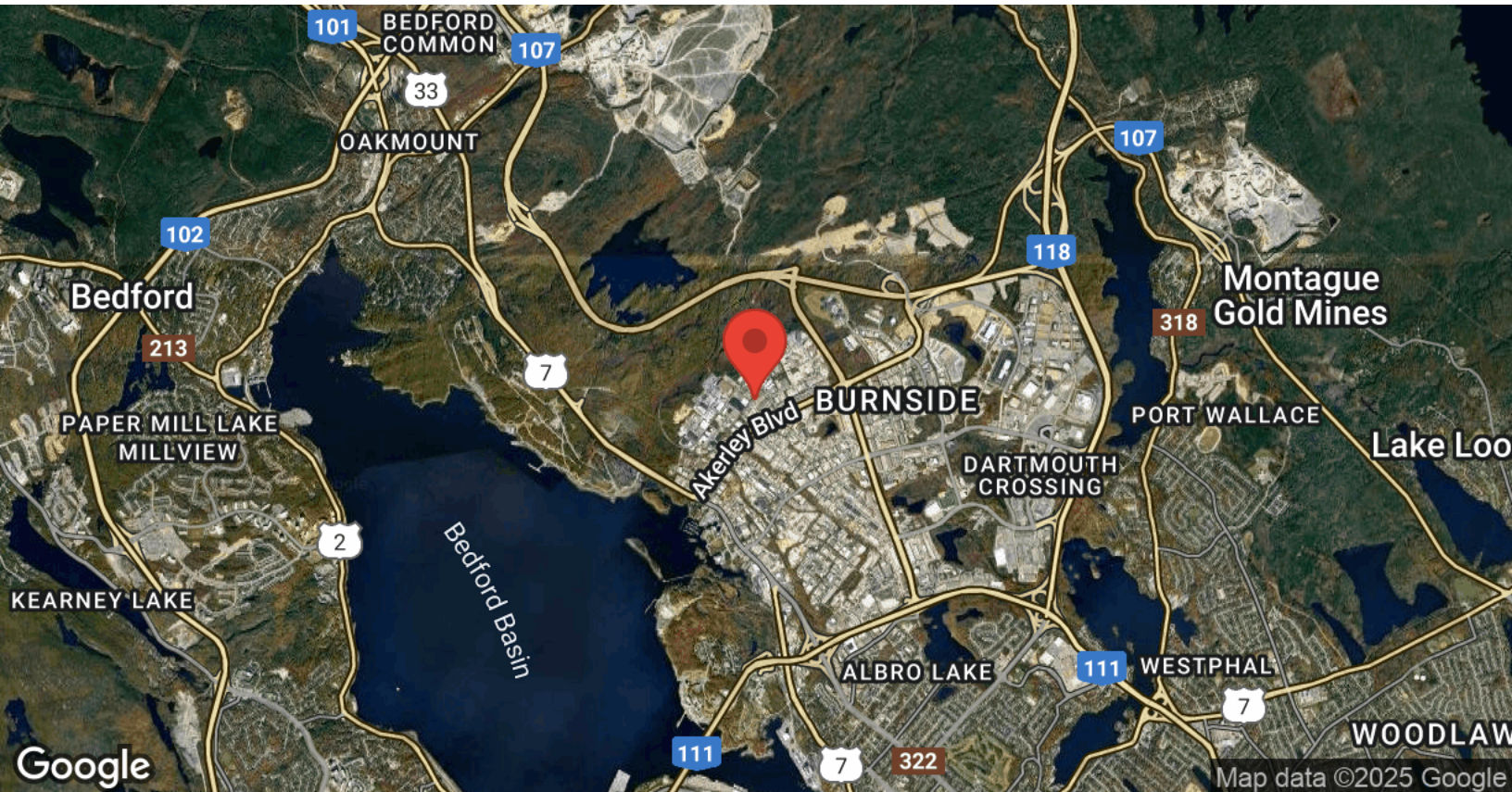
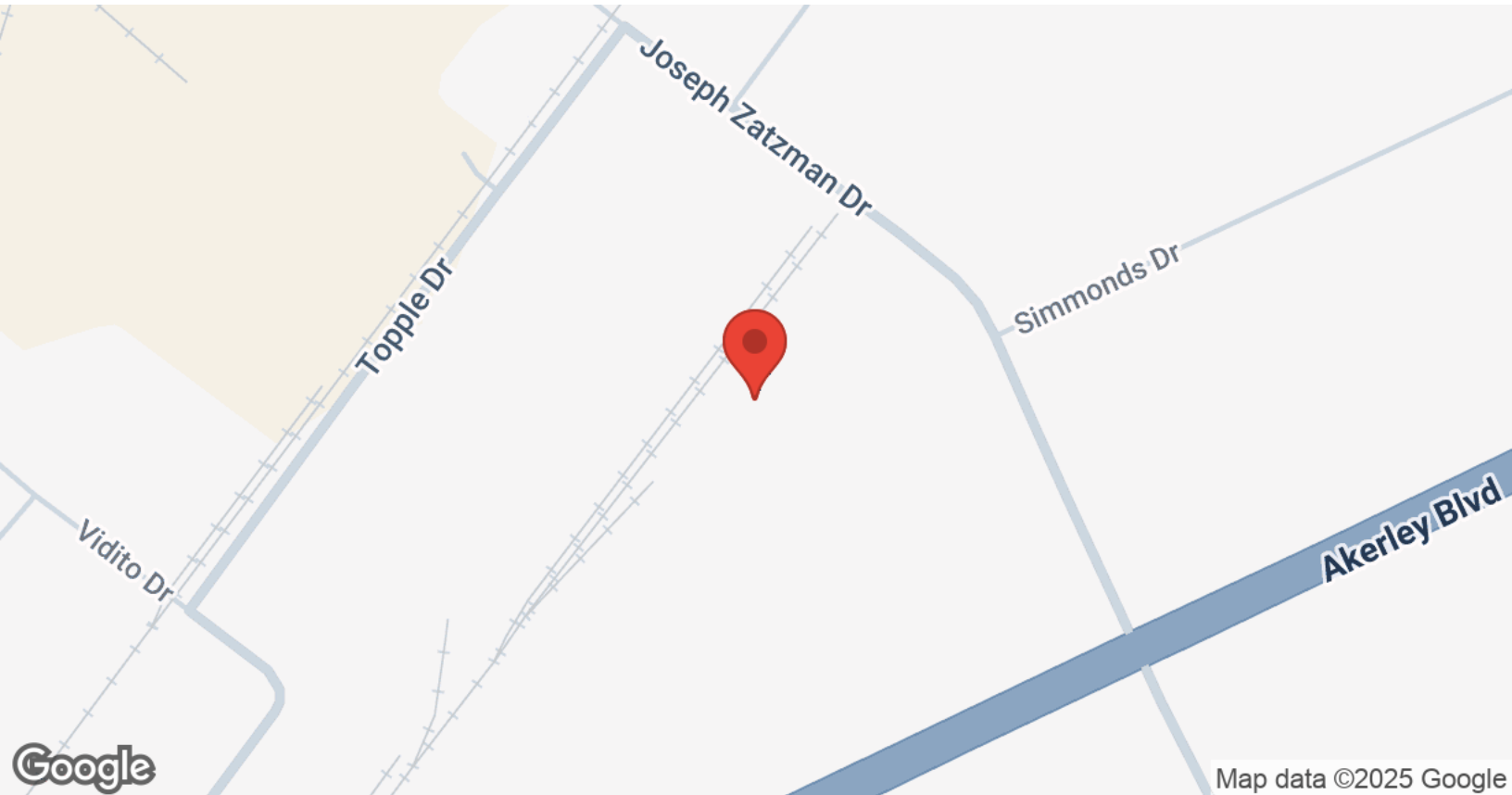
Each Office Independently Owned and Operated

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

LOCATION MAPS

191 JOSEPH ZATZMAN DRIVE



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

kw COMMERCIAL
 ADVISORS

Each Office Independently Owned and Operated

PHIL BOLHUIS

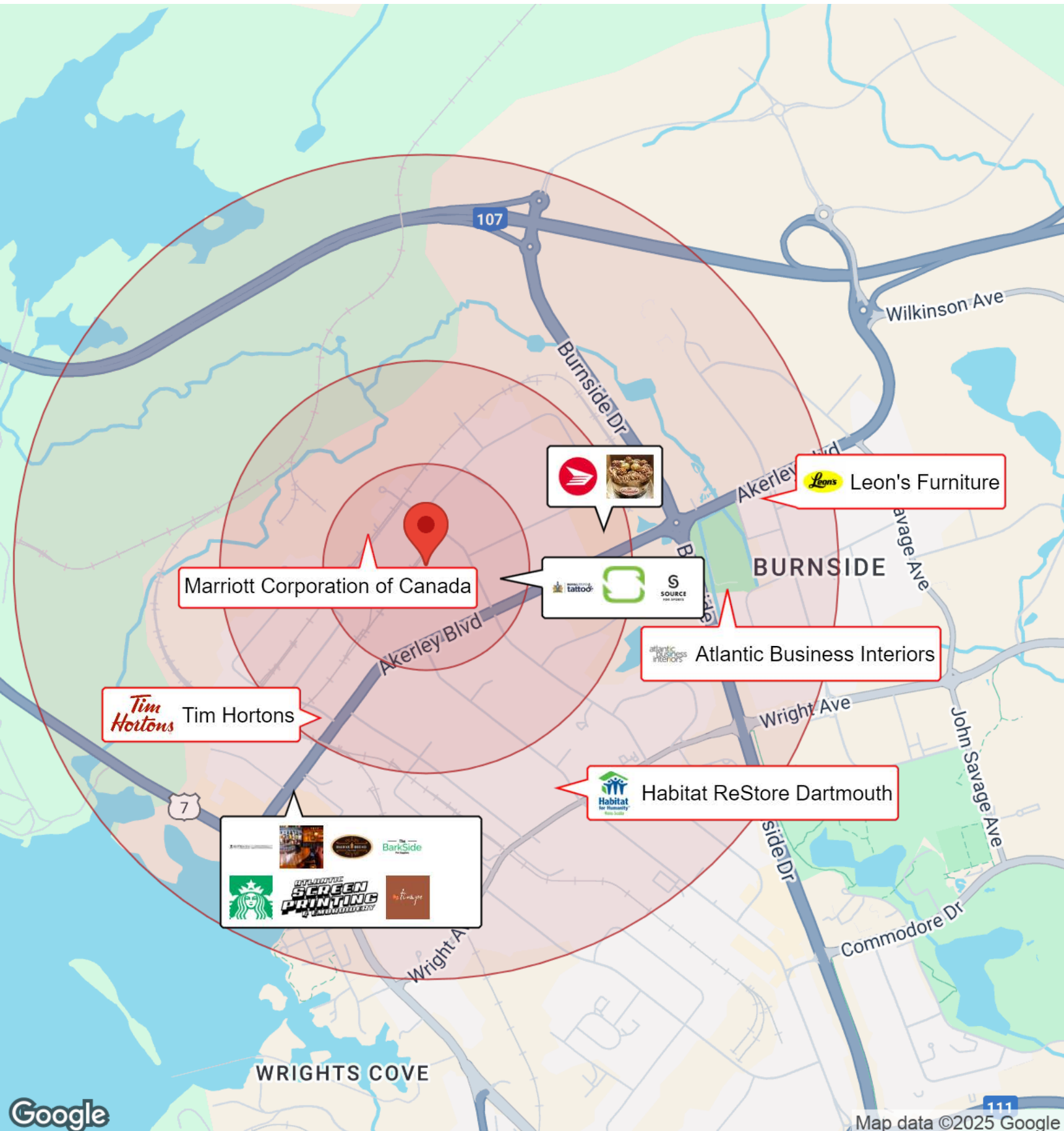
Commercial Real Estate Advisor
 O: (902) 407-2854
 C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN

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

BUSINESS MAP

191 JOSEPH ZATZMAN DRIVE



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

CONTACT INFORMATION

191 JOSEPH ZATZMAN DRIVE



MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCOMMERCIAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCOMMERCIAL.COM

ChoiceProperties

* Marketed on behalf of CHOICE PROPERTIES

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

kwCOMMERCIAL
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