

INDUSTRIAL FOR LEASE

ChoiceProperties

## 20-24 AKERLEY BOULEVARD

20-24 AKERLEY BOULEVARD, BURNSIDE, NS B3B 1J3



**KW COMMERCIAL ADVISORS**

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Each Office Independently Owned and Operated

**PRESENTED BY:**

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## EXECUTIVE SUMMARY

20-24 AKERLEY BOULEVARD



### OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Industrial / Warehouse
<b>AVAILABLE SPACE:</b>	21,709 SF 5,500 SF (Office) 16,209 SF (Warehouse)
<b>UNIT DIMENSIONS:</b>	168' X 178' Less jog (irregular shape) + 50' x 38' 2nd Floor
<b>CLEAR HEIGHT:</b>	16' - 20' Clear
<b>LOADING:</b>	2 Dock loading (10' x 10', 8' x 8') 2 Grade loading (12' High X 16' Wide, 8' x 8')
<b>POWER:</b>	600 Volt, 400 Amp, 3 Phase Main service
<b>LEASE RATE:</b>	\$14.00 Net
<b>CAM &amp; TAX:</b>	\$8.84 (2025)

### PROPERTY OVERVIEW

20-24 Akerley Boulevard features a 168' x 178' irregular layout with a 50' x 38' second-floor area, including ~5,500 SF of air-conditioned office space. The property offers 16'-20' clear ceiling heights, two dock doors (10' x 10', 8' x 8'), two grade doors (12' x 16', 8' x 8'), and a 600 Volt, 400 Amp, 3 Phase electrical service. This versatile space is ideal for businesses seeking a well-equipped industrial facility with robust infrastructure.

### LOCATION OVERVIEW

Strategically situated in Burnside Industrial Park, Atlantic Canada's largest industrial hub, 20-24 Akerley Boulevard offers prime access for commercial businesses with over 1,300 enterprises and 15,000 employees nearby.

Located in Dartmouth, the property is just minutes from downtown Halifax (7 km, 10-minute drive) via Highways 111 and 118, and 25 km (20 minutes) from Robert L. Stanfield International Airport, ensuring excellent connectivity. The proximity to key amenities like Dartmouth Crossing and Mic Mac Mall (5-7 km) supports business operations, and its location provides high visibility and signage opportunities, ideal for businesses seeking a strong presence in a thriving industrial area.

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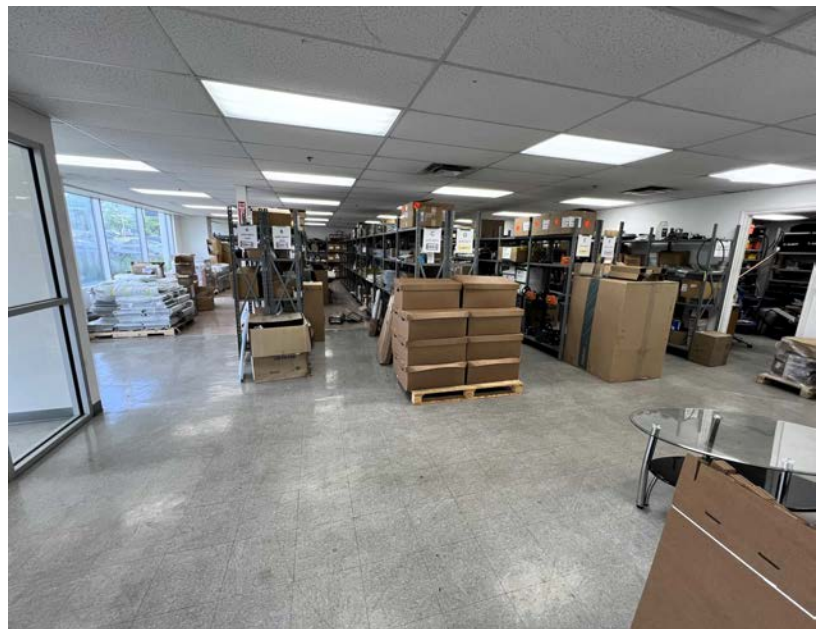
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## PROPERTY PHOTOS

20-24 AKERLEY BOULEVARD





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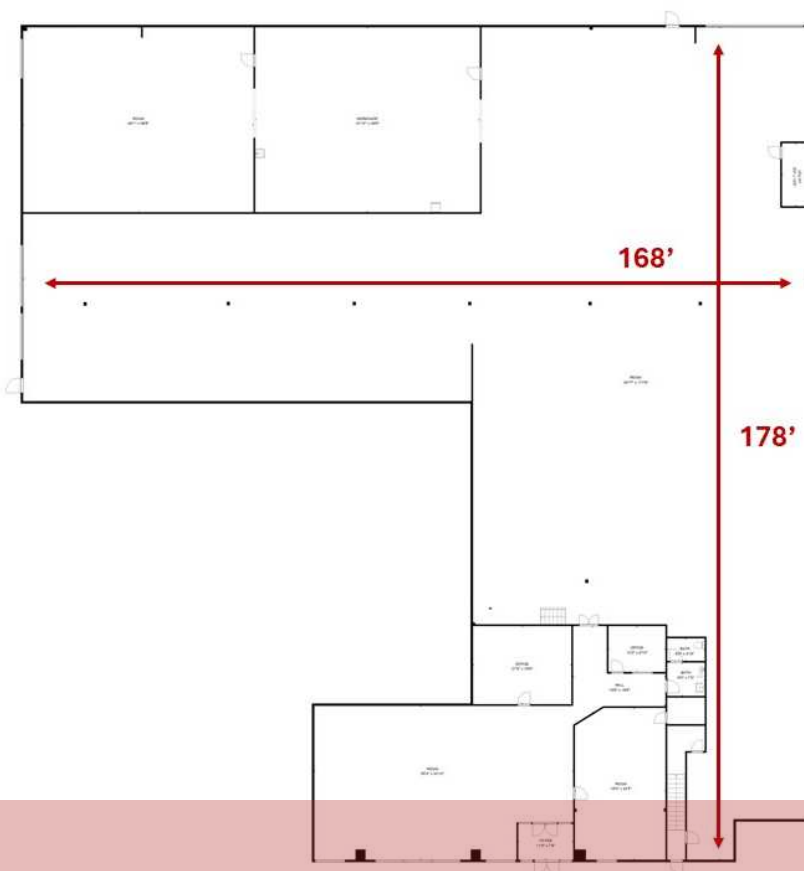
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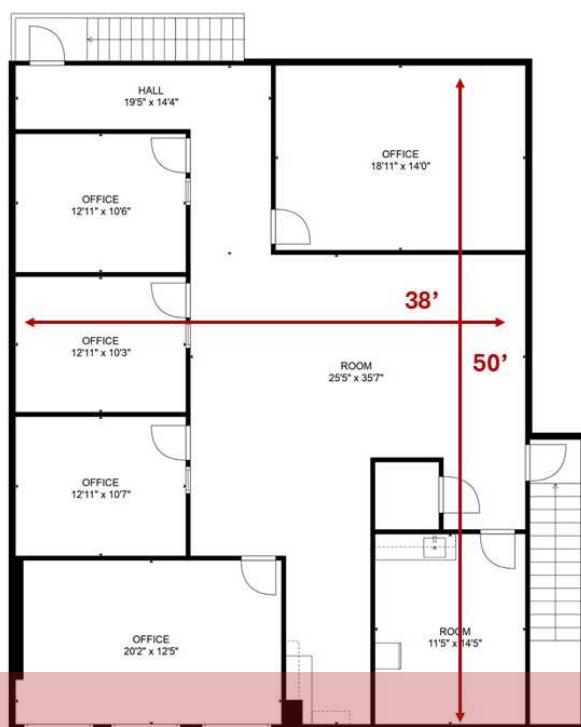


## FLOOR PLANS

20-24 AKERLEY BOULEVARD



1st Level



2nd Level

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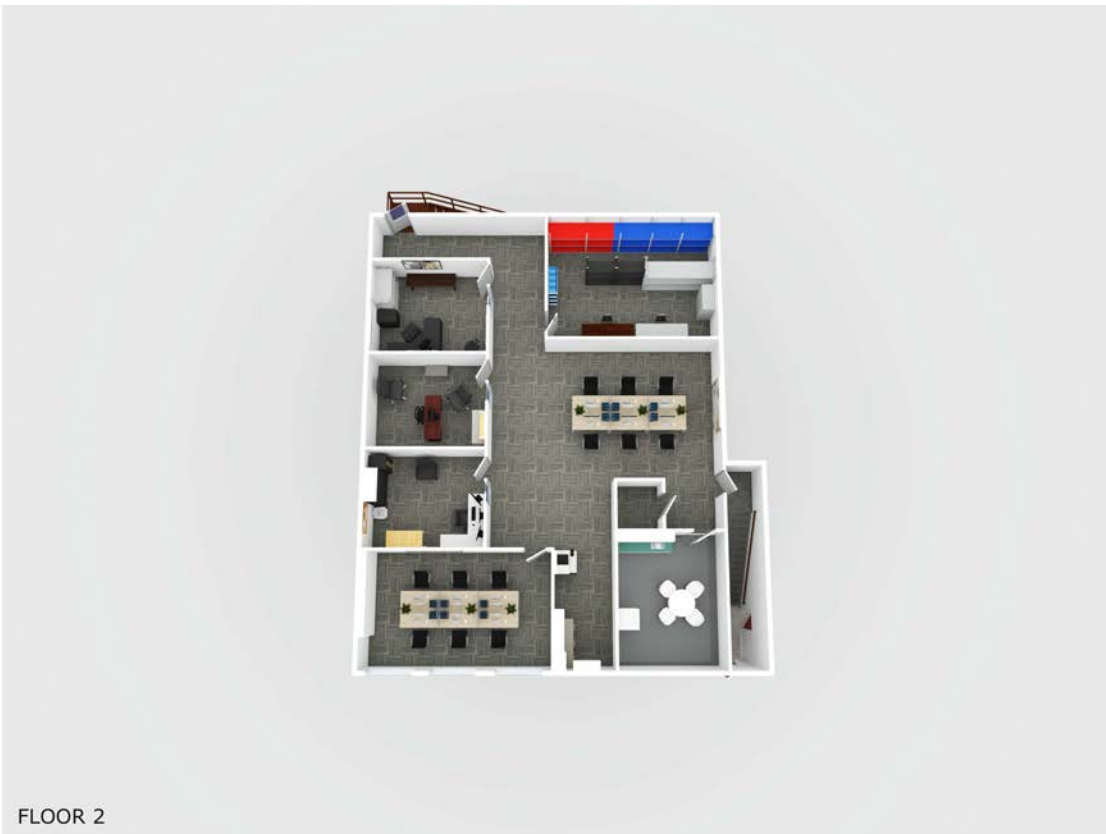
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# FLOOR PLANS (3D)

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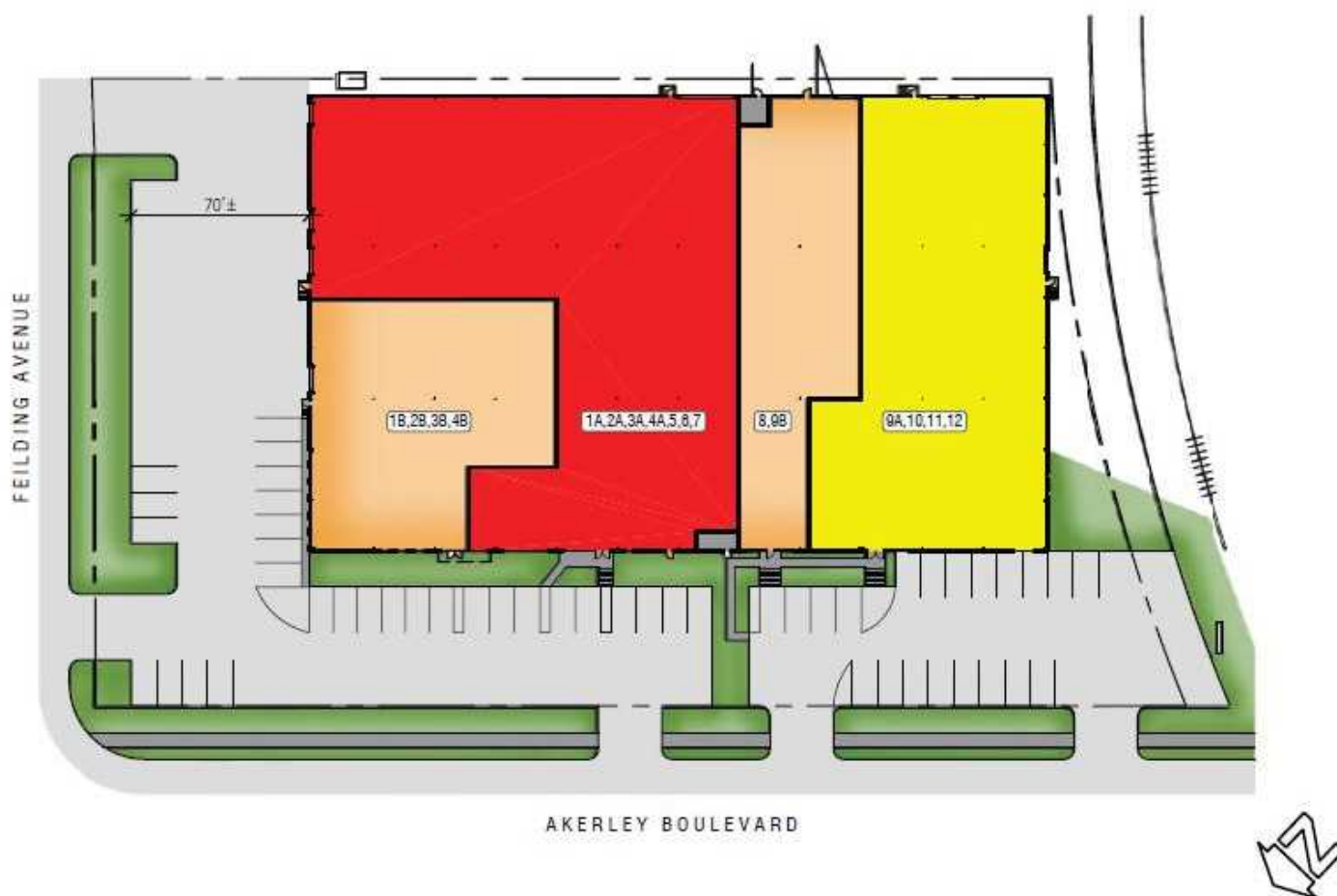
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## SITE PLAN

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## Unit 1A, 2A, 3A, 4A, 5, 6, 7 (in Red)

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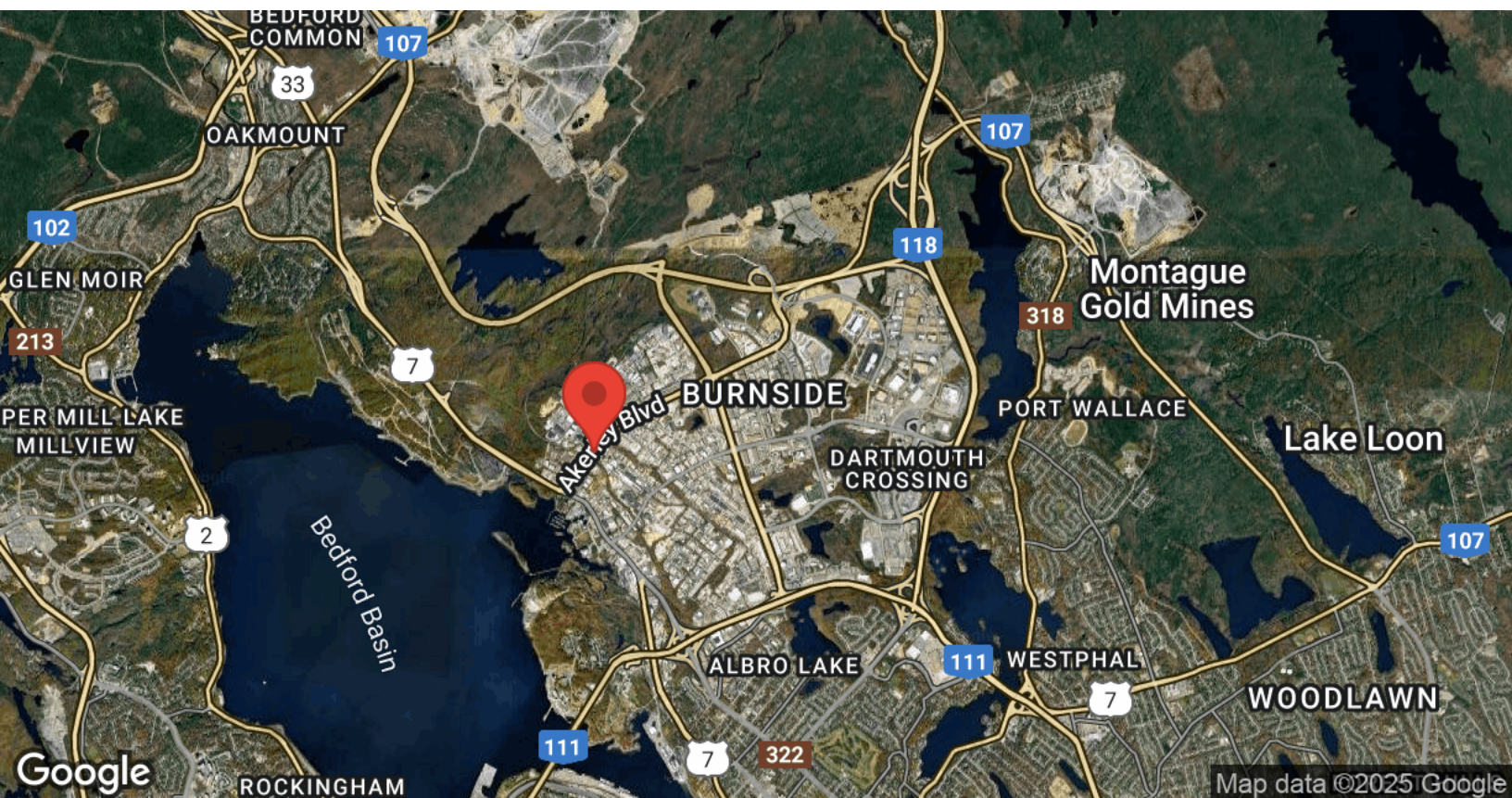
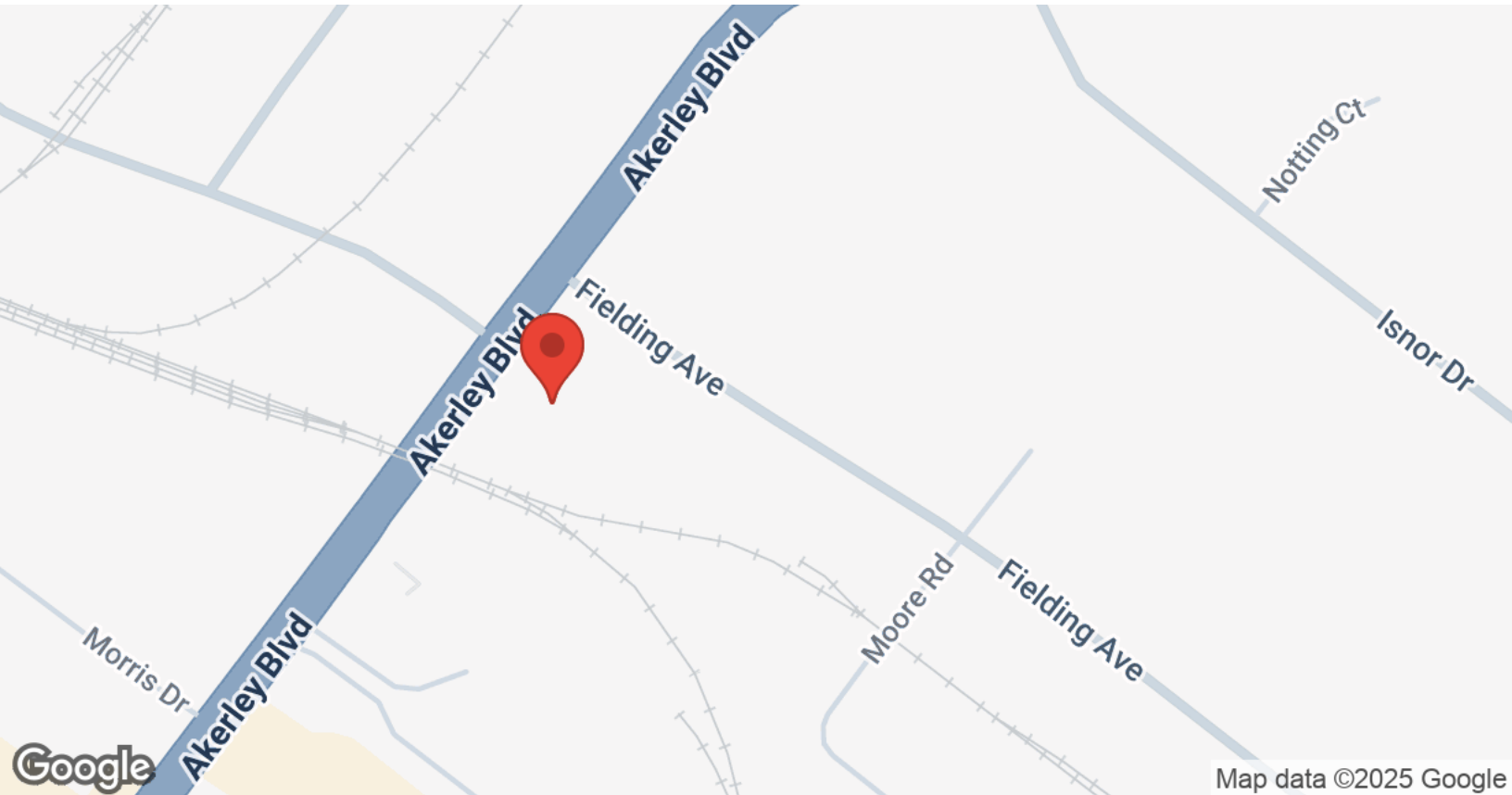
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## LOCATION MAPS

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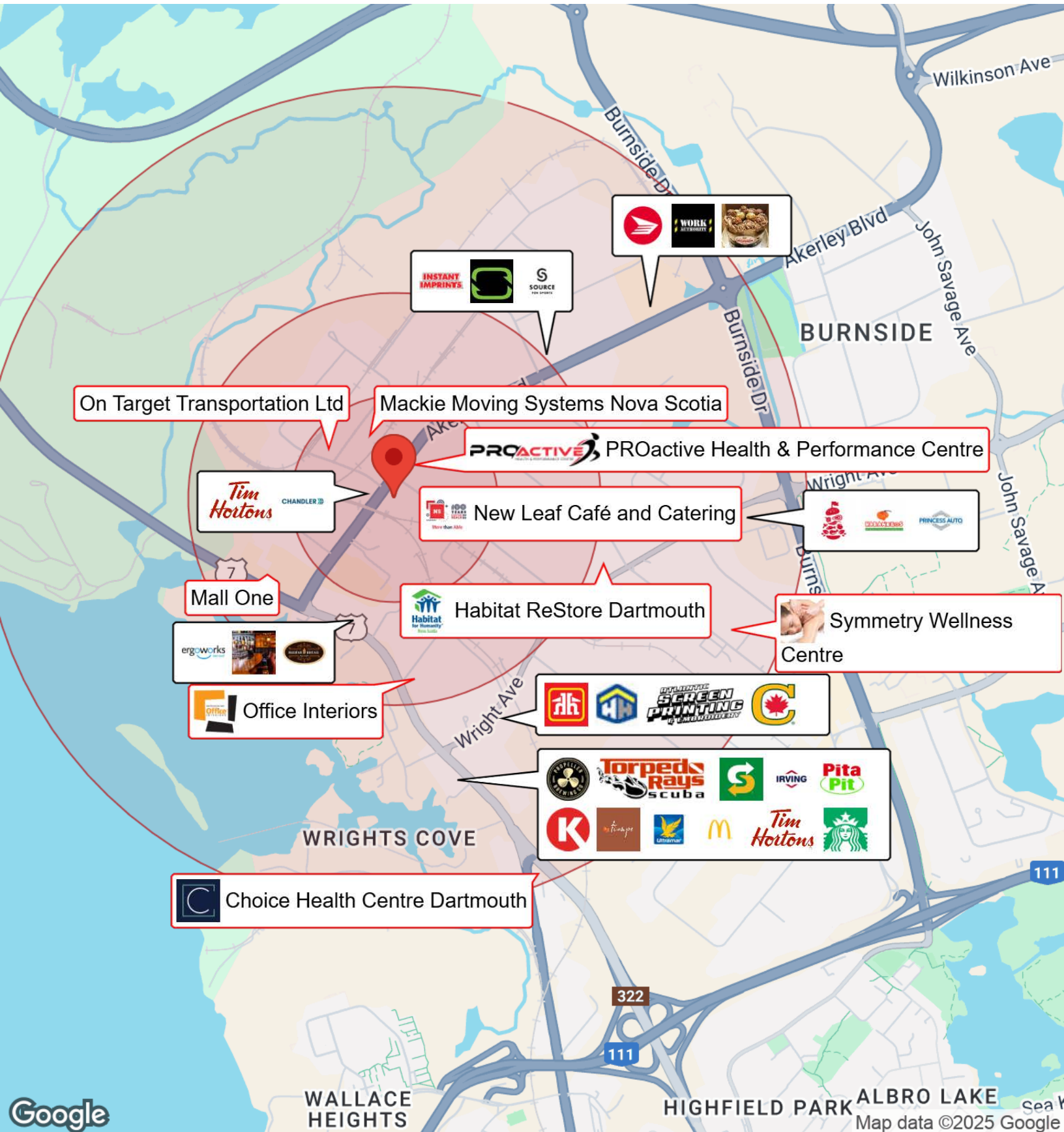
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## BUSINESS MAP

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\*Marketed on behalf of CHOICE PROPERTIES

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