

INDUSTRIAL FOR LEASE

ChoiceProperties

41 GURHOLT DRIVE

41 GURHOLT DRIVE, BURNSIDE, NS B3B 1J8

Major Landlord Turnkey Improvements Scheduled for Q1 & Q2 – 2025

FOR LEASE

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

PRESENTED BY:

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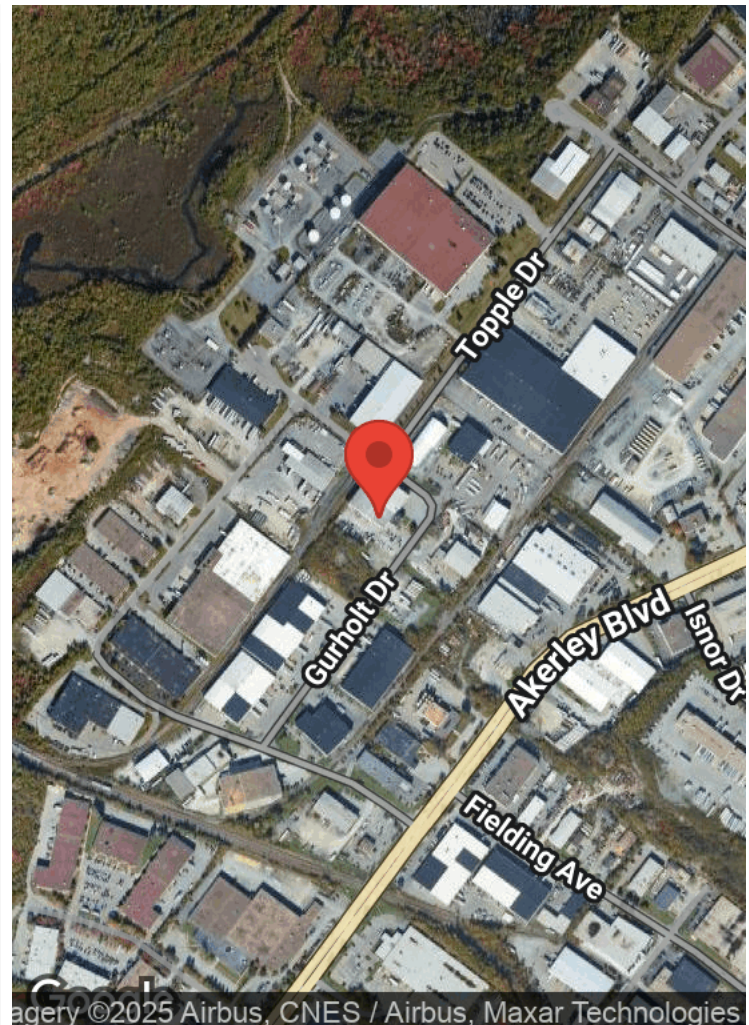
EXECUTIVE SUMMARY

41 GURHOLT DRIVE



OFFERING SUMMARY

PROPERTY TYPE:	Industrial / Warehouse
AVAILABLE SPACE:	16,747 SF
UNIT DIMENSIONS:	Main Level: 87' X 179' (approx.) Mezzanine: 37' x 22'
CEILING HEIGHT:	23' - 25' Clear
LOADING:	Two (2) x Dock Loading Two (2) x Grade Loading
PROPERTY FEATURES:	Rail Siding Opportunity
LEASE RATE:	\$13.00 Net
CAM & TAX:	\$7.62 (2025)



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PROPERTY PHOTOS

41 GURHOLT DRIVE



PROPERTY PHOTOS

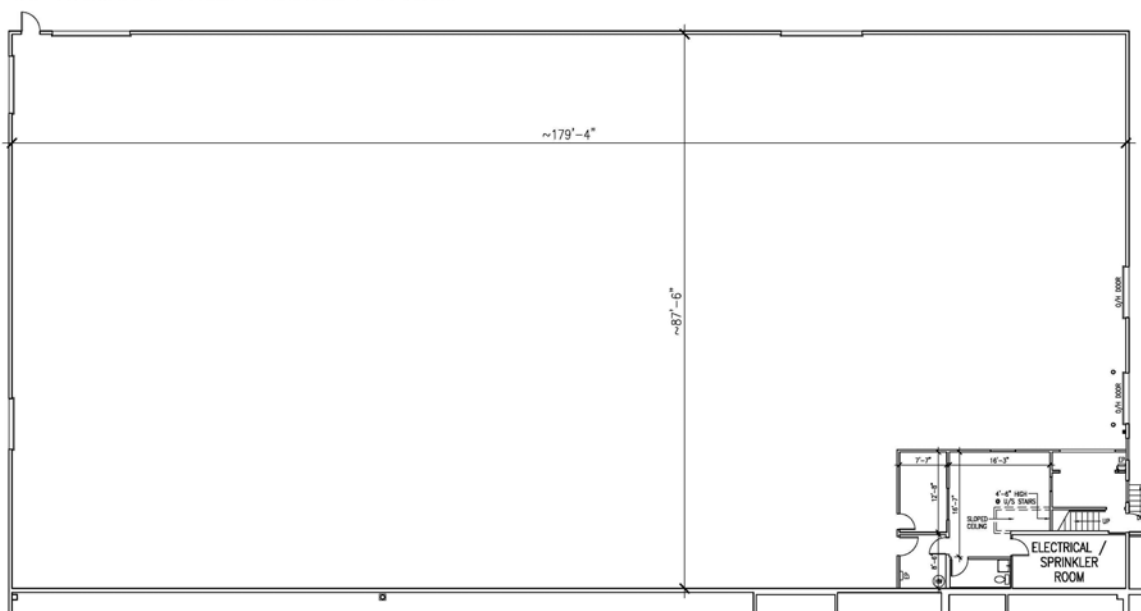
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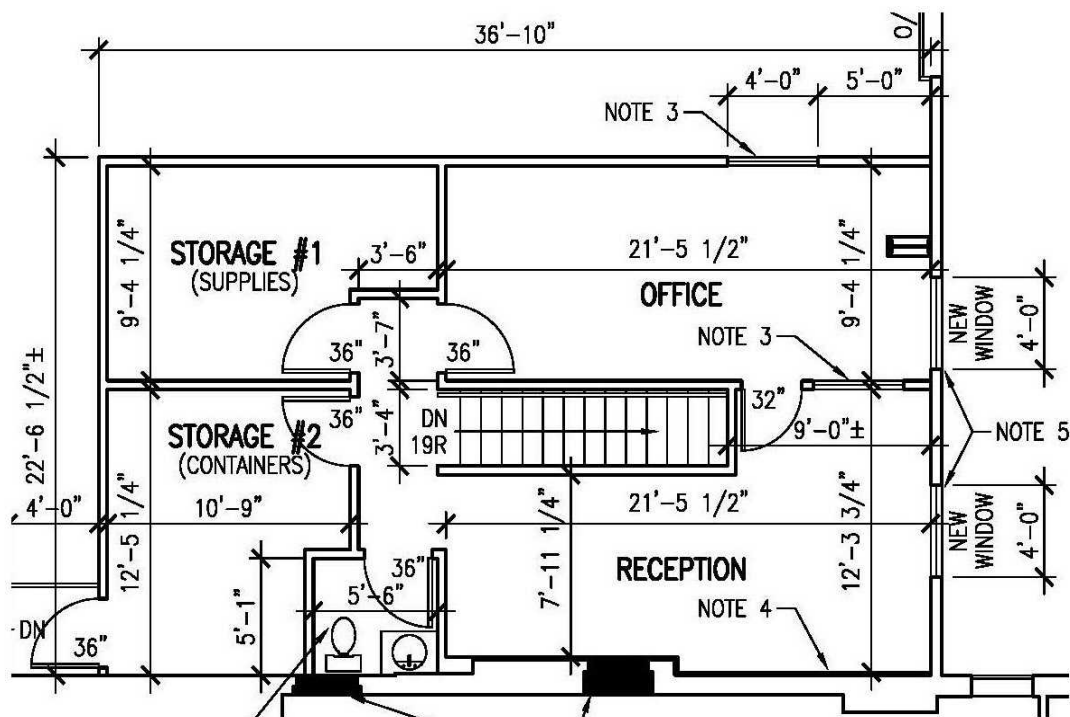
FLOOR PLAN

41 GURHOLT DRIVE

41 GURHOLT DRIVE GROUND FLOOR



Main Level



Mezzanine

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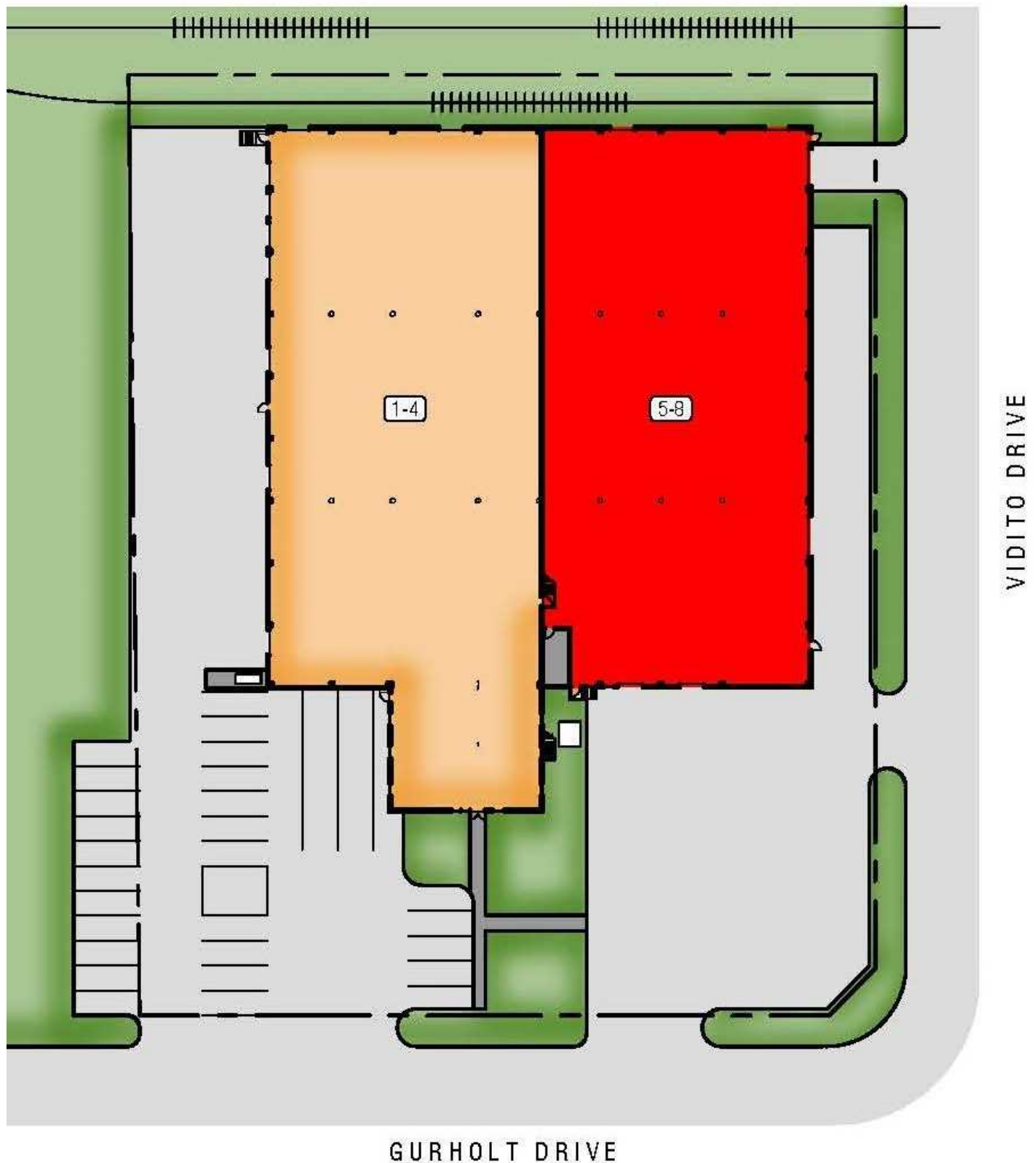
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SITE PLAN

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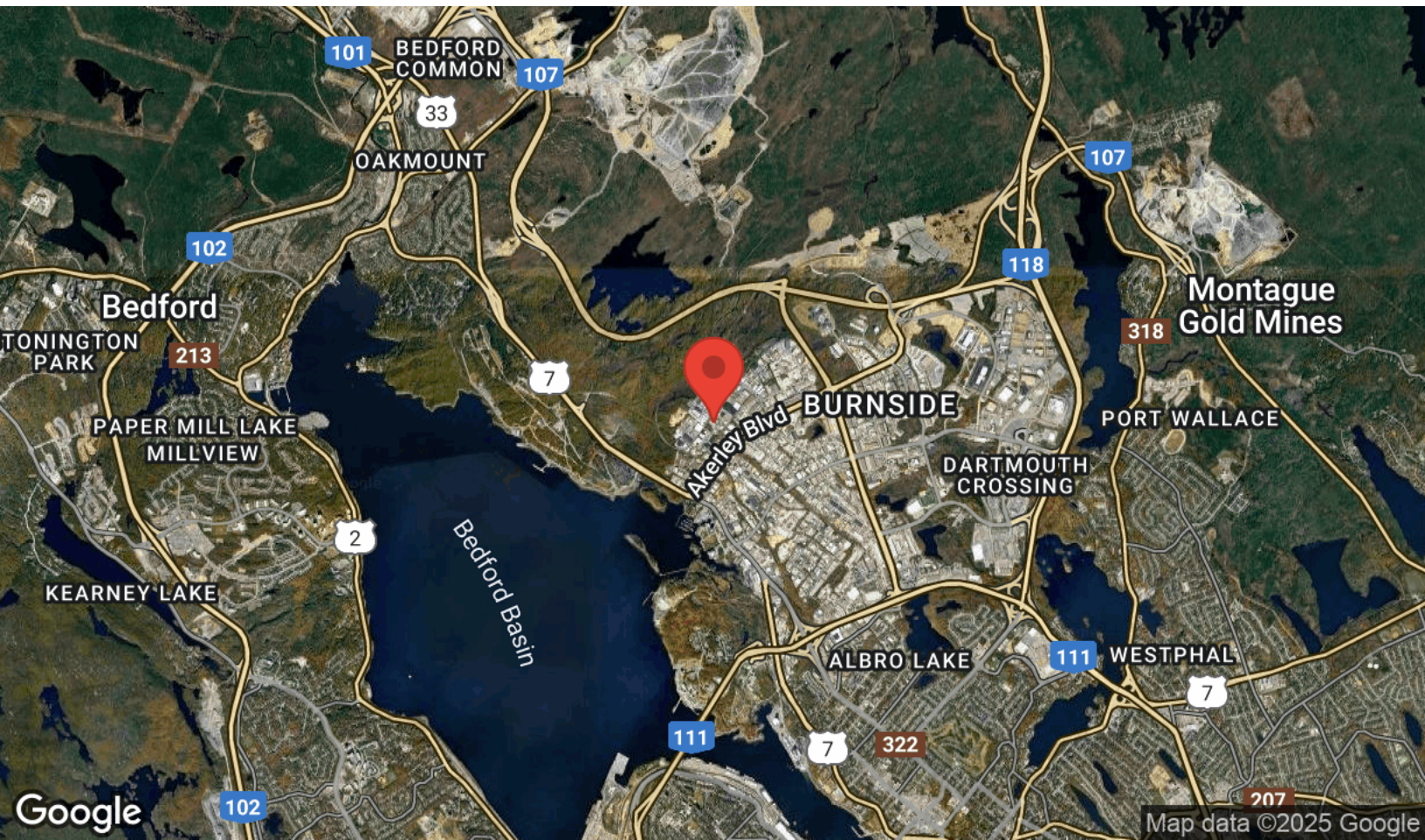
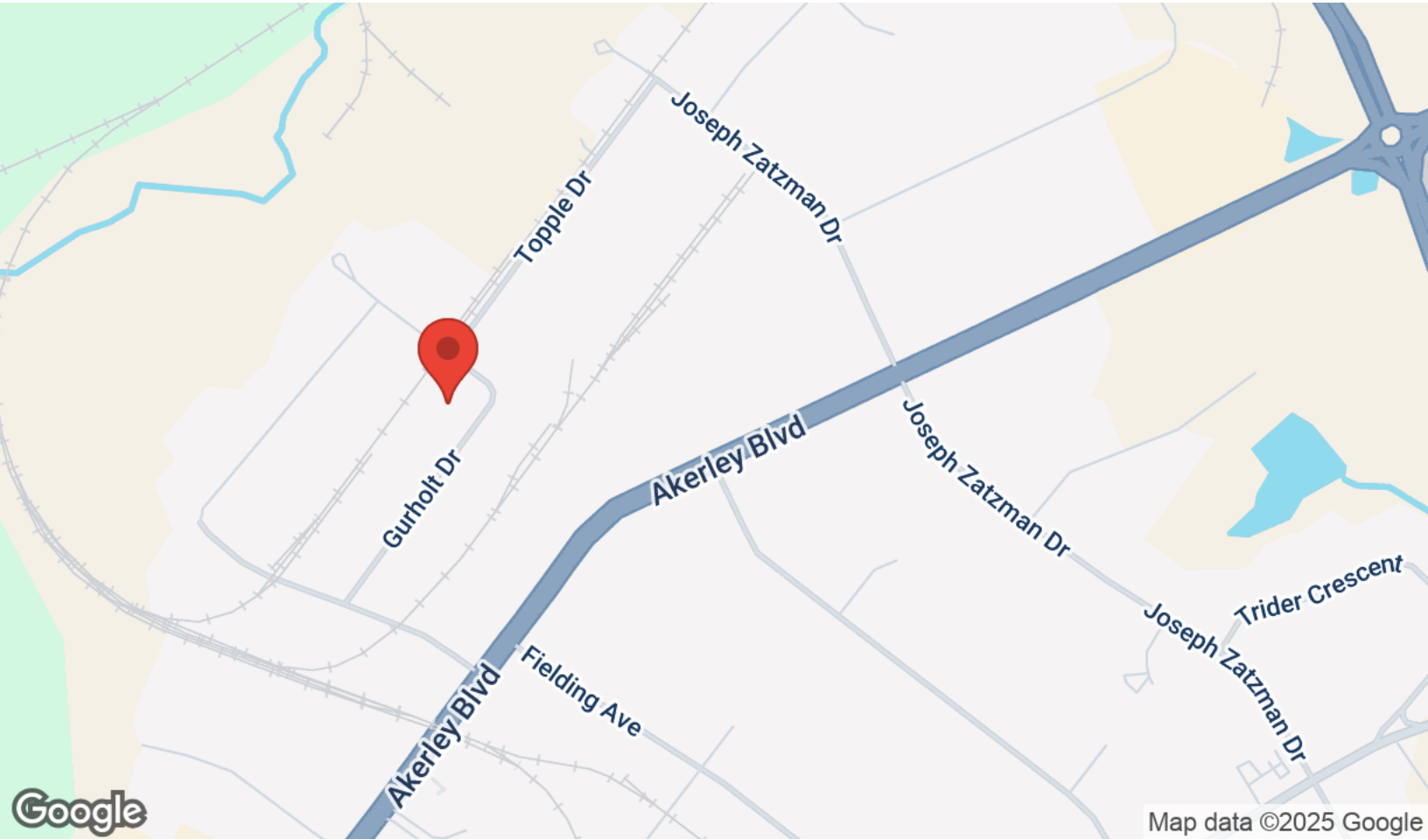
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LOCATION MAPS

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BUSINESS MAP

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CONTACT INFORMATION

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