

# INDUSTRIAL FOR LEASE

12 Fielding Avenue - Burnside Business Park



Industrial - For Lease

12 Fielding Avenue | Burnside, NS B3B 1E1

**kw** COMMERCIAL  
ADVISORS®



## EXECUTIVE SUMMARY

12 FIELDING AVENUE



### OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Industrial
<b>AVAILABLE SPACE:</b>	3,365 SF
<b>ZONING:</b>	BGI (Burnside General Industrial)
<b>YARD:</b>	Fenced Compound
<b>LEASE RATE:</b>	\$15.00 + \$8.52 CAM & Tax
<b>AVAILABLE:</b>	August 1st, 2025

### PROPERTY OVERVIEW

Warehouse cross-dock space with five (5) dock & two (2) grade level loading doors. Office / Admin space distributed throughout the warehouse entrances. Includes 6,000 SF of yard space.

### LOCATION OVERVIEW

12 Fielding Avenue is well-positioned with access to both Akerley Boulevard and Wright Avenue, both of which being Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102 & 111. Burnside is home to over 1,500 enterprises encompassing more than 15,000 employees. 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 and is home to the largest concentration of truck transportation in Atlantic Canada.

## PROPERTY PHOTOS

12 FIELDING AVENUE





## PROPERTY PHOTOS

12 FIELDING AVENUE





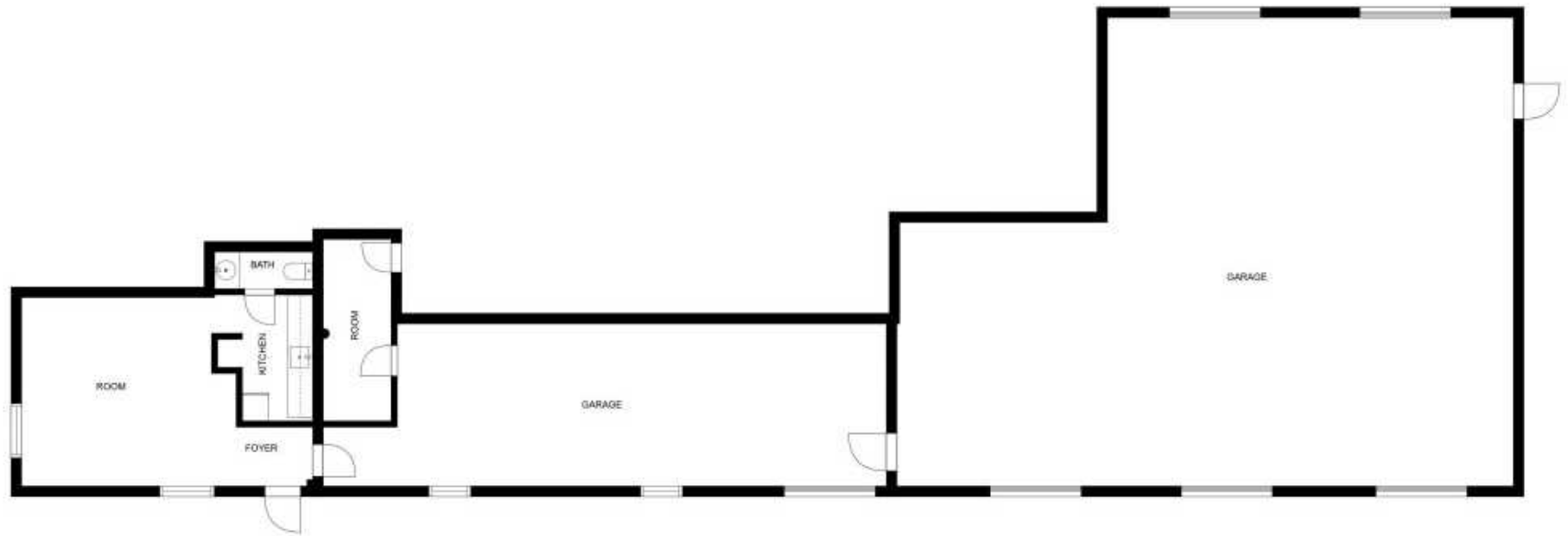
## PROPERTY PHOTOS

12 FIELDING AVENUE



## FLOOR PLAN

12 FIELDING AVENUE

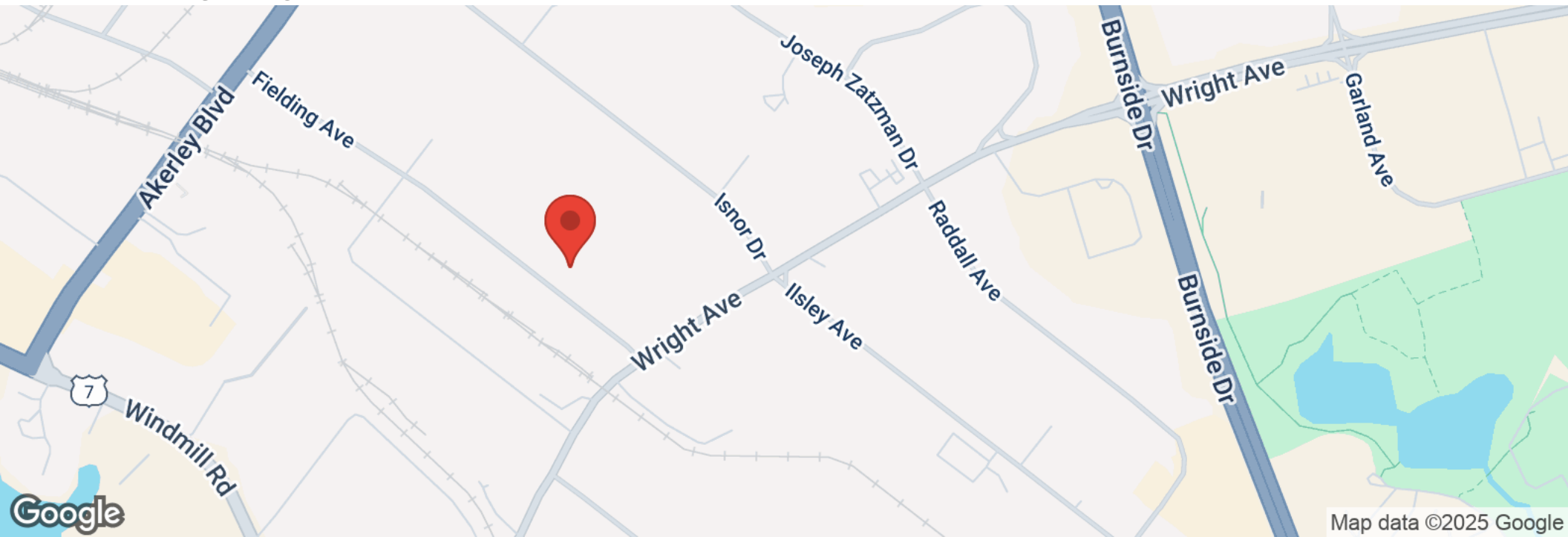


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## LOCATION MAPS

12 FIELDING AVENUE



## CONTACT INFORMATION

12 FIELDING AVENUE

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