

INDUSTRIAL FOR LEASE

ChoiceProperties

15 GARLAND AVENUE

15 GARLAND AVENUE, BURNSIDE, NS B3B 0A6



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

15 GARLAND AVENUE



OFFERING SUMMARY

AVAILABLE SF: 8,210 SF
(3,359 SF Office/ Showroom)
(4,851 SF Warehouse)

CEILING HEIGHT: 24' Clear

LOADING: 1 Dock loading
1 Grade loading

LEASE RATE: \$15.50 Net

CAM & TAX: \$8.49 (2025)

PROPERTY OVERVIEW

- Concrete tilt-up construction
- 55'6" X 142'6" unit dimensions
- 3,359 SF Office/Showroom
- 4,851 SF Warehouse
- 24' Clear ceilings
- 1 Dock & 1 grade loading door
- 53' Truck turning radius
- High exposure location along Wright Ave & Garland location



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

15 GARLAND AVENUE



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

15 GARLAND AVENUE



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

15 GARLAND AVENUE



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

15 GARLAND AVENUE



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

15 GARLAND AVENUE



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

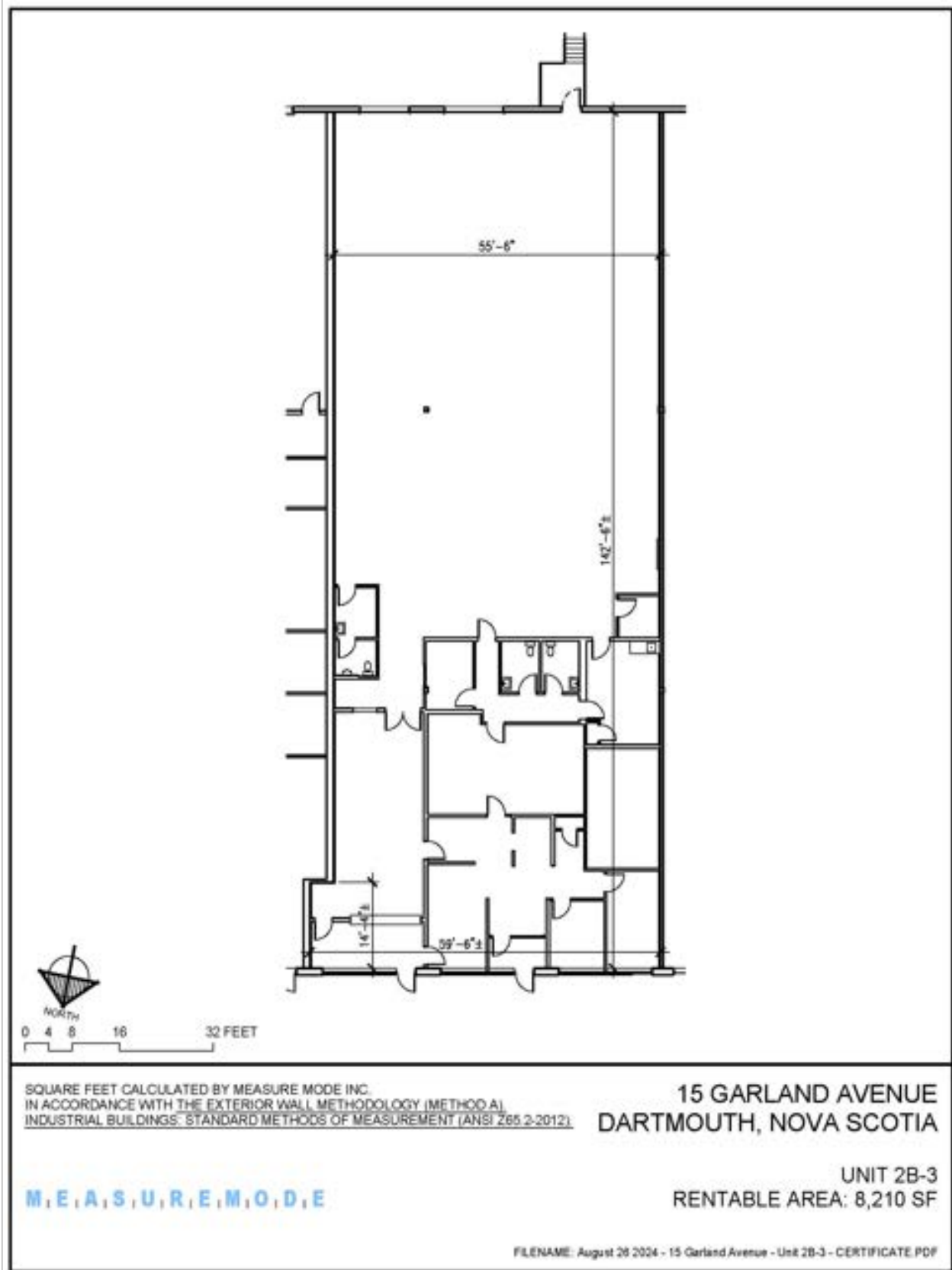
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

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

15 GARLAND AVENUE



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

kw COMMERCIAL
ADVISORS

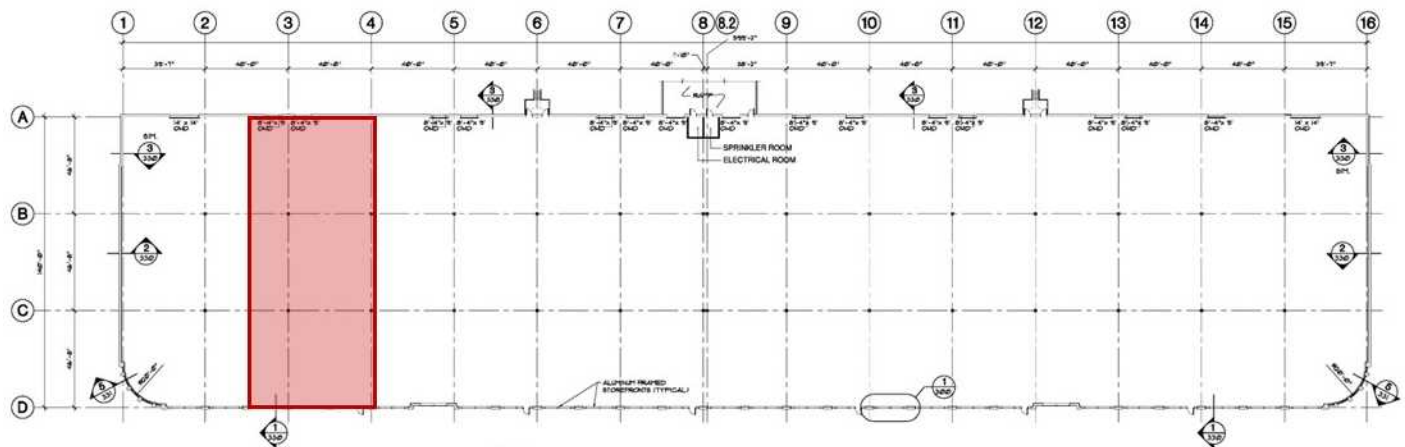
Each Office Independently Owned and Operated

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

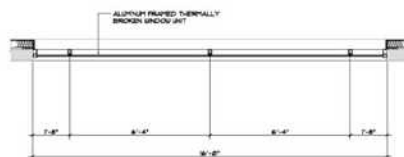
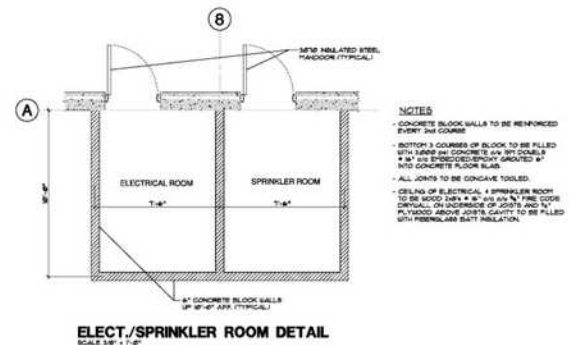
MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

BUILDING FLOOR PLAN

15 GARLAND AVENUE

FLOOR PLAN
SCALE 3/8" = 1'-0"

NOTE:
DRAWINGS, LETTERS OF UNDERTAKING INCLUDING
FIELD REVISIONS AND BUILDING PERMIT APPLICATIONS
FOR TENANT IMPROVEMENTS TO BE SUBMITTED TO
CITY APPROVAL PRIOR TO CONSTRUCTION OF
IMPROVEMENTS.

TYPICAL WINDOW UNIT
SCALE 1/8" = 1'-0"ELECT/SPRINKLER ROOM DETAIL
SCALE 3/8" = 1'-0"

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

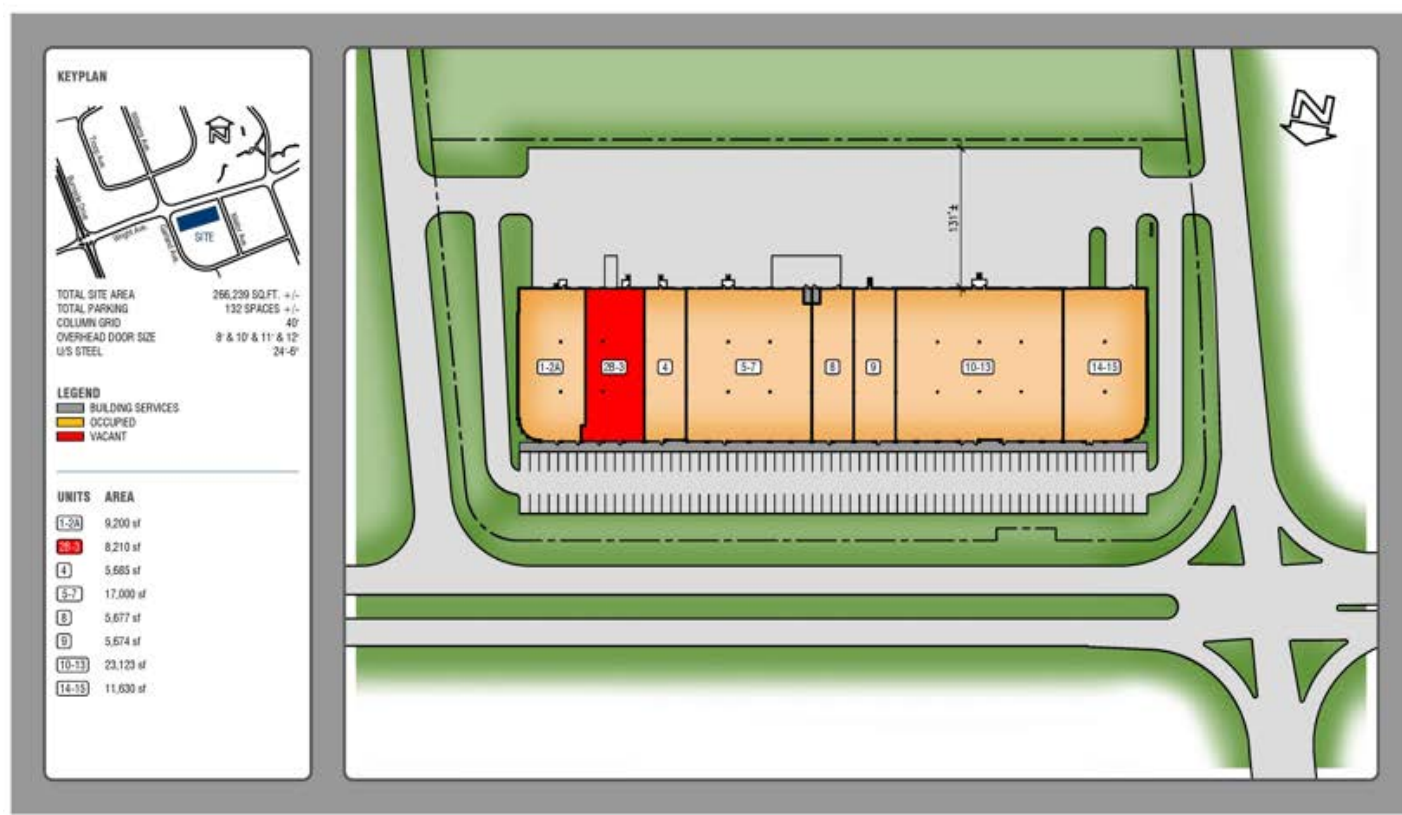
SITE PLAN

15 GARLAND AVENUE

15 GARLAND AVE.

GARLAND AVENUE AND WRIGHT AVENUE | 15 GARLAND AVE, DARTMOUTH, NS

ChoiceProperties



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

kwCOMMERCIAL
 ADVISORS

Each Office Independently Owned and Operated

PHIL BOLHUIS

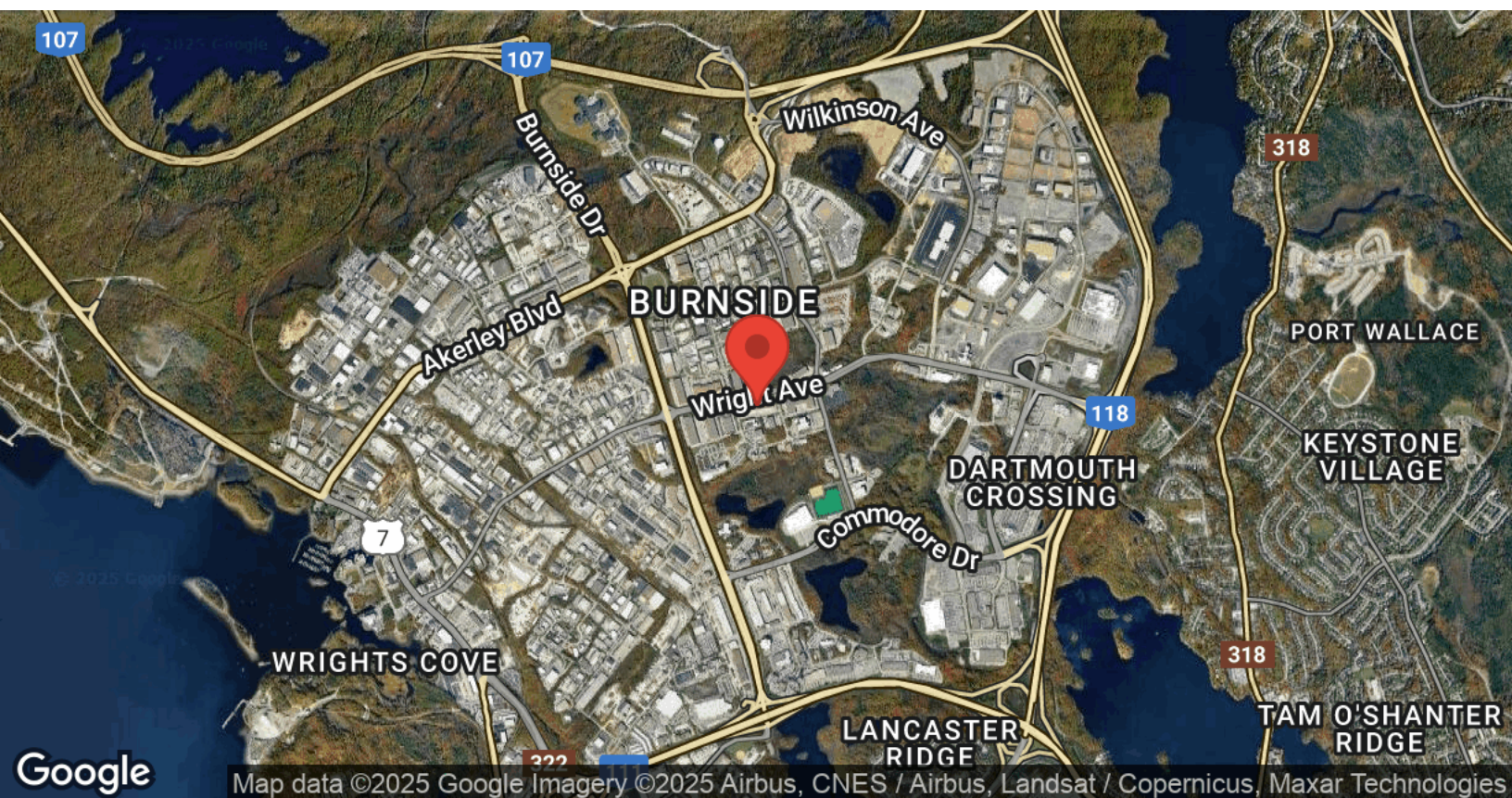
Commercial Real Estate Advisor
 O: (902) 407-2854
 C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN

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

LOCATION MAPS

15 GARLAND AVENUE



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

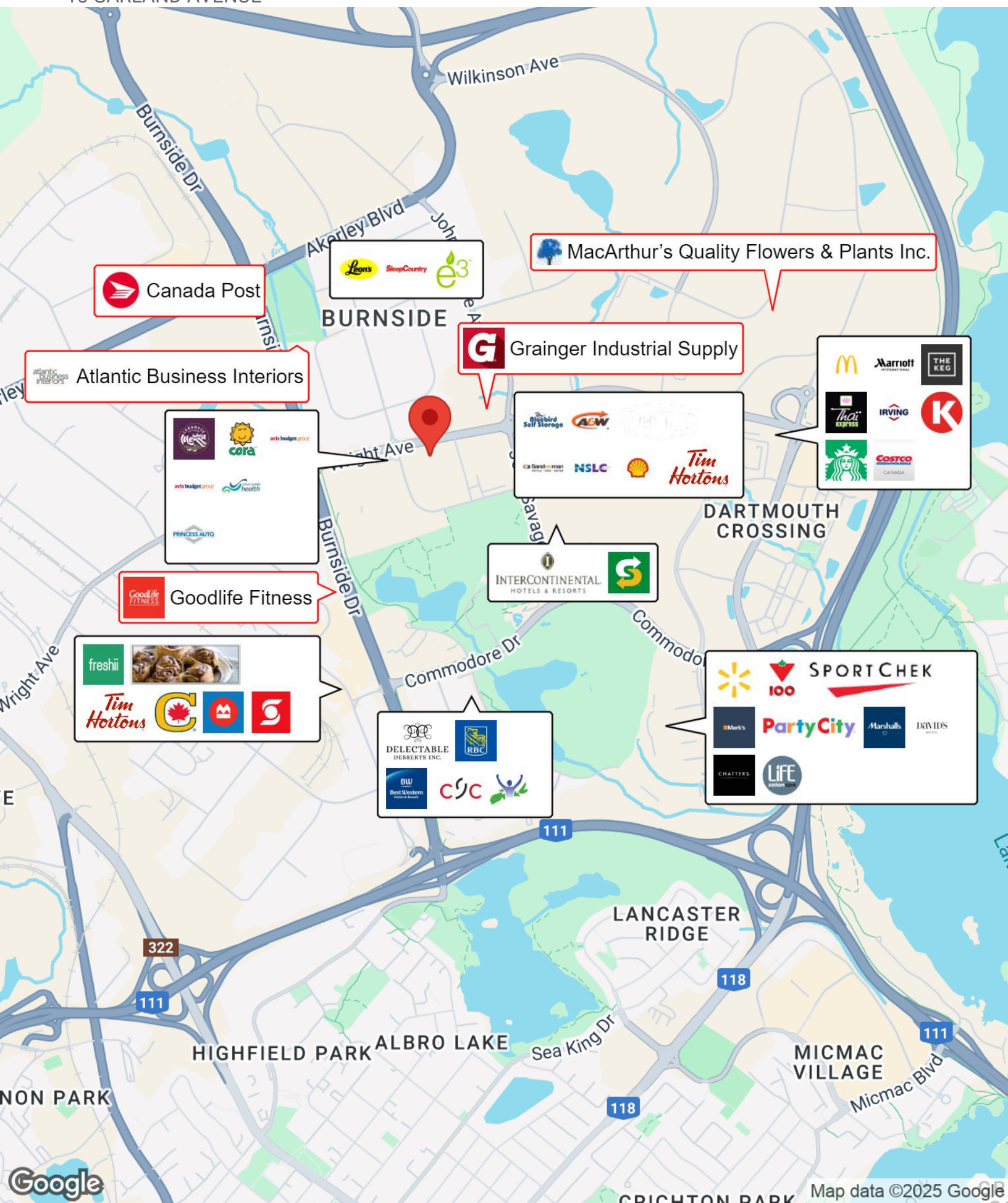
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

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

15 GARLAND AVENUE




 Canada Post


 MacArthur's Quality Flowers & Plants Inc.

 Atlantic Business Interiors

 Grainger Industrial Supply







 Goodlife Fitness









CONTACT INFORMATION

15 GARLAND AVENUE



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

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