

INDUSTRIAL FOR LEASE

# 45 BORDEN AVENUE

45 BORDEN AVENUE, BURNSIDE, NS B3B 1C7



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

45 BORDEN AVENUE



## OFFERING SUMMARY

**PROPERTY TYPE:** Office / Warehouse

**AVAILABLE SPACE:** 3,049 SF (Unit 3)

**CLEAR HEIGHT:** 13.5' - 16' Clear ceiling height

**LOADING:** Grade level loading in the warehouse

**LEASE RATE:** \$14.00 Net

**CAM & TAX:** \$5.00

## PROPERTY OVERVIEW

- Nicely built-out corner unit office space
- Open reception, 6 offices, 2 washrooms, meeting room, & kitchenette
- Ductless heating/cooling and HRV

## LOCATION OVERVIEW

45 Borden Avenue is well positioned for both high visibility and is centrally located in Burnside with quick access to Wright Avenue, Fielding Avenue, Akerley Boulevard, Burnside Drive and Dartmouth Crossing. Burnside provides convenient access to exits and interchanges for Highway 111, 118 and 102, proximity to the Halifax International Airport, Downtown Halifax and the Port of Halifax

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.

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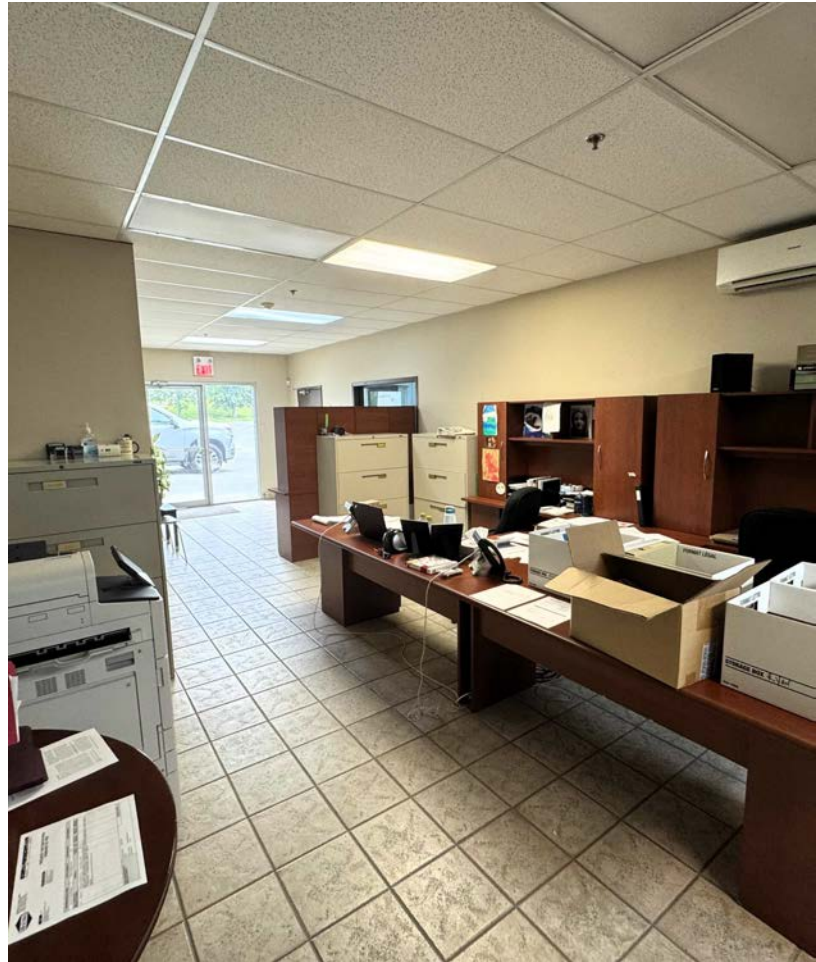
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# PROPERTY PHOTOS

45 BORDEN AVENUE

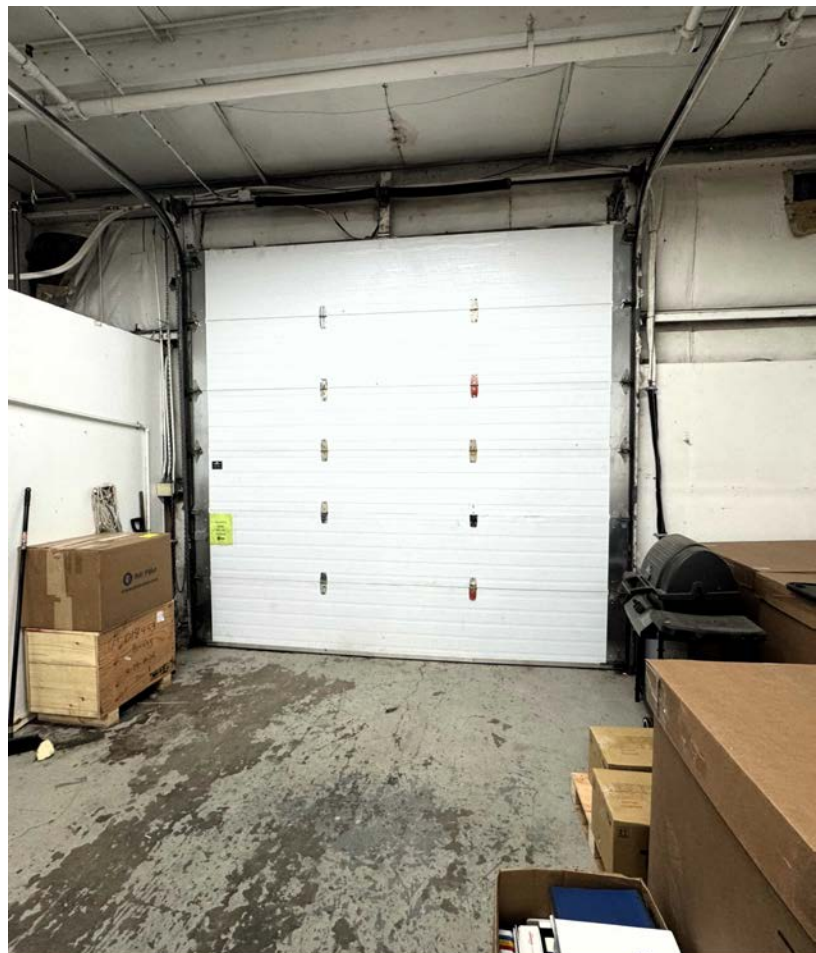
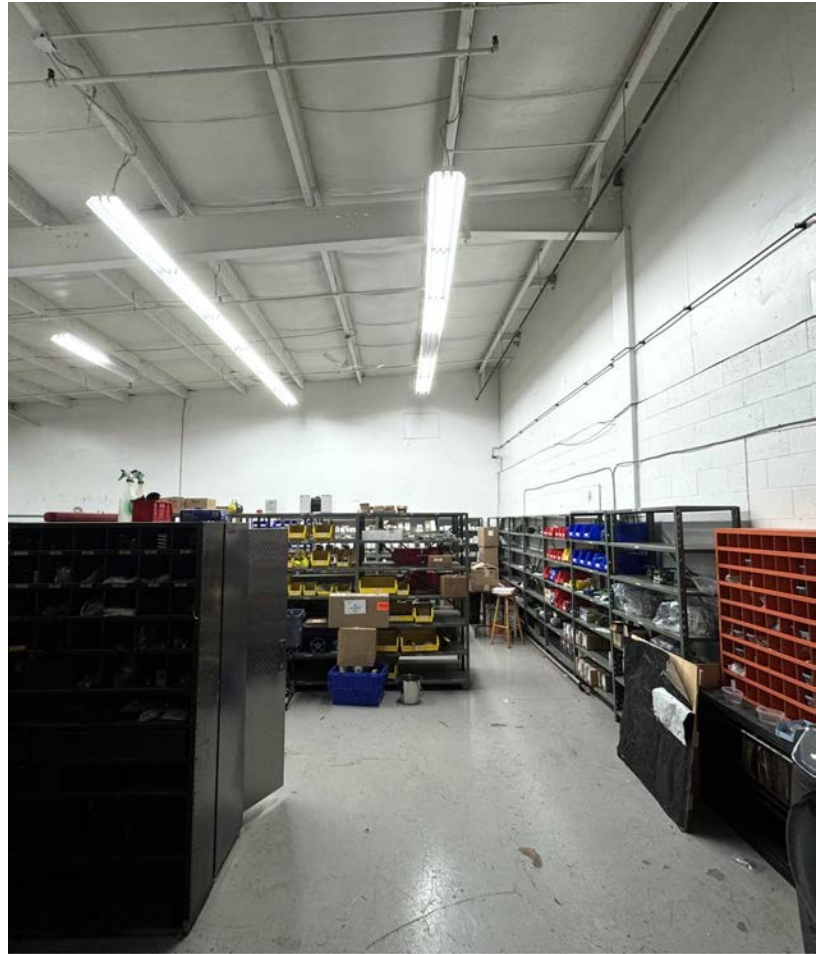


Unit 3



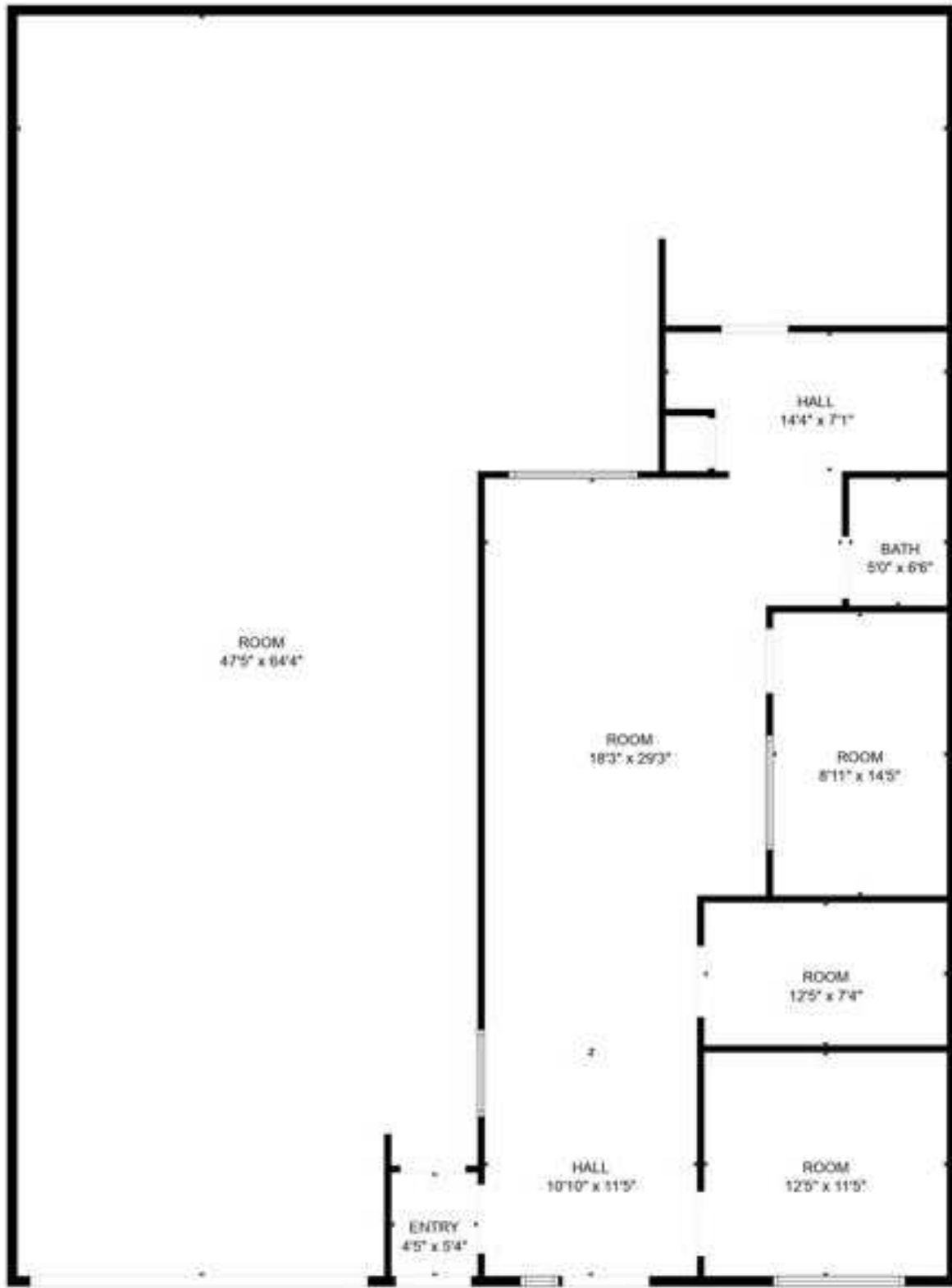
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# FLOOR PLAN - UNIT 3

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# BUILDING PLAN

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## CONTACT INFORMATION

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